

Kapilana Estates Condominiums Rules and Guidelines

These rules are designed to make living at Kapilana Estates Condominiums pleasant and comfortable. In living as neighbors, all of us not only have certain rights, but also obligations to other owners. It should be recognized that the restrictions we have accepted and which we impose ourselves are for mutual benefit and comfort.

No rules defined by the Board of Directors supersede the Declaration of Condominium or the Articles of Incorporation, or By-laws of Kapilana Estates Condominium. Violations by Owners, Owner Employees, Owner Lessees, Invitees, Licensees and Guests are the responsibility of the owners.

Pursuant to the powers vested in the Board of Directors of the Kapilana Estates Homeowners Association Inc. by virtue of that certain Declaration of Condominium and By-laws dated the 1st day of March 2006 and filed for record at the Camden County Recorder of Deeds Office in Book 215, Page 764, supplementary rules and regulations with respect to the use of the condominium Units, the condominium facilities, amenities and property.

1. **Storage areas:** All driveways, sidewalks, entrances, foyers and common areas shall not be used for storage of any items including, but not limited to patio furniture, hanging of ropes for clothes lines, or the hanging of clothing or other washed items on decks, patios or balconies.
2. **Grills:** You may not use barbeque pits, grills or gas grills or any other device (e.g. chiminea) or heat on any decks, balconies, patios or within 10 feet of any building.
3. **Pets:** There shall be no pets left unattended anywhere in the project at any time. There shall be no pets in the swimming pool area and/or staked in any common area, road, stairway or drive. All pets of any nature must be leashed at all times. Please carry a plastic bag to dispose of waste so we all may enjoy your pets and our common areas.
4. **Swimming Pool:** There shall be no guests at the swimming pool unless accompanied by an owner of a condominium Unit or the condominium managing agent is notified of the names of those persons using the condominium and be allowed to use the swimming pool and other facilities, such as boat docks prior to the guest utilizing same. Any child, age fourteen (14) years or under must be accompanied by an adult 18 years of age or older. Rules and Notices posted at poolside are to be followed by Owners, Owner Employees Owner Lessees, Invitees, Licensees, Guests and Resort Guests.
5. **Parking:** There are two (2) parking spaces allotted per condominium Unit. All parking shall be within the yellow lines as marked on the individual parking lots. Trailers are not allowed to be parked in the main complex but may be registered and temporarily parked in the upper parking lot opposite building 15. Owners, guests and invitees may bring a boat or personal watercraft trailer, trailer or recreational vehicle into the automotive parking for the purposes of loading or unloading. Such temporary

parking should not cause a physical or visual obstruction to through traffic and is authorized for periods not exceeding 1 hour. Contractor vehicles are always exempt from these requirements as are owner trailers brought into the complex for the purposes of transporting items such as furniture, appliances, remodeling supplies etc. to or from a Unit.

6. **Boat Slips:** Guests who come by boat may not use a boat slip, but must use the docking facilities on the outside of each dock. In accordance with the rules set by Ameren UE, any vessel parked in a boat slip must fit entirely underneath the roof overhang. The slip owner of record will be charged should Ameren UE impose a fee on the HOA for any violation of this rule. Ownership of boat slips is signified by possession of a Boat Slip License Agreement acknowledged by a member of the Executive Board. Transfer of slips is through completion of the assignment section of the License which must also be acknowledged by the Board.
7. **Personal Watercraft:** Personal watercraft are prohibited within the swimming area at all times. They are licensed as boats: therefore they must be operated at idle speed within 100 feet of any dock.
8. **Trash:** The complex has two trash dumpsters, one at each entrance. Trash is picked up twice a week in the season and once a week in the off-season. The dumpsters are sized to accommodate domestic refuse only. Separate arrangements must be made for disposal of furniture, appliances, carpet, remodeling waste etc. Any owner found to have deposited large items in or around the dumpsters will be assessed the cost of removal of such items. Please try and keep your trash to a minimum--especially on holiday weekends.
9. **Noise Level:** Noise level, from any cause, from any Unit, from any group of Units or from any boat or boat dock shall not be great enough to disturb other occupants of other Units. Quiet time will be from 10 PM until 9 AM.
10. **Door Locks:** If a lock is altered or changed, a copy of the key shall be provided to the condominium-managing agent.
11. **Damage to Premises:** Any damage to the premises, buildings or condominium grounds due to negligence shall be the financial responsibility of the owner involved. The owner shall pay the cost of the repairs.
12. **Unoccupied Units:** Whenever a unit is to remain unoccupied for more than 24 hours, the main water supply to the unit is to be shut off. Any water damage caused in the event of leaks will be the financial obligation of the owner of the unit where the leak originates, regardless of whether the water supply was turned off. It is also advisable to shut off the water heater.
13. **Alterations of Common Grounds:** No alterations or additions may be made to the exterior or common ground elements of the project without a written request to and

approval from the Board of Directors.

14. **Windows Facing the Lake:** All draperies or blinds facing the lake must be white.
15. **Exterior Plantings (in ground):** No exterior plantings are permitted without the permission of the Board of Directors.
16. **Leased/Rented Units:** All owners, when leasing/renting their Unit, shall stipulate in their lease agreements that the renter or lessee will abide by all the Rules and Guidelines of Kapilana Estates Homeowners Association. If the owner neglects to do so, the owner shall be responsible for all financial costs incurred to enforce these rules.
17. **Tents and Canopies:** Tents or canopies may be temporarily erected for shade purposes only on the lake side of the buildings and shall not obstruct the view of the lake from any unit. They must not be left overnight. Any damage to the property caused by a tent or canopy by any means will be the financial responsibility of the relevant owner.
18. **Fireworks:** The display of fireworks is prohibited at any time.
19. **Skateboards:** The use of skateboards on condominium property is prohibited.
20. **Deck Loading:** Unusually heavy items such as hot tubs, water features etc. will only be permitted on decks with prior approval from the Board of Directors. Any costs incurred to evaluate the structural integrity of a particular deck for such loads will be charged to the owner concerned. Care should always be taken not to overload any deck within the complex by allowing large groups to gather on it.

The Board may, from time to time, issue new or additional regulations as developments or circumstances may indicate desirable. The Board may also take steps to abate any action or activity, which may prove unpleasant to occupants or be otherwise against the common interest of the owners, even though such activity may not be specifically dealt with in these rules.

KAPILANA HOMEOWNERS ASSOCIATION INC.

Revised as of 4 October 2017

PLEASE LEAVE A COPY OF THIS DOCUMENT IN YOUR CONDO TO INFORM ALL GUESTS, RENTERS AND/OR LESSEES OF THESE RULES AND GUIDELINES