

COLONNADE ON THE GREENS



COLONNADE ON THE GREENS NOTICE TO OWNERS HOUSE RULES REVISIONS September 27, 2016

Dear Owners:

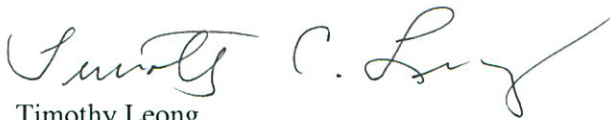
The board of directors has approved the following House Rules revisions:

1. Page 2 "Condominium Office" remove Site Manager's name replace with Site Management (808) 487-5252. "Managing Agent", remove Management Executive's name and replace With "Management Executive" (808) 593-9100.
2. Replace Section A.1.h. – *Owners are responsible* with "Owners and residents are responsible to ensure that their guests observe the quiet time, especially, when entering and departing the Property."
3. Replace Section B.2.a. – *Curtains, drapes* with "Curtains, drapes, blinds, shutters or shades are the only allowable window coverings. All window coverings visible from the exterior must be in solid white or neutral range only. All window coverings must be maintained in good condition free from fading, tearing or other damage. Allowed coverings on long windows shall extend from the ceiling to the floor, or if an A/C is installed in the window, to the top of the A/C."
4. Replace Section B.2.b. – *Frame colors must* with "Frame colors must be dark brown or black. Damaged or rusty screen doors must be repainted or replaced at the Board of Directors' or the Site Manager's request."
5. Replace Section B.2.d. – *Lanai Awning* with "**Lanai Privacy Roll Shutter/Roll Screens.** Only permanent roll shutters or permanent roll screens with a solid white or neutral color on the exterior side can be approved. Prior written approval by the Board of Directors for "Roll Shutters or Screens Installation Request" form is required. No other type of attached or freestanding barriers, partitions/dividers or separators is allowed on lanais, including, but not limited to folding screens, awnings, lattices, drapes umbrellas and panels."
6. Replace Section B.2.e.5. – *The unit must* with "Installation of air conditioning units must be done with commercially available stand, supports, baffles, vents or exhaust. Installation with homemade devices is not permitted including but not limited to wood, pressed wood, particle board or material deemed inappropriate by the Board of Directors or the Site Manager. Air conditioners may not be installed or vented through walkway windows."

7. Replace Section B.3.c. – *Lanais shall be maintained* with “Lanais may only be furnished with chairs, lounges, tables and other furnishings specifically designed, manufactured and marketed for outdoor use except for items prohibited in 2.d above. Lanais shall be maintained in good and clean condition. Lanais will not be used to store coolers, sports and play equipment, bicycles, appliances, cartons or boxes. Any furniture, plants or other articles, which in the opinion of the Board of Directors are inappropriate or unsightly will be removed promptly on request by the Board of Directors or the Site Manager.”
8. Replace Section B.3.d. – *All plants on lanais* with “Plants placed on lanais shall be well-maintained and may not be attached to or protrude through or over the railing. All plants on lanais shall be placed in containers designed to prevent the dripping of water or soil onto other apartments or common areas.”
9. Add to Section E.2.i. – “One motorcycle or one moped may be parked in front of vehicle between wall and cement bumper.”
10. Replace Section E.3.e. – *Music or other noise must be kept* with “Radios and other audio/visual devices may only be played through ear buds or headphones in the car wash area.”
11. Add to Section E;4b – “Association vehicle charging station may be utilized *only by the approval of the Board of Directors and filling out the Electric Vehicle Charging Station Agreement and only for the purpose of charging an electric automobile. In addition to the electricity consumption cost, per the HECO bill, an administrative fee will be assessed to every invoice.*

These rules will become effective immediately. Owners are welcome to provide comments on this revision to the board of directors for consideration. Any comments on these rules must be in writing and provided to the site manager or Hawaiiana Management Company, Ltd. Within thirty (30) days.

For the Board of Directors
Colonnade on the Greens



Timothy Leong
Board President