

# KOA RESORT HOUSE RULES

Effective Date: August 8, 2016

## RESORT HOURS

**OFFICE HOURS: POSTED ON DOOR**

**QUIET HOURS: 10 PM – 7 AM**

**CART HOURS: 9 AM – 10 PM**

**CAR WASH HOURS: 7 AM – DUSK**

**POOL AREA HOURS: 9 AM – 10 PM**

**BARBEQUE HOURS: 10 AM – 10 PM**

**TENNIS COURT HOURS: 7 AM Dusk (7PM)**

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## UNIT OCCUPANCY

1. **Responsibility:** each owner is responsible for the conduct of the family, tenants, guests, and visitors.
2. **Usage:** Units shall be used ONLY as residences and shall not be used for business or other purposes.
3. **Behavior:** Verbal or physical abuse or threats against owners, guests, and Association or management personnel will not be tolerated. Local law enforcement will be contacted for matters of personal or public safety and security. .
4. **Pet policy:** As of January 21, 2011, a limit of 2 cats per unit is allowed inside each unit. No pets of any kind are allowed in common areas, lanais, cabana, pool area or tennis courts, unless they are being escorted directly on or off the property. Pet(s) must be on leashes or in appropriate carriers at all times and owners or others escorting pets must dispose of feces and urine puddles. Failure to comply with this rule may result in fines.
5. **Safety: NO\_bicycle, moped, or motorcycle riding on KR property.** No parking of any gas powered vehicles outside the authorized areas.
6. Gas or charcoal BBQ's/cookers are not permitted on lanais, sidewalks, or stairwells.

## PARKING AND RESORT REGISTRATION

1. **Parking:** Owners of any vehicles that are to be parked overnight on the KR property are required to either:
  - A. **Display** an Owners permit/sticker on vehicle, OR
  - B. **Submit** a completed KR parking registration form to the property management office within 24 hours of arrival.

**Guest parking passes must be clearly displayed on dashboard at any time the vehicle is parked on KR property.**

- **NO Parking** of motorbikes /mopeds and/or bicycles, storage carts, etc. on sidewalks, underneath unit stairwells, or in front of unit entrance will be allowed. **Parking is only allowed in designated areas.**
- **No Mechanical Repairs allowed on KR parking lot.** ie. Oil change.

Vehicles parked for more than 24 hours without a clearly visibly permit OR that are parked in an **unauthorized area, may be subject to towing at the expense of the unit/vehicle owner.**

2. **Vehicle Identification:** ALL vehicles parked on KR property must be in operable condition with valid registration and safety stickers visibly displayed. Inoperable or unauthorized vehicles may be towed at owner's expense
3. **Vehicle storage:** Owners must park vehicle, when away from KR for more than 30 days, at the Southeast side of parking lot.
4. **Commercial vehicles** are allowed in the parking lot ONLY if they are actively involved in repair or construction of individual units, or maintenance of common areas. Overnight parking of vendor vehicles is not permitted.
5. **Fire Lane (red curb)** Personal vehicles may not park along the red curb at any time. Delivery vehicles and/or large or heavy vehicles are allowed to actively load and unload in this area. No vehicle shall be left unattended.

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## POOL AND SPA AREAS

### USE POOL AND SPA AT OWN RISK

SWIMMING POOL HOURS ARE FROM 9AM TO 10 PM DAILY, UNLESS CLOSED FOR MAINTENANCE.

THE POOLS ARE FOR THE SPECIFIC USE OF RESIDENTS AND THEIR GUESTS ONLY!

**NO LIFEGUARD IS ON DUTY – SO USE OF THE POOL IS AT YOUR OWN RISK.**

**PARENTS OR GUARDIANS ARE RESPONSIBLE FOR THEIR CHILDREN**

1. **Pool Gates are to remain LOCKED at all times.** To ensure user safety, **please do not leave gates(s) open.**
2. **Swim attire must be worn.** Nudity, regardless of age, is not allowed.
3. **Headphones are required** when listening to music.
4. **Babies and young children MUST wear waterproof** diapers/pull-ups
5. **Changing or disposal of diapers is not permitted** in the pool area. This MUST be done in your or the unit you are staying in.
6. **Shuffleboard equipment shall be used only for purposes of playing the game.** Equipment must not be removed from the immediate playing area. Equipment shall be returned to the storage stand by user.

### THE FOLLOWING ITEMS/ ACTIVITIES ARE PROHIBITED IN THE POOL OR SPA AREA AT ANY TIME

- **NO glass containers, bottles or breakable items in pool area.**
  - **NO** Use of soap or foaming agents in the pool/spa
  - **NO** toys or play equipment that are small enough to enter the pool or spa filtration system.
  - **NO Jumping or hanging off bridge.**
  - **NO** use of rafts, boogie/swim boards, scuba equipment, Frisbees or other nuisance toys.
  - **NO smoking** in the pool/spa enclosed area.
  - **NO** obnoxious games allowed, example; Marco polo, etc. **NO** running, diving, cannonballing or other such games allowed.
- Individuals who need assistance swimming may use inner tubes, noodles, life vests, water wings, swim goggles and masks.**

## LANAI AND UNIT ENTRY AREAS

1. **LANAI AREAS** A storage BENCH box is allowed on the lanai. **NO** Large items of any kind are allowed on the lanai, landing, stairwell or stairway. Examples not permitted: surf/body boards, sail boats, picnic coolers, clothing, beach bag/gear, bicycles, mopeds, etc.
  - NO items, clothing, towels, rugs or other objects shall be hung from or on the lanai railings, in doorway or windows.
  - Outdoor laundry racks are prohibited.
  - Items such as towels may be hung discretely on back of chairs to dry. They must be brought indoors each evening
  - **Upper** lanais may be swept or vacuumed. Hosing off upper lanai is prohibited.
  - **Only** sturdy lanai furniture, which includes a bench box no larger than 65" W x 29" D x 26" H against side wall only, not permitted along the railing, so children cannot climb on it and fall off the railing. Residential grade or better is permitted.
  - No items shall be thrown from lanais, stairwell or stairways.
  - No gas/charcoal BBQ's or cookers are allowed on lanai, walkway or stairwell.
  - No storage of containers, equipment or machinery containing flammable materials or hazardous substances is allowed in condo units, on the lanai, or in the stairways and/or storage areas.
2. **Unit Entry Access** Unit Entry areas are to be kept clean at all times pursuant to the Maui fire codes.
  - Access areas must be kept free of any items, including plants that could impair access to one or more units.
  - Stairwells and stairways are NOT play areas and storage of toys or other items is not allow.

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## COMMON AREAS AND AMENITIES

**All Common Areas are available for use on 1<sup>st</sup> come 1<sup>st</sup> serve basis. No reservations will be taken for the Cabana, Pool/Spa, Tennis Courts, Central Lawn area or any other common area elements.**

1. **Common Area Use:** No alterations or decorations of any kind shall be placed or hung from common areas. No furniture shall be moved from, or left outside its assigned common areas.
2. **Common Area Landscaping:** Landscaping of common areas is to be performed ONLY by authorized licensed contractors of the Koa Resort. Per the Landscaping Compliance Letter Dated February 18, 2014 "Landscaping and gardening activities performed by individual owner(s) or groups of owners, including but not limited to: pruning, trimming, cutting of trees, shrubs. Or any other ground cover or foliage in any common areas, or performing landscape maintenance on Koa Resort grounds is strictly prohibited."
3. **Common Lawn Area:** Use of balls, Frisbees, or similar items in the common lawn area may be limited by the site manager if the noise or activity intrudes on the privacy or enjoyment of others. Kite flying, use of hard balls and bats is prohibited on the property.
4. **Cabana Barbeque** users must clean the grill, remove and dispose of remaining foodstuffs. Please turn OFF the propane after each use.
5. **Tennis Court** gate must remain locked at all times and posted rules must be observed.
6. **Car Wash:** The car wash is available in the central parking lot from 7 am until dusk. Vehicles or items that can fit in the parking stall (such as lanai furniture, snorkeling and scuba gear, sail boarding equipment or similar items) can be washed. To help reduce costs, be sure to TURN OFF water after use, return hose to hanger and relock the faucet door.
7. **Cart** use is for transport of luggage, groceries and bulky items ONLY. Cart must be returned to the Resort Manager Office area and relocked after each use.
8. **Bicycle riding, roller blading and skate boarding** activities are NOT allowed on property. Individual battery operated or motorized conveyances must be approved by the board for use on the property.
9. **Ping-Pong** equipment is available in the cabana and should be returned after each use.

**Fireworks of any kind are forbidden on the property.**

## MAINTENANCE

1. **Garbage Area:** All refuse shall be placed in the community trash containers at the south end of the parking lot. Cabana, tennis court and pool trash containers are NOT to be used for daily refuse.
2. **Furniture/ Appliance Disposal:** Large items are NOT to be placed inside and/or alongside of trash containers. IT IS THE RESPONSIBILITY OF THE OWNER TO DISPOSE OF THESE ITEMS.
3. **Green Waste** this container is for Plant Materials ONLY.
4. **Sidewalks and Lawn areas** all common areas shall be kept free of unattended items including toys and playthings.
5. **Smoking: Smoking at the Koa Resort is NOT allowed in the cabana, pool or spa areas.** Smoking is allowed within the designated smoking areas.
6. **Littering:** littering or improper disposal of waste including cigarettes, cigar butts, or other materials is not allowed anywhere on the grounds.
7. **Vandalism and property, damage to building(s) or grounds** shall be assessed of the person(s) causing the damage(s).

## REAL ESTATE SALES

1. No real estate "For Sale" or "For Rent" signs are allowed in the common areas.
2. Open House signs may be displayed on the day of the event. Signs must be removed each day following conclusion of the open house.

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## COMMUNITY SALES

1. **Community sales** (garage sales) may be held with prior permission of the Board. A written request for a community sale including dates/time must be submitted to the Board and written approval must be received prior to commencement of the sale.
2. **Sale Signage** Any signage used to advertise the sale must be removed IMMEDIATELY following closure of the sale.
3. **Parking** Persons attending the sale may not park on Koa Resort property.
4. **Liability** Unit owner(s) conducting the sale are personally liable for the actions of all sale attendees and are liable for any violations or fines issued due to violations incurred by sale attendees.

## STRUCTURAL CHANGES/ REMODELING

1. Prior to interior remodeling, the Board and the Property Manager must be notified of the proposed changes. Building permits may be required for some changes. Failure to notify the board may result in legal action demanding restoration to previous conditions.
2. Owners are responsible for removal of renovation material, including appliances and furniture. It is prohibited to place these items in the trash area.
3. Quiet hours are 10 pm – 7 am. However, out of courtesy for other owners and guests, although construction work can be done until 10 pm. Absolutely NO power tools after 6 pm unless there is an emergency.

## STORAGE

1. **Outside Storage** areas are available for Owners within their own building. Owners not using their space may not give their storage area to an owner from another building. All stored items must be clearly labeled with Owner's name and unit number and date of initial storage.
2. **Storage Contents** Storage of dangerous, poisonous, hazardous materials, chemicals or perishable food items is NOT allowed in outside storage areas.
3. **Storage Access** to electrical and irrigation controls in the storage units must remain free and clear at all times.
4. **Storage Inventory** Periodic inventories may be conducted and unlabeled or prohibited items/materials will be removed. Owner(s) may be liable for the removal and disposal fees

**The Association is not liable for any loss or damage of stored items**

## SECURITY

1. **IN CASE OF EMERGENCY, CALL 911.**
2. **Emergency Contact:** Every owner is required to provide the Resort Manager and/or Rental Agent with the name and phone number of a local emergency contact person who has unit access. If no access is available in an emergency situation (such as fire, water leakage or evacuation) the Association is permitted to gain access by any means necessary and the OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGES INCURRED.

**For your protection do not leave front doors, ground level windows or lanai sliders open when unit is unoccupied.**

## ENFORCEMENT

**All Occupants of Koa Resort (Owners, tenants, guests, and visitors) are expected to abide by the Koa Resort House Rules. Law enforcement agencies may be contacted and legal action taken for matters concerning public safety, security, and/or protection of property.**

**Please consult the owner, Property manager or Rental Agent if you have any questions, comments, or issues.**