

**HOUSE RULES FOR OWNERS
WAVECREST RESORT, INC.**

House rules are designed to protect the reputation and desirability of **Wavecrest** Resort by providing maximum enjoyment of the premises. *It is the responsibility of the homeowner to familiarize themselves with the house rules and by-laws of your condominium association.* Actions of guests are the responsibility of the owner. The resident manager and our security staff have been authorized to enforce all house rules and bylaws.

Wavecrest Resort Office: 808-558-8101

**ALL OUTSIDE WORKER'S MUST SIGN IN WITH THE OFFICE DAILY
WHEN THEY ARRIVE.**

In case of an emergency or if the office is closed and security is unavailable, please call the Resident Manager's cell phone: **808-336-1048**

Office hours are 7:00am to 3:00pm Monday thru Friday.

OCCUPANCY

1. All tenants and guests must register names of all occupants at the office upon arrival.
2. The number of overnight guests is suggested to be no more than 4 persons in a 1-bedroom and 6 persons in a 2 bedroom unit.

COMMON AREAS

1. Lawn and landscaped areas may be used for activities which do not infringe on others' right to quiet enjoyment or cause damage to the area. Parents and/or guardians are responsible for the safety and conduct of their children.
2. Bikes, tricycles, skateboards, scooter and pull toys are not permitted in courtyard, walkway, sidewalks or parking lots, except when going in or out.
3. Playing or loud behavior is not permitted in corridors, parking areas, courtyard or office area.
4. Do not leave litter about the facilities.
5. Trees, shrubs, flowers, etc. are not to be cut, damaged, or disturbed by occupants.
6. Do not operate in-unit washer/dryers or dishwashers before 8:00 a.m. and after 9:00 p.m.
7. Do not use chlorine bleach in any washer, as this causes a chemical imbalance in the wastewater treatment plant.

CABANA AND POOL AREA

1. Pool hours are 9 am to 9 pm. There is no lifeguard on duty at any time. Please follow all pool hours and rules. These are posted at the pool.
2. The pool is for the exclusive use of occupants and their guests. Children must be accompanied by an adult. Replacement key, if lost, is \$50.
3. All cabana activities must stop by 9:30 p.m. You may remain in the area, but please observe the quiet hours from 10:00 pm to 7:00 am.
4. Wavecrest is a pet free environment.
5. After using the barbeque, please clean the grill and put trash and debris in receptacles. Please do not leave barbeque unattended.

NOISE AND NUISANCES

1. Quiet hours are between 10 p.m. and 7 a.m.
2. Excessive noise of any kind at any time is not permitted.
For the consideration of all, residents and guests leaving the grounds before 7 a.m. should park in stalls across and away from buildings and bedroom windows.

LANAIS

1. No storage of any kind is permitted on the lanai.
2. Bathing apparel, clothing, laundry, etc. shall **not** be placed on lanais, lanai railing or in windows viewed from outside the building. Beach towels may be placed *briefly* on the lanai chairs for drying.
3. Because of fire hazards, use of grills or hibachis is not permitted on the lanais or anywhere else except in the pool/barbecue area.
4. All lanais will have no more than 1 small end table and 1 large table, 2 chairs and 2 chaise lounges or 1 large table and 1 small table and 4 chairs and 1 chaise lounge. All lanai furniture must be of standard patio design and maintained in good repair. Nothing is to be attached to walls or ceilings. No more than 2 plants will be allowed. Pot and plant is not to exceed 2 feet in diameter and 2 feet in height, and must be in a commercially made planter and catch basin, to have at least a 1 inch depth. No irrigation systems will be allowed. Homeowner becomes strictly liable for any water damage caused by, or can be construed to be caused by plants.

PARKING LOT

1. Each unit is limited to one parking stall.
2. Cars parked in the lot are required to be maintained in good running order and be in compliance with state registration requirements. Please notify your On-Island Representative that they may be contacted if issues with your car occur and you are off island.
3. Park in designated areas only.
4. Please do not back into parking spaces, to prevent exhaust fumes in units.
5. Maximum speed limit is 5 mph.
6. Please wash vehicles in designated carwash area near building A.
7. Please do not use parking area for recreation.
8. Please park bicycles in designated bicycle area only, not on lanais, under stairwells or hallways.
9. Scooters may be parked in designated bicycle areas.
10. Excessive vehicle or motorcycle noise is prohibited.
11. All trash must be wrapped or bagged in leak proof plastic bags and placed in the dumpster.
12. No loitering in parking lots from 9:30 pm to 7:00 am.

BUILDING MODIFICATIONS:

1. No exterior modifications to the building or property are permitted without written Board Approval.
2. Owners shall keep their apartments in good repair and sanitary condition.
3. Report defects, damages or deficiencies to Resident Manager. Any damages to common element or adjoining units resulting from defective or damaged utility lines, appliances, spillage or any neglect is the responsibility of and shall be paid for by the owner of the unit in which the damage originated.
4. *All construction/remodeling work MUST be conducted Monday through Saturday from 8AM to 5PM. Work is prohibited before 8AM, after 5PM, and all day on Sunday.*
5. *Contractors and workers for hire MUST sign in each day at the office before beginning work.*
6. *Exterior doors to unit can be painted the current brown, the body color of building, or the trim color of building. Paint to be supplied by Wavecrest. Homeowner is responsible for prep, prime, paint and upkeep.*
7. *Venting of all dryers must be vented to Maui County Code and is the responsibility of the homeowner.*
8. *All lanai tiles to be 12' "Rialto Beige or equivalent with beige to brown grout. Lanai tile is recommended: an alternative neutral beige indoor/outdoor carpet would be acceptable. Tile or indoor/outdoor carpet MUST be approved by the Resident Manager PRIOR to installation.*

VIOLATIONS

Owners are responsible for their guests, tenants, and family members. Violations of the **House Rules, and/or bylaws**, are as follows, and fines incurred will be assessed against owner.

First violation	Warning
Second violation	\$50
Third violation	\$100

VANDALISM

Violation \$100
Plus cost of replacement and repairs

Behavioral violations require immediate correction; maintenance violations have a 15-day grace period for correction prior to additional fines being assessed.

(Revised 11/4/05)

RULES FOR RENTERS AND OWNER'S GUESTS

Wavecrest office phone: 558-8101.

In case of emergency: The Resident Manager may be reached at **808 336-1048.**

Office hours: 7:00 am to 3:00 pm, Monday-Friday.

Quiet hours are 10 p.m. and 7 a.m

1. **It is essential you register at the office upon arrival.**
2. Please park **away from the building** if leaving before 7 am in the morning
3. Maximum speed limit is 5 mph
4. Excessive vehicle or motorcycle noise is prohibited.
5. No recreation in parking area. Bikes, tricycles, skateboards, rollerblades, scooters and pull toys are not permitted in courtyard or parking lots.
6. All trash must be wrapped or bagged in leak proof plastic bags and placed in the dumpster.
7. In order to conserve energy, please turn off all lights and fans when leaving.
8. Please conserve water use.
9. If the pool key is lost, a replacement key will cost \$50.00, if available, at the office.
10. Should you lose your unit key; the resident manager will need written permission by owner or on island representative prior to replacement.
11. Playing or loud behavior is not permitted in corridors, parking areas, courtyard or office area. Excessive noise is not permitted.
12. Pool hours are 9 am to 9 pm. There is no lifeguard on duty at any time. Please follow all pool hours and rules. These are posted at the pool. No more than 4 guests per unit at the pool at a time.
13. The number of overnight guests should be no more than 4 persons in a 1-bedroom and 6 persons in a 2 bedroom unit, or less if requested by owner or owner's agent.
14. Trees, shrubs, flowers, etc. are not to be cut, damaged, or disturbed by occupants.
15. Do not operate in-unit washer/dryers or dishwashers before 8:00 a.m. and after 9:00 p.m.
16. Use of laundry and dumpster are for Wavecrest residents/and guests ONLY.
17. Do not use chlorine bleach in any washer, as this causes an imbalance in wastewater treatment plant.
18. Wavecrest is a pet free environment.
19. All cabana activities must stop by 9:30 p.m. You may remain in the area, but please observe quiet hours.
20. After using the barbeque, please clean the grill and put trash and debris in receptacles. Please do not leave barbeque unattended.
21. Because of fire hazards, use of grills or hibachis is not permitted on the lanais or anywhere else except in the pool/barbecue area.
22. Please avoid littering anywhere on the grounds.
23. No storage of any kind is permitted on the lanai.
24. Bathing apparel, clothing, laundry, etc. shall not be placed on lanais, lanai railing or in windows viewed from outside the building. Beach towels may be placed *briefly* on the lanai chairs for drying.
25. Please park bicycles in designated bicycle area only, not on lanais, under stairwells or hallways.
26. No loitering in parking lots or courtyard.

Mahalo for your kokua.

Wavecrest Homeowners Association

(2/22/05)