

# ASSOCIATION OF APARTMENT OWNERS OF MAUI SANDS I

## LAHAINA, MAUI, HAWAII

### ABRIDGED HOUSE RULES for Our Temporary Guests, Updated 2014

This is a condensed version for easy and quick review by our guests.

To see a complete set of House Rules contact the Resident Manager.

These "Abridged House Rules" represent a shortened version of the rules for display in all rental units of Maui Sands. They apply to everyone on the property and shall be enforced by the Board of Directors, Managing Agent, and Resident Manager.

These rules serve as a guide for consideration to others, and to the application of common sense so as to create a friendly, pleasant, uniform, and congenial atmosphere.

**Noise.** All guests and residents shall maintain "**Quiet Hours**" from 10:00PM to 7:00AM. Occupants shall control front as well as all interior doors so as to avoid slamming due to wind. Residents and guests arriving and departing at night must keep noise and voices at a minimum.

**No clothes,** linens, or towels etc. shall be hung in windows, doorways, railings or lanais.

**Lanais are not storage areas.** Lanais shall be kept in an orderly manner. Lanais shall have a neat appearance. Any unsightly items shall be removed upon the request of the Resident Manager.

**Apartments.** Maximum occupants for a one-bedroom is three (3) persons, and for a two-bedroom is six (6) persons. Lanais shall not be used as a sleeping area.

**Garbage.** Trash containers are located in the South parking lot for all lawful trash and waste. Plastic trash bags shall be used for all refuse deposited in the common trash containers.

**No charcoal,** wood, propane, or other combustible type of barbecuing shall be allowed on lanais or walkways. Gas-fired barbecues are provided around the resort for your use.

**Dusting and Sweeping.** The sweeping, mopping, and/or cleaning of any apartment and/or lanai shall be accomplished in such a manner as to not infringe or create a nuisance to persons residing in adjacent, upper, or lower apartments or to persons on the grounds of the premises. Dust, rubbish, liquids, or litter shall not be swept or thrown from any apartment or lanai.

**Parking.** All apartments have one (1) assigned parking place. All vehicles shall park in the space assigned. Parking regulations will be enforced 24 hours daily, seven days a week, with no "grace period". Violators may be "towed" without warning. **Unauthorized motor vehicles** in the parking area will be towed away at the expense of the owner of such vehicle. The State Trespass Law will be used to enforce this rule.

**Stay off the Seawall. Walking, standing and sitting on the seawall is prohibited.** Children must be supervised when near the seawall for their safety.

**Smoking.** Smoking is allowed in designated outdoor common areas only (around the BBQ's, observations deck, and parking lots). Proper disposal of all smoking material must be made in available containers for that purpose. Smoking in individual apartments is at the discretion of the apartment owner.

**Skateboards,** roller skates, roller blades and related vehicles shall not be operated anywhere on the premises. **Bicycles** may be ridden in the parking lots but walked elsewhere on the premises.

**Designated Play** areas for Children. The Board and/or the Resident Manager may designate specific areas of the grounds as "play Areas", to be used in a reasonable manner during the hours of 8:00 AM to 5:00PM, or as otherwise designated by the Resident Manager.

**Use of Grounds, etc.** The grounds, walkways, stairways, building entrances, driveways, and other similar common elements shall be strictly for ingress and egress to and from the parking and apartment areas (unless designated or intended otherwise), and must be at all times kept free of obstruction.

**Use of Common Areas.** The right to use the common areas (or any part thereof) may be restricted or withdrawn at any time. ALL Recreational equipment used in common areas will be removed immediately when not in use, or at the request of the Resident Manager. **Loud or offensive language** on the grounds is not permitted at any time. Violators and/or activities may be prohibited by the Resident Manager if violations occur. **Private lanai furniture** used in common areas will be removed immediately when not in use. Such furniture may not be left in/on common areas, even in front of a unit's lanai.

**Common Areas/Grounds.** No climbing on or swinging from the trees, bushes, or signs in the gardens. Cutting or removing of any plant or part thereof is not permitted.

**The Pool** and surrounding cabana area are for the exclusive use of residents and registered guests. An owner, tenant or registered guest must be at the pool with off-premises guests and is responsible for the conduct of such guests. All children under the age of **12** years using the pool area must be supervised by an adult at poolside. No lifeguard is provided at the pool area. Swim at your own risk. Use of the pool from 8:00AM-8:00PM. The surrounding cabana and BBQ area is limited to the hours of 8:00AM-10:00PM if used quietly and with respect for surrounding apartments; permission may be revoked at any time.

**Ocean and beach users** shall shower and remove sand before entering the pool.

**All personal belongings** such as towels, sunglasses, books, etc., shall be removed upon leaving the pool area. The practice of leaving towels or personal effects on the chaise loungers, tables or chairs around the pool for reservation purposes is prohibited.

**“Horseplay”**, running, screaming or other boisterous conduct is not permitted in the pool area, nor any splashing of water other than that accompanying normal swimming. Diving/jumping off pool ladders, handrails, chairs, etc. is not permitted.

**Glass or other breakable containers** shall not be brought into the pool area. Air mattresses, boards, fins and Styrofoam equipment of any kind are prohibited from the pool area, except as flotation assists for babies and young children.

**Swimming is allowed only in proper swimming apparel.** All children, regardless of age, must wear swimming suits, or swim diaper with plastic water-tight cover or self-containing type diaper. Nudity is not allowed, including children. Any person/child urinating or defecating in the pool or surrounding area shall be banned from the area indefinitely and any cost associated with pool closure, health inspection and repair will be assessed to the offending party(ies).

**BOARD OF HEALTH REQUIREMENTS (Section 61 – Personal Regulations)**

- a. **All persons** known to be or suspected of being afflicted with an infectious and/or contagious disease, suffering from a cough, cold or sores or wearing bandages shall be excluded from using the pool.
- b. **Spitting, spouting of water**, blowing the nose, urinating, or bowel movements or other obscene gestures in the swimming pool or pool area are prohibited.

**ENTERING AND SWIMMING IN THE OCEAN IS DANGEROUS.** Enter and swim in the ocean at your own risk! Entering and swimming in the ocean is always hazardous under any conditions and may cause serious bodily injury and sometimes death. Anyone entering and swimming in the ocean assumes the risks involved with such action. This warning notifies all persons that the Association of Apartment Owners of Maui Sands I does not provide a lifeguard for the beach and ocean area and accepts no responsibility for access to and/or the use of the beach or ocean by anyone whether an owner, tenant, invitee, licensee, or the general public.

**To contact Resident Manager Ken Kuhlman please go to the office or call: 1 (808) 250-6241.**