

WAIHONUA
AT KEWALO

HOMEOWNERS
MANUAL



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Introduction and Welcome

Dear Homeowner,

Congratulations and Welcome to Waihonua at Kewalo!

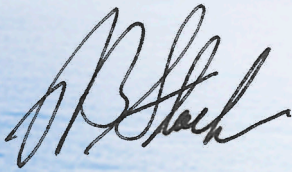
The purchase of a new home is a momentous occasion and a huge investment. With this in mind, we have designed this Homeowners Manual especially for you. This manual includes information that will assist you before, during, and after your move in, helping make your residence as comfortable and enjoyable as possible. It also includes recommendations on how to care for your new home. As you know, much like a car, a home requires regular care and maintenance. This manual will help you to maintain the value and appearance of your Waihonua at Kewalo home.

In addition, the warranty section in this manual will help you to understand Waihonua's Limited Warranty Program, its limitations, as well as the easy process of submitting a claim. Our Customer Service Department is dedicated to serving you and responding to warranty claims. Our relationship with you, our customer, continues after the purchase of your new home to reassure you that your investment is well protected.

Thank you for being a part of this incredible community. With its convenient location minutes from world-class shopping, dining, and urban outdoor recreation, Waihonua at Kewalo is truly a wonderful place to call "home."

We share in your excitement and most importantly, we thank you for choosing us.

With aloha,

A handwritten signature in black ink, appearing to read "R. B. Stack, Jr.", with a stylized, flowing script.

Richard B. Stack, Jr.
Senior Vice President
A & B Properties, Inc., for
Kewalo Development LLC

Building Information

Name	Waihonua at Kewalo
Address	1189 Waimanu Street, Honolulu, Hawai'i 96814
Tax Map Key	(1) 2-3-006: 017
Land Tenure	Fee Simple
Building Height	418 feet
Condominiums	341
Amenities	Private movie theater Club room with full kitchen Residents' lounge Infinity-edge pool Fitness center Barbeque dining pavilions and lounge seating Outdoor lounges around the spa Beautiful lawn Two guest suites Contemporary main lobby Owners' storage and surfboard areas Secured entry with controlled access
No. of Residential Parking Stalls	644 Stalls Total Including 14 Visitor Stalls
No. of Loading Stalls	2 Stalls
Developer	Kewalo Development LLC
Construction Manager	ARCADIS U.S., Inc.
Architect	Design Partners, Inc. Pappageorge Haymes Partners
General Contractor	Hawaiian Dredging Construction Company, Inc.
Developer's Sales Broker	Heyer & Associates LLC
Condominium Managing Agent	Hawaiiana Management Company, Ltd.

Site Plan



Typical
Floors
7 - 40

Artist rendering. Image is not to scale.

About this Manual

This manual contains general information about only certain aspects of Waihonua at Kewalo and your residence. It is not exhaustive or comprehensive. You should always refer to your condominium documents (the Declaration, the Bylaws, and the House Rules) for any questions or issues. If there is a conflict between the information provided in this manual and the information in a condominium document, the information in the condominium document will control. In addition, if there is a conflict between the information in this manual and information provided by manufacturers, contractors, warranties, and appliance owners' manuals, that information should be followed instead.

The developer and the Board of Directors reserve the right to revise, update, and restate this manual from time to time. You will be given copies of any revisions, updates, or restatements, and it is your responsibility to make sure you keep your manual up to date. If you rent your apartment, please ensure a copy of this manual remains in the apartment for your tenant's use and reference, along with copies of the condominium documents.

A copy of this manual can also be found at www.waihonua.com/documents.

General Resident Information

Important Phone Numbers

Lobby Desk, Malama Advisors, Security	808-380-3116
Emergency, Police, Fire, Ambulance	911
Management Office	808-380-3111
Hawaiiana Management Company, Ltd.	808-593-9100

Building Management

Hawaiiana Management Company, Ltd. is the condominium managing agent for the building and operates under the direction of the Board of Directors for the Association of Unit Owners (AOUO) of Waihonua at Kewalo.

Waihonua has an on-site general manager who is responsible for all matters concerning the day-to-day operation of the building and grounds.

All questions relating to building operations should be directed to Building Management. The Management Office is located on the lobby level of the building and is open Monday through Friday, from 8:00 a.m. to 5:00 p.m. After hours, Waihonua's Malama Advisors will handle all matters.

Security

Security personnel, also known as Malama Advisors, will be on duty 24 hours a day at the Lobby Desk. In an emergency, always call 911 then notify the Lobby Desk.

CCTV cameras with digital recording capabilities simultaneously monitor multiple access points of the building, grounds, and activity in all elevators.

Homeowners will receive personal access devices, which are individually programmed to provide access to the property, including the parking garage and amenities.

Gifts and Gratuities to Associates

Waihonua at Kewalo maintains a “no tipping” policy. In lieu of tipping Waihonua staff, residents may contribute to the Waihonua Associate Appreciation/Holiday Fund, which will be established by the Board of Directors for purposes of receiving contributions to be disbursed among the staff.

Personal Access Devices

Each residence will receive a certain number of personal access devices for access throughout the property, free of charge.

Additional devices, if required, can be obtained for \$150 per device. For security reasons, we would like to keep the number of access devices issued to a minimum. All access devices issued to tenants and/or guests by homeowners must be returned to Building Management immediately upon their permanent departure from the building for decommissioning or reprogramming in the security system. Access devices will be deactivated by security if not returned immediately after move out or after a certain period of inactivity.

Temporary access devices are available for a deposit of \$150 and will be refundable only up to 30 days after being issued.

Replacement for lost access devices can be purchased for \$150 each. Please report all lost, stolen, or defective devices to Building Management immediately.

Visitor Information

VISITOR PARKING

Visitor parking stalls can be accessed from the main entry driveway off Waimanu Street and are marked with “VISITOR” signs. There are 14 visitor parking stalls, three of which are wheelchair accessible. Visitor parking is available between 7:00 a.m. and 1:00 a.m. daily, for a maximum of six hours per vehicle. All visitors using these stalls must sign in at the Lobby Desk. Overnight parking passes are available at the Lobby Desk. If a guest violates the visitor parking restrictions, the homeowner will be responsible for any towing charges and fines, so please be sure to inform guests of parking policies.

VISITOR ACCESS INTO BUILDING

Intercoms are located at both the street-side of the building (at the main doorway) and inside the parking lot-side of the building. Visitors should use the intercom to reach the Lobby Desk and can then be granted access into the building.

GUEST SUITES

One of the great amenities at Waihonua is its two guest suites, which residents may rent on behalf of visiting family members and friends. Additional information on rental policies and fees will be provided by Building Management.

Lockouts

Residents may call the Lobby Desk if they have locked themselves out of their residence. The Malama Advisors will admit only registered Waihonua residents. The cost for this service is \$50.

Trash Chute

All trash deposited in the chute must be wrapped or secured in a plastic bag. No bulk or flammable objects or materials should be placed in the trash chute. Bulky items and boxes must be taken to the designated bulk item and/or recycling area located near the mail room on the ground floor, as these items can interfere with the proper function of the trash chute system.

Trash chute hours are from 8:00 a.m. to 10:00 p.m. Use of the trash chute outside of these hours is strictly prohibited.

Care should be taken when disposing of heavy bags. Do not lean into the chute.

Recycling

Waihonua at Kewalo is committed to providing a recycling program on property. The main recycling bins are located at the ground floor parking lobby entrance for resident use. Bins are also located on the parking lobby entrance on each floor of the parking garage, near the entrances to the building.

Mail and Deliveries

Individual mailboxes, assigned by residence number, are located at the Lobby, across the hall from the elevators. Parcel mailboxes are also available for larger parcel deliveries.

The mailroom is equipped with an intercom for USPS and other private couriers to contact residents should they have a package.

Absentee Homeowners

If your residence will be unoccupied for an extended period of time we ask that you notify Building Management for security purposes.

Move In/Out Information

General Information

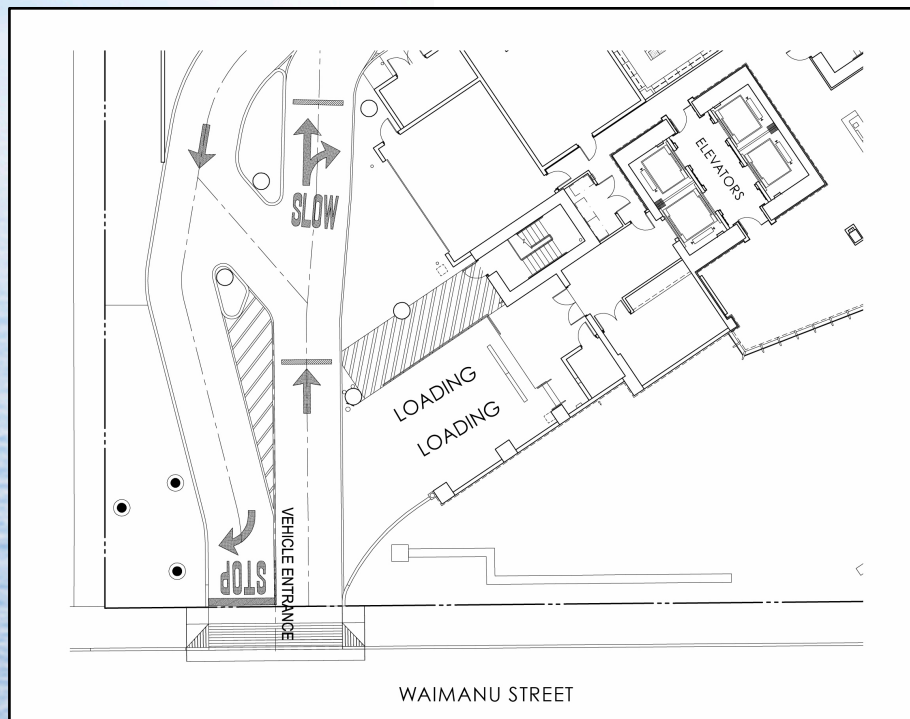
Please note that residents must schedule all incoming and outgoing moves with Building Management and reserve an elevator and use of the loading dock with a Malama Advisor. A Malama Advisor will also accompany residents prior to and after their move to inspect any common areas that may be affected during the moving process.

Moving hours are between 8:00 a.m. and 4:30 p.m. Monday through Saturday. It is important that residents make every effort to stay within their allotted moving time. Please alert a Malama Advisor to any changes in the moving schedule.

Also, please make sure that personal items, furniture, or boxes are not left in the corridors or in front of fire exits. All corridors and fire exits must remain clear at all times in case of emergency.

Loading Dock

The entrance to the loading dock and the parking garage is located off of Waimanu Street. See map below.



Maximum Garage Ceiling Height: 6' 8"
Loading Dock Ceiling Height: 14' 5"
Loading Dock Platform Height: 8' 6"

Due to limited space at the loading dock, only two moving trucks will be allowed at any given time. Unscheduled use of the loading dock is not permitted.

Freight Elevators

The use of any elevator for freight service, including move-in, move-out, deliveries, and contractor use must be scheduled in advance with Building Management.

Maximum Elevator Weight:	3,500 lbs.	
Elevator Door Dimensions:	Width – 3' 11"	Height – 7'
Hallway Dimensions:	Width – 4' 5"	Height – 7' 3"
Residence Doorway Dimensions:	Width – 2' 11"	Height – 6' 10"

Residents may move hand-carried items such as clothing, personal items, and small boxes via the regular passenger elevator. However, all other larger items must be transported with a reserved elevator.

Clean Up and Post Move In/Out

To ensure that Waihonua at Kewalo remains a beautiful place, each resident is responsible for any damage that may occur during his or her move.

It is important that residents make arrangements with their moving company to pick up and remove all boxes and moving materials. Waihonua at Kewalo's trash receptacles cannot accommodate large materials (e.g. corrugated boxes, pallets, packing crates, etc.).

Note: Damage to the residence that results during the moving process is not covered under the Limited Warranty Program. See page 91 for more information on the Limited Warranty Program.

Resident Registration

For security purposes we ask that all residents of Waihonua at Kewalo complete and submit a Resident Registration Form to Building Management. Building Management will also take a photo of each resident for security purposes. Personal information and photos will be kept private.

Waihonua at Kewalo restricts the type and number of pets living in the building. If you have a pet, you may also be required to register your pet and if you have a dog, pay an annual fee. Please carefully review Section 9.1G of the Waihonua at Kewalo Bylaws and Section VI of the House Rules for more information and rules relating to pets.

Television and Internet

Waihonua at Kewalo has selected Hawaiian Telcom as the telecommunications provider for digital TV and high-speed Internet services for the building. Here is some basic information to allow Hawaiian Telcom to best assist you with your move-in experience.

Hawaiian Telcom TV is a 100 percent digital service and requires set-up by a technician trained to handle your "fiber to the home" installation. The basic services listed below will be available for use upon arriving at your unit. These services are included in your monthly Association dues.

The basic package includes the following services and features:

- Advantage TV package
- High-speed Internet (up to 21Mbps) with Wi-Fi
- Whole Home DVR service
- High-definition service
- Starz! movie channels

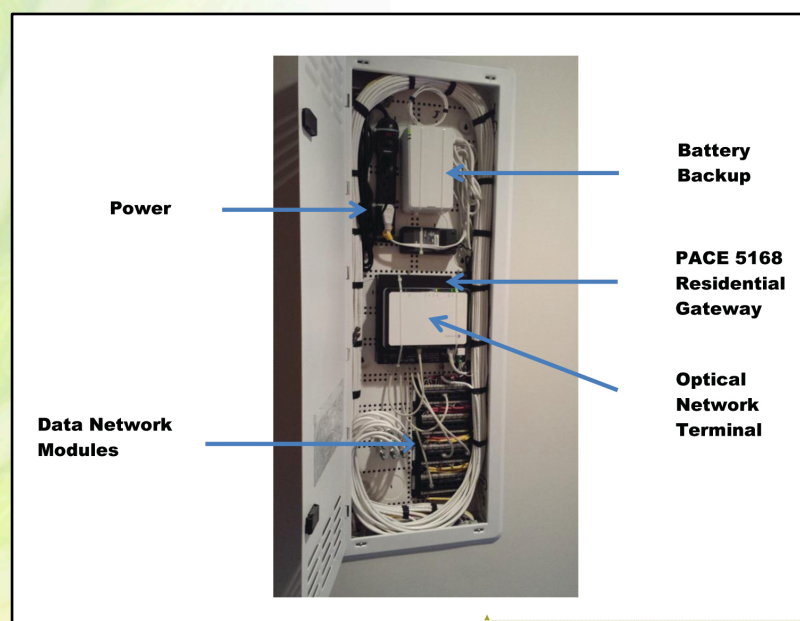
Equipment provided:

- One (1) residential Gateway
- One (1) optical Network Terminal with battery back-up
- Data modules

These items will be located inside of your Media Cabinet. See photo below.

HAWAIIAN TELCOM MEDIA CABINET

The equipment shown here will be installed in your media cabinet.



INFORMATION FOR ORIGINAL BUYERS

One (1) Primary Set Top Box and one (1) Remote Control will be left on your kitchen counter. Instructions on how to connect the set top box to your TV will also be provided, along with a Hawaiian Telcom TV User Guide. Your Wi-Fi service will be enabled with a temporary SSID (Network Name / Service Set Identifier) and password.

An appointment must be scheduled with Hawaiian Telcom to add additional services and features. (e.g. premium channels; additional set top boxes; high-speed Internet upgrades; home phone and long distance services).

If you move or sell your residence, please be sure to contact Hawaiian Telcom at 808-643-1189 for instructions on transferring or closing out your account.

INFORMATION FOR NEW HOMEOWNERS

The equipment listed above, which is located in the Media Cabinet, should be left in place in the event of a transfer of ownership. Please contact Hawaiian Telcom to set up or activate a new account, or to add additional services and features.

ACTION NEEDED TO COMPLETE THE SETUP OF YOUR HAWAIIAN TELCOM ACCOUNT

While the basic services outlined earlier in this document will be available upon your initial move-in, Hawaiian Telcom will still need to create an individual account for you. This will give them the ability to properly identify you with your corresponding residence number and provide 24/7 technical support, including trouble-shooting assistance remotely. This is also needed in order to have additional set top box(es), optional features, services and channels, Video On Demand, and Pay Per View installed and activated.

NOTE: It is also important to advise Hawaiian Telcom if you wish to move existing service(s) over to your new Waihonua account (e.g. a current telephone number or Hawaiian Telcom email address).

HOW DO I COMPLETE MY ACCOUNT SET UP?

1. Set up your account by calling 808-643-1189. This is a dedicated phone number exclusive to Waihonua at Kewalo residents. Hours of operation are Monday through Saturday, 8:00 a.m. to 8:00 p.m.
2. Hawaiian Telcom representatives will be on-site to assist while the building is opening in the first quarter of 2015.

Important note: If you are assigning an individual or property manager/management company to handle your account set up, additional steps are required. Please notify Building Management, and a Hawaiian Telcom representative will contact you directly.

HELPFUL TIPS

It is highly recommended that you have all of your TVs in place prior to the technician's arrival.

With your Hawaiian Telcom high-speed Internet service you also have the opportunity to select up to ten (10) "hawaiiantel.net" email addresses. These addresses can be set up once your installation is complete and you have an active account.

Feel free to visit the Hawaiian Telcom website at www.hawaiiantel.com to learn more about additional TV features and services available.

STAY SECURE WITH MCAFEE

Protect your computer with a free subscription to McAfee Internet Security Software. Visit www.hawaiiantel.com/security for more information and to download your McAfee software. McAfee is available free of charge for all PC users.

WI-FI HOTSPOTS

Hawaiian Telcom has more than 200 Wi-Fi hotspot locations statewide. As a Hawaiian Telcom high-speed Internet customer you can connect free of charge. Visit www.hawaiiantel.com/wifi for more information and a list of Wi-Fi locations.

Contact/Support Information

Hawaiian Telcom has provided a dedicated Customer Service phone number exclusively for Waihonua at Kewalo homeowners and residents - **808-643-1189**. Specific departments and extensions numbers are provided below.

SALES AND CUSTOMER SERVICE - 808-643-1189, OPTION 1

Open Monday through Saturday, 8:00 a.m. through 8:00 p.m.
Closed Sundays and Holidays

- New residents wanting to schedule new service installation
- Current residents who want to make changes to their account (e.g. to add new features, channels, move equipment)
- Residents moving out who want to disconnect service

BILLING INQUIRIES - 808-643-1189, OPTION 2

Open Monday through Saturday, 8:00 a.m. through 8:00 p.m.
Closed Sundays and Holidays

TECHNICAL SUPPORT - 808-643-1189, OPTION 3

Open 24 hours a day, 7 days a week

ONLINE SUPPORT**www.hawaiiantel.com/tvsupport**

For residents needing technical support or repairs for their TV, Internet, or phone service.

"Chat with Us" feature

Monday through Saturday, 8:00 a.m. through 8:00 p.m.

www.hawaiiantel.com/myaccount

My Account Online Portal

Accessible online 24/7

Provides access to:

- Manage all Hawaiian Telcom services
- Control DVR remotely
- View and pay bills
- Check hawaiiantel.net emails
- Listen to voicemail

www.hawaiiantel.com/tv

For general information on Hawaiian Telcom TV

HAWAIIAN TELCOM DEPOTS**Downtown**

1177 Bishop Street

Honolulu, Hawai'i 96813

Open Monday through Friday, 8:00 a.m. through 5:00 p.m.

Open Saturday, 9:00 a.m. through 5:00 p.m.

Closed Sunday

Pearl City Shops

1029 Makolu Street

Pearl City, Hawai'i 96782

Open Monday through Friday, 10:00 a.m. through 7:00 p.m.

Open Saturday, 10:00 a.m. through 6:00 p.m.

Closed Sunday

Home Care and Maintenance

To help preserve the beauty and quality of your new home, regular care and maintenance is essential. This is the homeowner's responsibility.

Wear and tear, and fluctuations in temperature and humidity are normal; however, failure to perform routine maintenance can void warranty coverage on all or part of your residence. Understanding how to care for your home's fit and finishes will help to prevent costly repairs and replacements down the road.

In the following pages we have provided a general maintenance guideline of these fit and finishes, including the materials and features of your new home. Please read them carefully to become familiar with the maintenance that your home requires.

Air Conditioner

It is recommended that you change your air-conditioner filters at least four times a year. For information on air-conditioner filter replacements, please refer to the chart on page 57.

Air-conditioner filters can be purchased at most home supply stores, such as Home Depot, Lowes, Grainger, and COSCO Air Conditioning & Refrigeration. When replacing the filters, follow the manufacturer's recommended removal and replacement instructions.

At least once a year you will need to hire a professional to perform preventative maintenance on the air-conditioner units.

For related information, please see the "Thermostat" section.

Appliances

See the "Appliances" section on page 55 of this manual.

Make sure that you are at home the first time you operate your disposal, dishwasher, and washing machine to watch for possible water leaks.

Read and follow all manufacturers instructions for the use and maintenance of your appliances. ***Please be sure to immediately register all of your appliances with the appropriate manufacturer by mailing your warranty registration cards directly to the manufacturer. Failure to do so in a timely manner may void the warranty.***

Bath Fixtures

Individual water shut-off valves (one for cold and one for hot) are located beneath each sink. These valves can be turned one-fourth of a rotation to temporarily shut off the water.

When turning off the faucets, do not use excessive force. Closing them too tightly will excessively compress the washer and eventually cause the faucet to drip.

All faucets and plumbing fixtures need to be used periodically. In the event that you do not use a plumbing fixture for a long time, calcium can build up in the fixtures, which might lead to the fixtures becoming “frozen” or to other problems.

CLEANING

For best results when cleaning your bathroom fixtures, keep the following in mind:

- Use a mild detergent such as liquid dishwashing soap and warm water for cleaning. Never use cleaners containing abrasive cleansers, ammonia, bleach, acids, waxes, alcohol, solvents, or other products not recommended for chrome. This will void the Limited Warranty.
- Carefully read the cleaning product label to ensure the cleaner is safe for use on the material.
- Always test your cleaning solution on an inconspicuous area before applying it to the entire surface.
- Do not allow cleaners to sit or soak on the surface.
- Rinse completely with water immediately after applying the cleaner. (Allowing water to evaporate on the fixture will form water deposits). Blot and carefully wipe the surface with a soft sponge or cloth. It is important to use a dabbing action to dry the fixture, not an abrasive or rubbing action. Rinse and dry any overspray that lands on nearby surfaces.
- Never use an abrasive material such as a brush or scouring pad, which may scratch or dull the surface.

For detailed cleaning information and products to consider, visit www.kohler.com/clean. For care and cleaning information, call 1-800-456-4537.

- Success with cleaners and procedures is dependent upon such factors as the hardness and temperature of the water, using proper quantities of cleaning products, changes in cleaning product formulas and the condition of the product being cleaned. Since there are variations within these factors, the manufacturer cannot guarantee the effectiveness of the formulas suggested here.

CLEANING PRODUCTS TO CONSIDER

- Clorox Disinfecting Bathroom Cleaner
- Comet Bathroom Cleaner
- Fantastik Antibacterial Heavy Duty
- Green Works All-Purpose
- Green Works Glass Cleaner
- Windex Original

Cabinets

Your kitchen cabinets and bathroom vanities are made of wood, medium-density fiberboard, and wood veneer. Wood is a natural living product and as such, it may contain variances in pattern, grain, color, and shade. These are natural characteristics, which add to the authenticity and beauty of your cabinetry. Variations due to natural characteristics of the wood are not considered to be a defect and is not covered by the Limited Warranty Program.

The ideal condition for wood furniture is a stable atmosphere with fluctuations ranging between a relative humidity of 40-70 percent and temperature of 60-80 degrees F. Rapid or extreme fluctuation in temperature, humidity or direct sunlight may cause cracking, splitting, and/or warping, which are not covered under the Warranty Program.

Most of your cabinets and drawers have a "soft closing" feature. This means that it only takes a gentle push, and the cabinet or drawer will slowly close.

PREVENTIVE GUIDELINES

- Never use too much water to clean.
- Avoid impact with heavy or sharp objects.
- Avoid placing radiators, hot air vents, or cooling devices next to the cabinets.

DO'S

- Do clean spills immediately. Hot oils will penetrate into the solid wood door panel.
- Do clean your cabinet using mild detergents. (Test first on a small area.)
- If needed, do use a soft damp cloth or microfiber cloth to wipe away dirt or stains.

DON'TS

- Don't place hot items directly onto the surface of the cabinets.
- Don't use abrasive kitchen cleaners, as they will scratch the surface.
- Don't use chemicals or commercial cleaners on the cabinets.
- Don't step, stand, or lean heavily on the top of the cabinets. They may break.

- Don't place excessive weight on the doors, handles, and drawers. They may break or cause the hinges and sliding mechanisms to misalign.
- Don't step in open drawers or on the shelves. They are not meant to withstand heavy weight and may break.

FROSTED FRONTS

In some of the residences the upper cabinets may include frosted panels.

Clean the smooth side of the glass with a damp cloth and glass cleaner and then wipe dry. To clean and remove fingerprints from the rough side, you may use a damp cloth and mineral spirits, then wipe dry.

Carpet

The carpet in your bedroom(s) is a Shaw Carpet brand Extra Lax CF Nylon. Here are a few simple steps you can take to ensure the lasting beauty of your new carpet:

PREVENTIVE MAINTENANCE

The best way to reduce dirt accumulation and prolong the life of your carpet is to vacuum, vacuum, vacuum! Most dirt, even dust, is in the form of hard particles. When left in the carpet, these gritty, sharp particles abrade the pile.

The frequency of vacuuming depends on the amount of foot traffic and household soil to which your carpet is exposed. More use means more frequent vacuuming. We recommend a vacuum cleaner with a rotating brush or "brush/beater bar" to agitate the pile and mechanically loosen soil particles.

Be aware that some vacuums have overly aggressive action that may damage the surface of your carpet. An inexpensive, less efficient vacuum can remove surface dirt but will not effectively remove the hidden particles embedded in the pile.

CLEAN MOST FREQUENTLY USED AREAS MORE OFTEN

The most frequently used areas of your carpet – doorways, traffic lanes, seating areas, etc. – will collect dirt much faster than other areas. By cleaning these areas when they first show signs of soiling, you can prevent the dirt from spreading to the rest of the residence.

PROFESSIONAL CLEANING

Periodic professional cleaning of the carpet is highly recommended. The frequency of overall cleaning may vary depending on the level and type of traffic and the conditions to

which your carpet is exposed. This may range from as little as 6 months to 24 months between cleanings. Your carpet should be properly cleaned at least once every 24 months to maintain its appearance and useful life.

Shaw recommends using only hot water extraction and carpet cleaning products, equipment, and systems certified through the Carpet and Rug Institute's Seal of Approval Program. A complete list of these products are online at www.carpet-rug.org. Remember, non-approved cleaning products and topical treatments applied by you or a professional carpet cleaner may result in damage to your carpet that will not be covered by your warranty.

Shaw also recommends that professional service be performed by an IICRC-certified firm. To locate a professional cleaner through the Institute of Inspection, Cleaning and Restoration Certification (IICRC) call 1-800-835-4624 or visit www.iicrc.org. Cleaning by other professional services may result in damage that will not be covered by your warranty.

DO-IT-YOURSELF SYSTEMS

If you decide to rent a steam-cleaning machine and do it yourself, remember that recommended carpet equipment and cleaning products should have certification in the CRI Seal of Approval Programs (www.carpet-rug.org).

SPOTS AND SPILLS

No carpet is stain proof. Prompt attention to spots and spills is essential. Some spilled materials will stain or discolor carpet if not removed promptly and properly. Other spills can leave a sticky residue that may result in increased soiling if not removed.

When trying to remove stains keep in mind that certain products found in most homes can cause irreparable damage to your carpet. Bleaches, tile cleaners, mildew removers, oven cleaners, drain openers, pesticides, and some plant foods can have strong chemicals which can discolor or dissolve carpet fibers. Acne medications containing benzoyl peroxide, a very powerful bleach, are capable of permanently damaging your carpet and most other fabrics as well.

Shaw's R2X® Stain & Soil Remover is recommended for all types of spot cleaning and is available from your floor covering retailer or through www.shawfloors.com. It is approved under the Carpet and Rug Institute's (CRI) Seal of Approval certification. Additional cleaning products in the CRI certification program are listed online at www.carpet-rug.org.

GENERAL STAIN REMOVAL INSTRUCTIONS

Remember no carpet is stain proof. Although yours may be stain resistant, which allows time for removal. Here are some quick tips to remove a new stain:

- Scrape: Remove as much of food spills as possible by scraping gently with a spoon or dull knife.
- Absorb: Absorb wet spills as quickly as possible by blotting repeatedly with white or cloth towels.
- Blot: Always blot; never rub or scrub abrasively, as a fuzzy area may result. When blotting, work from the outer edge in toward the center of the stain to avoid spreading the spill.
- Rinse: Always follow up with water to remove detergent residue that may become sticky and cause rapid re-soiling.
- Weight: Remove remaining moisture by placing several layers of white towels over the spot and weigh them down with a heavy object that will not transfer color, such as a plastic jug of water.

If one of the recommended products is not readily available you may use the guidelines below:

FURTHER CLEANING SOLUTION OPTIONS

- Detergent: Mix ¼ teaspoon of clear hand dishwashing detergent with 1 cup warm, not hot, water. Use a clear, non-bleach liquid dishwashing detergent such as Dawn, Joy, or clear Ivory.
- Hydrogen Peroxide/Ammonia: Mix ½ cup of hydrogen peroxide (3 percent solution available in drug stores) with one teaspoon of undiluted, unscented, clear (non-sudsy) household ammonia. Use within two hours of mixing.
- Vinegar: 1 part white vinegar to 1 part water
- Ammonia: 1 tablespoon to 1 cup water.
- Solvent: Liquid, non-oily, non-caustic type sold for spot removal from garments. Use products for grease, oil, and tar removal such as Carbona and Afta. Do not apply directly to carpet to prevent carpet damage.

Carpet Seams

Carpet seams are normal in the flooring installation. Waihonua at Kewalo's flooring subcontractor has installed the seams according to industry standard; however, some seams may be evident and are considered normal. Should you come across any loose carpet strands, trim them with sharp scissors; do not pull them out.

Caulking

Caulking around specific areas such as the bathtub, shower, and tiles is used to seal against moisture. However over time the caulk may shrink and dry, no longer providing a good seal. It is the homeowner's responsibility to maintain the caulk. As routine maintenance, we recommend checking the caulking and applying touch ups or repairs as necessary. Caulking compounds and dispenser guns are available at most hardware stores. Read the manufacturer's instructions carefully to be certain that you select an appropriate caulk for the intended purpose.

There is also caulking located between the countertop and the wall, along the joint at the backsplash (the section of counter that extends a few inches up the wall along the counter area), and around the sinks. Caulking is important to help maintain a good seal in these locations. We recommend annual inspection of the caulking and any touch up or maintenance needed is the homeowner's responsibility.

Some of the caulking are "sanded grout," and have been specified by the project architect. Sanded grout will have a texture that doesn't appear smooth, however this is normal in this type of material.

Below is a listing of caulking types most commonly used in the Waihonua at Kewalo residences:

Location	Caulking Type
All - Windows	Dow 791 (custom gray color) Silicone
Kitchen - Granite Countertop to Backsplash	Black 100% Silicone
Kitchen & Bathroom - Backsplash to Wall	Antique White Paintable Acrylic
Bathroom - Vanity to Backsplash	Clear 100% Silicone
Bathroom - Showers and Tubs	White 100% Silicone

Closets

Your bedroom closets have been outfitted with rods and a shelf (or shelves) to help you organize your clothes, shoes and personal items. Although these closet systems have minimal maintenance requirements – wipe with a damp sponge then dry – they do have a weight tolerance.

SHELF LENGTH (ft)	SHELVING TYPE		
	Open End to Open End	Wall to Open End	Wall to Wall
1 foot	80 lbs/foot	100 lbs/foot	120 lbs/foot
2 feet	70 lbs/foot	80 lbs/foot	90 lbs/foot
3 feet	50 lbs/foot	60 lbs/foot	75 lbs/foot
4 feet	45 lbs/foot	55 lbs/foot	65 lbs/foot
5 feet	40 lbs/foot	50 lbs/foot	60 lbs/foot
6 feet & over	35 lbs/foot	40 lbs/foot	50 lbs/foot

We recommend that no more than the maximum weight recommended by this chart be placed on the shelves.

Also, do not install fixtures or personal items that will bear significant weight directly to the drywall where there is no blocking. The Limited Warranty Program does not cover damage resulting from these actions.

Concrete Surfaces

The building uses a post-tension concrete system that involves placing steel cables under high tension in the concrete that forms the floor and ceiling of each apartment.

Before making any changes to your floor or ceiling, please review Section 18.2.5(C) of your Declaration carefully. You are responsible for making certain disclosures to your tenants and buyers and you are prohibited from cutting into or tampering with the concrete floor or ceiling.

Countertops

Granite countertops have been installed in your kitchen and travertine countertops in your bathroom. Granite and travertine are natural products that have varying characteristics in color, pattern, and marking. They are beautiful types of stone and proper care and maintenance will keep them looking beautiful for a long time. The following guidelines are meant to help you understand the nature of your countertops in order to properly maintain them.

1. Wipe spills off immediately to minimize stains. Hot oils will penetrate into the granite and travertine even if it is sealed.
2. Use hot pads under hot plates, pots and pans. Avoid placing hot pots or pans directly on the countertop. Avoid hot oil spills from frying pans or other cooking containers. The countertop may break due to uneven expansion.

3. Use placement mats under china, ceramic, silver, or any other objects that can scratch the surface. Avoid impact with heavy or sharp objects.
4. Clean the surface whenever needed with an industry approved natural stone cleaner.

Rinse the surface thoroughly after washing with the soap solution and dry with a clean towel.

Always test a small inconspicuous area with cleaning products to make sure they do not harm the finish. Use mild detergents.

5. Use a chopping board to chop or cut food. Never chop or cut food directly on the countertop.
6. Use coasters under cups and glasses, particularly those containing alcohol or citrus juices. Many common foods and drinks contain acids that will etch or dull the surface of many stones.
7. Don't step, stand, or lean heavily on the counter, particularly near the sink cutout. It may break.
8. A polished finish on your countertops has a glossy surface that reflects light and emphasizes the color and marking on the material. Your countertops should be sealed at least once per year with a penetrating sealer suitable for use on natural stone. This is the homeowner's responsibility.

Countertop defects are covered by the Limited Warranty Program; however, issues that arise from normal wear and tear or poor maintenance are not applicable.

Doors and Locks

FRONT DOOR

Your front door is a solid core, wood veneer, fire-rated entry door with weather stripping at the bottom. Please use care when opening, closing, and locking your door, or when moving furniture, so as not to scratch or damage the surface. Cosmetic damage to the door is not covered under the Limited Warranty Program.

The homeowner is responsible for the cleaning of the inside of the door. For the removal of light dust, use a soft cloth or automotive detail brush to clean surfaces. For removal of grit, use a compressed gas duster to blow off surfaces. For removal of more stubborn dirt, such as oil or grease, use a mild detergent to gently wipe surfaces clean.

If you would like to install an additional deadbolt or a peephole on your entry door, you must first obtain permission from Building Management.

HOW TO LOCK AND UNLOCK

Your front door has a manual push button as well as a deadbolt feature.

To operate the deadbolt when you are standing outside your residence, insert the key and turn towards the door jamb closest to the hardware to lock, and toward the door hinges to unlock.

To lock the door with the manual button but not deadbolt it, push the switch button located inside the lockset (on the edge of the door). Push the switch in the opposite direction to unlock it manually. This feature is handy, for example, if you are planning on going down the hallway to the trash chute and want to momentarily leave your door unlocked so that you won't need to carry your keys in order to re-enter your residence when you return from the trash chute.

Please note that turning the deadbolt will reset the manual toggle to the locked position.

DOOR CLOSER

Your front door has a hydraulic mechanism and springs that control the speed at which the door closes.

It is recommended that you periodically check your door closer – located at the top of the door, on the interior – for loose fasteners or for any signs of hydraulic fluid leakage. The length of time between checks will depend on the frequency of door usage and unusual circumstances such as rough usage, dust, or high humidity.

INTERIOR DOORS

The bedroom and bathroom doors installed in your residence are made of solid-core wood. Sometimes, the doors can react slightly to changes in humidity and temperature by shrinking, swelling, or sticking. This is natural. Do not plane the door unless it continues to stick after the weather changes.

Because of normal settling of the new building, doors may require adjustment for proper fit, which is the responsibility of the homeowner.

Interior doors are not covered under the Limited Warranty Program and are the responsibility of the homeowner.

Slamming the doors can damage both doors and jambs and can even cause cracking in the walls.

Please do not hang anything excessively heavy on the door knobs; this will loosen the hardware and can cause the door to sag.

KNOBS, LOCKSETS, AND POCKET DOOR LATCHES

Doorknobs, locks, and pocket door latches (included in some floor plans) should operate properly with little attention. Over time, they may need slight adjustments due to normal shrinkage of the framing. Occasionally, you may need to tighten their screws or lubricate the mechanism. This is the responsibility of the homeowner. If a door will not latch because of minor settling you can correct this by making a new opening in the jamb for the latch plate (remortising) and raising or lowering the plate accordingly. We also recommend lubricating the door locks and hinges annually with graphite or another waterproof lubricant. Avoid oil, as it will gum up over time.

Electrical/Circuit Breaker Panel

The electrical system was engineered to comply with strict local, state, and federal standards. It is intended for normal residential use. Any changes to your electrical system can result in damage or fire to your residence. The AOUO Board of Directors' approval is required prior to making such changes and the work must be performed by a licensed electrician and will require a City & County of Honolulu building permit.

Know the location of the breaker panel – it includes a main shut-off that controls the electrical power to the residence. Inside the panel there are individual breakers which control the separate circuits. Each breaker is labeled to help you identify which breaker is connected to which major appliances, outlets, or other services. Should a failure occur in any part of your residence, always check the breakers in the main panel box.

Circuit breakers have three positions: on, off, and tripped. When a circuit breaker trips, it must first be turned off before it can be turned on. Switching the breaker directly from tripped to on will not restore service.

Your circuit breaker panel includes extra breakers in the event you would like to add additional ones in the future. These are labeled "PFB" in your breaker panel.

BREAKERS TRIPPING

Breakers can "trip" for a variety of reasons – including overloads caused by plugging too many electronics into one circuit, a worn cord or operating an electronic appliance with too high a voltage requirement for the circuit.

If any circuit trips repeatedly, unplug all items connected to it and reset the breaker. If it trips when nothing is connected to it, please call a licensed electrician. If the circuit remains on, one of the items you unplugged is defective and will require repair or replacement.

JUNCTION BOXES

Your living room and bedroom(s) have ceiling junction boxes, which can be used to install items such as chandeliers, lighting fixtures, or ceiling fans. Please consult with a licensed electrician when installing these items. If you are installing extra-heavy lighting or ceiling fans, it is your responsibility to ensure that support brackets are installed with the fixture to provide additional support. The Limited Warranty Program excludes damage to any fixture supplied by the homeowner.

Building management has a list of the locations of all the power and cable/internet locations in your unit. If you are interested in obtaining this list for your residence, please contact Building Management.

GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCI)

GFCI receptacles are usually found near kitchen and bathroom sinks and tubs. GFCIs have a built-in element that senses fluctuations in power.

Never plug a large appliance such as a refrigerator or food freezer into a GFCI-controlled outlet. The likelihood of the contents being ruined is high, and the Limited Warranty Program does not cover such damage. The Limited Warranty Program also excludes food spoilage that results from plugging refrigerators or large appliances into a GFCI outlet.

Each GFCI circuit has a test and reset button. Once a month, press the test button to trip the circuit. To return service, press the reset button. If a GFCI breaker trips during normal use, it may indicate a faulty appliance, and you will need to investigate the problem. One GFCI breaker can control up to three or four outlets. If an outlet is not working and the circuit breaker has not tripped, resetting a nearby GFCI breaker may restore service to the outlet.

OUTLETS

Your electrical outlets have a tamper feature; therefore, when you first move in, you might notice it takes a little extra effort to plug in your appliances or fixtures. This is normal.

We recommend that you do not exceed the capacity for which the outlets were designed. If an outlet is not working, check first to see if it is controlled by a wall switch or GFCI. Next, check the breaker.

If there are small children in the residence, install safety plugs to cover unused outlets.

Your residence may have a floor outlet. There are covers on these outlets for your protection. We recommend you keep these outlet covers in the closed and locked position when not in use. To open these covers, use a flat head screwdriver to unlock.

LIGHT BULBS

It is the homeowner's responsibility to replace burned-out light bulbs.

Please see the Home Repair – Quick Reference Guide – Electrical Fixtures section beginning on page 69 for specific details on light bulb types.

TROUBLESHOOTING TIPS

No Electricity: Before calling for service, check to confirm that the:

- Service is not out in the entire area. If so, contact the utility company.
- Main breaker and individual breakers are all in the ON position.

No Electricity to One or More Outlets: Before calling for service, check to confirm that the:

- Main breaker and individual breakers are all in the ON position.
- Applicable wall switch is on.
- GFCI is set (see details on GFCIs earlier in this section).
- Item you want to use is plugged in.
- Item you want to use works in other outlets.
- Bulb in the fixture is good.

Even if the troubleshooting tips do not identify a solution, the information you gather will be useful to the service provider you call.

Power Surge: Power surges are the result of local conditions beyond the control of the developer or contractor and are excluded from Limited Warranty coverage. These can result in burned-out bulbs or damage to sensitive electronic equipment such as TVs, alarm systems, and computers. Damage resulting from lightning strikes and/or other natural causes are excluded from the Limited Warranty Program. As all major manufacturers recommend, please use a surge protector for your electronic or other sensitive equipment.

Exhaust Fans

The exhaust fans located in your bathroom(s) were designed to require minimal maintenance. However, annual routine maintenance and cleaning are recommended.

How to clean your exhaust fan:

1. Remove the grille and pull down on mounting spring. Remove the sensor unit, then pull down the other mounting spring. Squeeze the mounting spring and pull down carefully.
2. Clean the grille. Use a non-abrasive kitchen detergent and wipe dry with a clean cloth. Do not put the grille into hot water.
3. Remove dust and dirt from the fan body using a vacuum cleaner.
4. Using a cloth dampened with kitchen detergent and remove any dirt from the fan body. Wipe dry with a clean cloth.
5. Replace the grille.

Also:

- Disconnect the power source before working on the exhaust fan.
- Never use gasoline, benzene, thinner, or any other such chemicals for cleaning the fan.
- Do not immerse the motor in water when cleaning.
- Do not soak resin parts in water over 140 degrees Fahrenheit.
- Please note that your exhaust fans are of high quality and make minimal noise when on. To test that the suction is working properly, you may hold a tissue in front of the grille.

During the first year of ownership, any approved exhaust fan defects are covered under the Limited Warranty Program.

In the event that you need additional attention to your fans, please call the Panasonic Call Center at 1-866-292-7292. The unit should only be serviced by a qualified technician.

Fire Sprinklers

Please do not paint over your sprinkler heads/covers in your unit. It will prevent the sprinkler from performing properly.

Additionally, the sprinklers are not designed to sustain any weight hung from them. Please do not hang or clip anything to the sprinklers.

Hot Water System

Waihonua at Kewalo has been designed with a central water heating system, which will supply hot water to the individual residences. The cost of heating the water in the central water heating system is a common expense of Waihonua at Kewalo and will not be sub-metered by the AOQU.

Kitchen Fixtures

KOHLER KITCHEN SINGLE HANDLE PULL DOWN FAUCET

- Use a mild detergent such as liquid dishwashing soap and warm water for cleaning. Never use cleaners containing abrasive cleansers, ammonia, bleach, acids, waxes, alcohol, solvents, or other products not recommended for chrome. This will void the Limited Warranty.
- Always test your cleaning solution on an inconspicuous area before applying to the entire surface.
- Wipe surfaces clean and rinse completely with water immediately after applying the cleaner. Rinse and dry any overspray that lands on nearby surfaces.
- Do not allow the cleaner to soak.
- Use a soft, damp sponge or cloth. Never use an abrasive material such as a brush or scouring pad to clean surfaces.

For detailed cleaning information and products to consider, visit www.kohler.com/clean. For more care and cleaning information, call 1-800-456-4537.

TEMPORARY WATER SHUT-OFF

There are angle valves – one for cold and one for hot – located under the sink. The water can be temporarily shut off by making a quarter-turn on the valve.

Lanais (Only On Some Floor Plans)

You should carefully review the House Rules for detailed rules and restrictions on the use of your lanai.

SLIDING DOOR

Glass

Cleaning the lanai sliding glass door is the responsibility of the homeowner.

Tracks and Sills

For longer lasting, smooth operation of the lanai sliding door it is recommended to keep the tracks clean. It is recommended that you periodically vacuum the tracks and sills. The sliding glass doors need to be opened and closed periodically to prevent dust and salt

build-up (from the air) which can cause the sliding doors to become sticky. If your residence will be vacant for an extended period (over one month), the window system manufacturer recommends that you have someone periodically visit your home to operate the lanai door and awning windows.

The homeowner should periodically lubricate the moving parts of any windows and sliding glass doors. The homeowner is responsible for any damage or inoperability resulting from improper lubrication. Lubricate all pivoting and sliding parts of the window hardware using a high quality, light machine oil. One drop per pivot or sliding part is sufficient. Do not use a WD-40-type spray for lubrication purposes. Wipe any excess lubricating oil from the surface of the hinge mechanism links using a soft, lint-free cloth.

RAILING

Cleaning of the railing and the inside of the lanai's tempered safety glass is the responsibility of the homeowner.

LANAI DECK COATING

A coating called Pedagard has been applied to your lanai. It has some waterproofing features, as well as aggregate material to help with slip resistance.

Cleaning of the lanai deck coating is the responsibility of the homeowner and must be performed at regular intervals to assure that its coating system will continue to provide the service for which it was intended.

The AOUE Board alone may arrange for painting or repair of the lanais, lanai ceilings, patios, outside doors, windows, trim, walls, railings, and other exterior parts of the building.

Suggested Maintenance Procedures

- Periodic cleaning. Sweep the surface to remove loose dirt, which can cause excessive abrasion and lead to premature wearing. Use push brooms, scrub brushes, or pads to clean the surface.
- Use trisodium phosphate and water or any non-sudsing detergent to remove contaminants such as grease, salts, or other materials, which may leave residue.
- Never use solvents, bleach, alcohol, or harsh chemicals to clean coating surfaces.
- At a minimum, lanai cleaning should be performed twice a year.
- Semi-annual physical inspections.
- Ice control (do not place ice or cold coolers on the surface for long periods).

Use and Care

- Do not drag heavy objects across the surface (e.g. concrete planters, metal furniture).
- Do not place furniture with sharp edges on the surface. Furniture should have rubber or plastic tips on leg bottoms.
- Do not cut or make holes in the surface.
- During semi-annual inspections, check to ensure that the drains are not clogged and/or blocked to ensure proper rain water and moisture drainage.
- Inspect areas that are subject to high abrasion and wear for physical damage.

Media Panel

Please keep the door closed at all times and do not cover the vents.

Should you have any questions about your media panel, please call Hawaiian Telcom Customer Service at 808-643-1189.

Mirrors

Your mirrors should be cleaned with a soft, clean, grit-free cloth and a mild, non-abrasive non-alkaline cleaning solution. Use a reliable liquid glass cleaner or polisher available at most hardware or grocery stores. Avoid acidic cleaners and splashing water onto the mirror or its frame.

For the vanity mirror's wood frame, use a dry, soft, damp cloth or microfiber cloth to wipe away dirt or stains.

Paint

Please refer to the Home Repair - Quick Reference Guide on page 61 for the colors and locations of the different types of paint, as well as for information on where to purchase paint.

The painted surfaces of your residence, such as the walls, might need periodic cleaning. When cleaning and maintaining painted walls, please keep the following in mind:

1. The first step before washing your walls is to dust your walls by starting at the top and working your way down with a dust mop, static duster, or feather duster. This will help make wet cleaning easier.
2. Clean the surface with a mild detergent using a sponge or soft cloth. Harsh alkaline and abrasive cleaners can permanently burnish or dull the sheen of the paint, causing a noticeable mark or spot. Avoid using cleaners containing alcohol on latex paint, as alcohol can dissolve and damage the paint film. Do not use certain chemicals including ones that contain ammonia and disinfectants as they can affect the color of your paint.
3. Always wash from the bottom up to avoid water running down the wall over the dirt. Water running down the wall carries the surface dirt into the pores of flat paint, causing dirty streaks that are very difficult to remove.
4. Rinse out the sponge in clean water until the cleaning solution is removed. Use the cleaned sponge to thoroughly rinse the washed area, as residual cleaner can interfere with subsequent paint application.
5. For best appearance, use a soft cotton cloth or towel to blot excess rinse water off the paint film.

Recommended cleaners for cleaning interior painted walls and trim include the following. During preparation and use of these cleaning products, read all label instructions for preparation and use. Follow all safety precautions.

Gloss and Eggshell Surfaces:

- Fantastic
- Lemon Fresh
- Liquid Spic & Span
- Clorox Clean up
- Dawn Liquid Dish Detergent

Flat Surfaces:

- Formula 409
- Top Job
- Mister Clean
- Soft Scrub (for hard to clean stains)

The homeowner is responsible for any custom paint colors or wallpaper that has been applied subsequent to closing.

Plumbing

DRIPPING FAUCETS

Over time, the faucets may drip. This is a homeowner maintenance item. You can repair a dripping faucet by shutting off the water at the valve directly under the sink, then removing the faucet stem, changing the washer, and reinstalling the faucet stem. The shower head is repaired the same way. Replace the washer with another of the same type and size. You can minimize the frequency of this repair by remembering not to turn faucets off with excessive force. Or, you may consult with a licensed plumber for assistance.

For information on specific plumbing fixtures used, please refer to page 63.

CLOGS

The main causes for toilet clogs are flushing of domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss, or children's toys.

Clearing clogs is the homeowner's responsibility and is excluded from the Limited Warranty Program.

SINK - BATHROOM

Here are some general cleaning and maintenance guidelines for your bathroom sink(s):

- Rinse thoroughly and use a soft cloth to wipe the sink dry after each use.
- Soft abrasive cleaners may be used when necessary. However, strong abrasive cleaners will scratch and dull the surface.

Success with cleaners and procedures is dependent upon the water, using the proper amount of cleaning product, changes in cleaning product formulas and the condition of the product being cleaned.

Cleaning Products to Consider:

- Clorox Disinfecting Bathroom Cleaner
- Comet Bathroom Cleaner
- Fantastik Antibacterial Heavy Duty
- Formula 409 Antibacterial All Purpose
- Green Works All-Purpose
- Lysol Bathroom Cleaner
- Soft Scrub Gel with Bleach
- Soft Scrub Lemon Cleanser
- Tilex Bathroom Cleaner

Rust Removal Products to Consider:

- Bar Keepers Friend
- Super Iron Out Rust Stain Remover

Repairing chips, scratches, or other surface damage noted subsequent to the apartment closing is the homeowner's responsibility.

SINK - KITCHEN

Your Elkay stainless steel sink is a beautiful complement to the granite countertops. It has a "brushed non-directional swirl finish," which means that it has surface grain lines that are inherent in this type of finish.

Regular cleaning is important to maintain the beauty of your Elkay sink. Here are recommendations for the proper maintenance of your sink:

- Use only a mild liquid dishwashing detergent or Elkay Stainless Butler Stainless Steel Cleaner and Polisher with a soft sponge to clean and then thoroughly rinse the sink. Rub in the direction of the grain lines.
- Rinse thoroughly after each use. "Thorough rinsing" can be done by running water for a few minutes and rubbing the cleaned area with a clean sponge.
- Towel dry after each use to prevent mineral deposits and water spots from building up on the surface of the sink.
- Use an Elkay bottom grid to "protect" the finish. Bottom grids can remain in the sink and will not cause rusting or pitting.
- Don't allow soap or other household cleansers to dry on the surface of the sink. Most brands contain chemical additives that will affect the original finish.
- Refrain from using solutions of chlorine bleach and water in the sink. Chlorides, which are found in most soaps, detergents, bleaches and cleansers, are very aggressive to stainless steel. If left on the sink too long they can cause surface pitting.
- Do not use a steel wool pad to clean your sink. Steel wool pads have a tendency to break apart and small particles of steel can become embedded in the surface of the sink. The steel particles will rust and will give the appearance that the sink itself is rusting.
- Do not use rubber mats or dishpans in the sink. Leaving rubber mats or dishpans in the sink can lead to surface rust or possible pitting.
- Do not leave wet sponges, cloths, or cleaning pads on the sink. This can lead to surface rust.

- Do not use abrasive cleaners or abrasive pads, as they will scratch the surface.
- Avoid filling your sink with water and dishes for a prolonged period of time. While rare, excessive weight can dislodge the sink from the countertop.

Local water conditions affect the appearance of stainless steel. A white film can develop on the sink if you have over-softened water or water with a high concentration of minerals. In hard water areas, a brown surface stain, which looks like rust, can form.

Repairing cosmetic damage such as chips, scratches, or other surface damage noted subsequent to the closing is the homeowner's responsibility.

SINK - LAUNDRY ROOM

Some floor plans have stainless steel sinks in their laundry rooms. Please see information on the maintenance and care for stainless steel sinks in the section above.

Shower

To help keep your shower looking good, the manufacturer recommends the following care procedures:

1. For normal maintenance, especially after each use, clean with a soft cloth or sponge and a mild soap or liquid detergent.
2. Use warm water when cleaning the shower and then rinse thoroughly.
3. Do not allow the surface to come in contact with products such as acetone, nail polish remover, dry cleaning solution, lacquer thinners, gasoline, or pine oil.
4. Clean grease, oil, paint, and ink stains with isopropyl rubbing alcohol.
5. Avoid using razor blades or other sharp instruments that might scratch the surface.
6. Do not use abrasives such as scouring compounds, scouring pads, steel wool or harsh chemicals. For deeper stains, hard scale deposits or any other cleaning or maintenance problems, contact Hydro Systems at 1-661-775-0686.

Damage or problems resulting from abuse, misuse, negligence or by accident are not covered under the Limited Warranty Program.

To Dislodge Debris and Mineral Build-Up from Shower Spray Holes:

1. Run water through the hand shower
2. Firmly rub your finger back and forth across the rubber spray nozzles on the hand shower face.
3. If this procedure fails to improve the performance of the hand shower, proceed to the "To Clean the Screen Washer" section below.

To Clean the Screen Washer:

1. Using a wrench, remove the hand shower from the shower hose.
2. Use a thin-bladed screwdriver to carefully pry up the edge of the screen washer. Remove and clean the screen washer and filter.
3. Reinstall the filter and screen washer into the hand shower.
4. Reinstall the hand shower to the shower hose.

For detailed information on the shower fixtures, visit www.kohler.com/clean. To receive more care and cleaning information, call 1-800-456-4537.

Smoke Detectors

Smoke detectors can quickly alert you to the presence of smoke; they cannot prevent fire. The ultimate responsibility for fire protection rests solely on you. Never ignore a smoke detector if the alarm goes off. Failure to do so can result in serious injury or death. The homeowner should test the smoke alarm and its batteries periodically and replace batteries as needed.

HOW TO TELL IF YOUR SMOKE ALARM IS WORKING PROPERLY

- Your smoke alarm is provided with an alarm horn and flashing red light emitting diode (LED) indicator, which flashes every 15 to 30 seconds, and a green AC power on LED.
- Test button function: when the test button is pressed, the full operation of the light source and light sensor is checked and will initiate an alarm.
- If the battery is low or missing, a chirp will emit when the red LED flashes. If the smoke alarm is malfunctioning, the chirp will sound between the red LED flashes. If AC power fails, the green LED will turn off.

If the device ever fails to test correctly, replace it immediately. If the device is not working properly, it cannot alert you to a problem.

BATTERY INSTALLATION

1. Locate the side-mounted battery drawer.
2. Open the battery drawer by firmly pulling on side lip, then sliding the battery drawer open.
3. Insert the battery into the drawer, terminal side first. Take care to make sure the appropriate terminal is aligned correctly. (+) terminal on battery to (+) terminal on alarm metal contact and (-) terminal on battery to (-) terminal on the alarm metal contact.
4. Rotate the battery into the drawer and close the drawer. Note: the battery drawer will not close if the battery is installed incorrectly.
5. Slide the battery drawer shut until it snaps into place.
6. Use only a Duracell MN 1604 battery with the GN-300 series smoke alarm.

CAUTION: Units with battery backup will not provide power or transmit an alarm to other AC only units in the event of an AC power failure. All battery backup units in tandem with good batteries will operate normally during an AC power failure for a minimum of 24 hours.

For further information on smoke detectors please go to www.gentex.com or see Building Management.

Note: Your smoke detectors operate independently from the building's Fire Protection System. However, if one is activated within your unit, all smoke detectors in your unit will activate.

CLEANING

For your safety, clean each smoke detector monthly to prevent a false alarm or lack of response during a fire. After cleaning, push the test button to confirm the alarm is working.

VENTILATION

Smoke from cooking may cause your smoke detector to go off. Unfortunately the alarm cannot distinguish cooking smoke from smoke caused by an actual fire. Heavy cigarette/cigar/pipe smoke may also trigger the alarm. Be sure to provide good ventilation to avoid a false alarm.

Your daily habits can help keep your home well ventilated:

- Develop the habit of running the cooktop exhaust fan when you are cooking
- Turn on the bath fans when bathrooms are in use

Storage Areas

PRIVATE STORAGE LOCKERS AND STORAGE ROOMS

The cleaning and maintenance of storage lockers and storage rooms are the responsibility of the homeowner. Please do not place stickers or labels onto the storage units.

Flammable and hazardous materials cannot be kept in the storage units.

Please store items at your own risk. Waihonua at Kewalo is not responsible for any items that are lost, destroyed, or damaged.

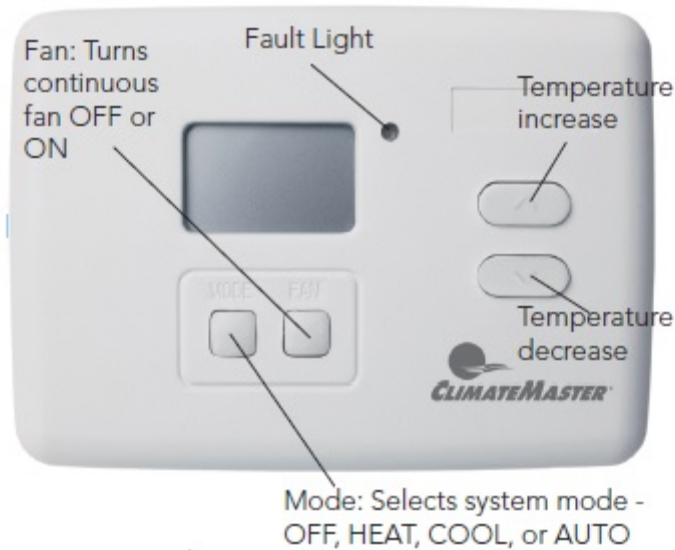
BICYCLE AND SURFBOARD STORAGE

As surfboards, paddle boards, kayaks, and bicycles are not allowed on the residential floors, residents are encouraged to store their bicycles and surfboards (not more than nine feet in length), etc. in the designated storage areas. Residents must receive approval from Building Management prior to using the storage areas. Please see Building Management for further details.

Telephone

Please call Hawaiian Telcom to add home phone service. Any cost associated with home phone service is the responsibility of the homeowner/resident and is not covered by your maintenance fees.

Thermostat



Your thermostat is a wall-mounted, low-voltage thermostat, which maintains room temperature by controlling the operation of a heating and air-conditioning system. Batteries are not required; temperature and mode settings are preserved with the power off.

THERMOSTAT FEATURES

- Heat-Off-Cool-Auto System selections.
- Fan-On-Auto selections.
- °F or °C temperature display.
- Configurable automatic or manual changeover operation.
- Light emitting diode (LED) for alarm status.
- Installer setup options allow for customized applications.
- Zero temperature droop performance.
- Temperature display adjustment feature provides display offset for custom applications.
- Setpoints are permanently held in memory (no batteries used) and retained during power outages.
- Extended fan operation feature can be used to operate fan for 90 seconds after "Y" turns off.
- Setup feature allows either "current room temp" or the "current setpoint" to be displayed.
- Optional safety setpoints ensure that heating and cooling will occur even if thermostat is in "Off" mode.

INITIAL SETUP

At Power Up

When power is first applied, AC or HP will appear for five seconds to tell you it is a heat/cool (AC) or a heat pump (HP) model. After this, the time display will flash to tell you the power has been off. The day and time will show within 10 minutes of when the power went off. Pressing any button will stop the flashing.

To Set The Time

1. Press the TIME/TEMP button. The words SET TIME will flash on the display.
2. Press the UP or DOWN button to move the time forward or backward. To quickly advance to the proper time, press and hold the UP or DOWN button.
3. Press the HOLD/END button when the correct time appears on the display. (Note: if you choose not to press the HOLD/END button, the thermostat will automatically exit the time setting mode after 10 seconds.)

To Set The Day Of The Week

Press the DAY button to advance to the correct day.

Fahrenheit/Celsius Selection

This selection operates the thermostat in either Fahrenheit or Celsius. To select:

1. Enter configuration mode (if not already there).
2. Use up and down buttons to display "d."
3. Press MODE button once to display current selection of F or C.
4. Use up and down buttons to change between F and C.
5. Press MODE button to return to "d." Up and down buttons now move between option choices; or press FAN button to exit configuration mode.

Room Temperature Offset Adjust Selection

The selected number of degrees, plus or minus, which will be added to the actual temperature. The numbers can range between -5 and 5.

Extended Fan Operation With Y Selection

This selection enables extended fan operation when Y turns off. The fan will run for 90 seconds after Y turns off.

Display Temperature

If "dt=On" appears, then the actual room temperature is displayed. If "dt=Off" appears, then the temperature setpoint is displayed.

To Check Cooling Operation

1. Press and release the MODE button until COOL is displayed.
2. Press the down button until the LCD readout reads 10 degrees below room temperature. The cooling system should begin to operate within five minutes and the COOL icon will flash.

OPERATION INSTRUCTIONS

Temperature Display

The thermostat will display room temperature or set point, depending on the Install Mode option selected. When the UP or DOWN button is pressed, the set point will always be displayed. The word SET appears when these buttons are pressed and the current set point is displayed. In Auto Change mode, the mode being set (HEAT or COOL) will also appear. If no buttons are pressed for five seconds, the display will change back to show the room temperature.

Timeguard Timer

A three-minute timeguard is built into the thermostat immediately upon power up and any time the compressor turns off. The compressor will not turn on until the timeguard has expired. Pressing UP and FAN buttons simultaneously will override the timeguard for one cycle.

Cycle Timer

In normal heating and cooling operation, the thermostat will not allow more equipment cycles per hour than is set in the Install mode. Both the Y and Y2/W outputs have a timer that starts counting down when the output is turned on. The next cycle cannot start until the timer is satisfied. However, pressing UP and FAN buttons simultaneously or changing the set point will override the timer for one cycle.

Minimum on Timer

Once the equipment has turned on, it will remain on for a minimum of two minutes regardless of demand unless there is a change in set point or a change in mode.

Error Messages

E4 will be displayed if the thermostat has an internal memory failure. If E4 appears, replace the thermostat.

“--” (two dashes) will be displayed if the temperature cannot properly read the room temperature. If “-- ” appears, replace the thermostat.

WARRANTY

Thermostat defects are covered by the Limited Warranty Program; however, issues that arise from normal wear and tear or poor usage/maintenance are not applicable.

Tile Surfaces

The best way to care for the areas that have floor and wall ceramic tile is to dust them with a soft cloth, sponge, or sheet and to do periodic damp wiping. We recommend using a non oil-based household cleaner. Do not use ammonia as it will discolor the grout.

You may vacuum the floor tiles to remove dirt and other gritty particles, then damp mop or sponge with an all-purpose, non oil-based cleaner.

Potential damages: ceramic tile is generally sturdy; however, it can be broken with a sharp blow from a hard object. Broken ceramic tile can be replaced; however, it may not be possible to find a replacement with the exact matching color or pattern. Therefore, take special care not to break or damage the ceramic tiles in your residence. Broken tiles are not covered under the Limited Warranty Program.

HEAVY DUTY CLEANING

Neglected or heavily-trafficked tile may require more intensive cleaning. To do so, clean them with a scouring powder or an all-purpose cleaner applied to a non-metallic pad. Rinse and wipe dry.

For the floor tiles, use a commercial tile cleaner or apply a strong solution of all-purpose, non oil-based cleaner or a scouring powder paste. Let stand for five minutes, brush and scrub, then rinse with clean water and wipe dry.

Toilets

TOTO ULTRAMAX II toilets have been installed in your residence. This sleek, elongated one-piece design features their "Double Cyclone" flushing system, which draws water into the bowl more quickly and out more forcefully.

We have also installed an electrical outlet behind your toilet. This is to be used in the event that you are interested in either upgrading your toilet or purchasing Toto toilet accessories such as a Washlet – both of which are optional and at the homeowner's expense. If you are interested in purchasing a Washlet from Toto, you do not need to replace your existing Toto toilet, as the Washlet can be installed onto the toilet. The Washlet that would best fit your toilet is the "E200 elongated" or the "B200 elongated" from Toto.

Please go to www.totousa.com for information on how to order a Washlet or other toilet accessories.

USE AND CARE

1. Clean your toilet(s) with a toilet bowl cleaner and brush or cloth. Always keep a plunger handy to use in the event of toilet stoppage. If a stoppage occurs, close the shutoff valve on the wall behind the toilet. Never use drain cleaners in toilets, as the harsh chemicals in them can damage the toilet seals and cause the toilet to leak.
2. Do not use in-tank toilet bowl cleaners. The use of high concentration of chlorine or chlorine-related products can seriously damage fittings in the tank. This damage can

cause leakage and property damage. Any tank fitting failure or damage caused by the use of in-tank bowl cleaners is not covered under the Limited Warranty Program.

CLOGS

The main cause of toilet clogs is flushing of domestic items such as disposable diapers, excessive amounts of toilet paper, sanitary supplies, Q-tips, dental floss or children's toys.

Clearing of clogs is the homeowner's responsibility and is excluded from the Limited Warranty Program.

Tubs

To ensure a long lasting beautiful bathtub, we suggest the following easy care procedures:

1. For normal maintenance, especially after use, thoroughly rinse the tub with water, then clean with a soft, non-abrasive cloth or sponge and a mild soap or liquid detergent.
2. Do not use abrasives such as scouring compounds, scouring pads, steel wool or harsh chemicals.
3. Avoid using razor blades or other sharp instruments that might scratch the surface.
4. Check and touch up caulking on an as-needed basis.

Repairing chips, scratches or other surface damage noted subsequent to closing is the homeowner's responsibility.

Avoid hanging wet towels or heavy items on shower curtain rods or shower doors (if applicable) as the weight can pull at and damage these and surrounding items.

Also, we do not recommend hanging shampoo or soap bottle racks on the plumbing fixtures as the weight could pull the fixtures down and cause damage.

These types of cosmetic damages are not covered under the Limited Warranty Program.

OVERFLOW

Please use caution when preparing a tub for a bath. Your residence is part of a stack of other apartments, and overflow could cause damage to your home, as well as to the homes located below and around you. Damage from overflow is not covered under the Limited Warranty Program.

Walls

Use caution when drilling holes in the walls. Due to the utility wiring and plumbing that may be located behind the walls, do not drill any holes into the top 10 inches of the walls.

Water Shut Off/Access Panel

ACCESS PANEL

The main water shut-off valve is located in the corridor ceiling just outside of your front door. Building Management has the key to access this panel.

WASHING MACHINE WATER SHUT OFF VALVE

An "IntelliFlow® Series A2C-M1 Automatic Washing Machine Water Shutoff Valve with Leak Sensor" has been installed in your residence. This valve uses a state-of-the-art electronic control device that senses the washing machine's current flow. When the washing machine is turned on, the controls detect the current flow to the washer, opening both hot- and cold-water inlet valves to allow water to flow to the washing machine. When the washing machine completes the full cycle, the device senses the lack of current and closes the water inlet valves. These valves remain closed until the machine is used again. The IntelliFlow's® automatic operation and leak sensor protect against catastrophic water damage should a washing machine inlet hose burst while the machine is in use or left unattended. Please note that the overflow pan is a solid, one-piece unit; there is no additional drain.

Windows

FRAME AND HARDWARE

The external finish of all hardware must be kept clean by removing any harmful residue, especially salt spray, from the surface using a non-abrasive cleaning agent and wiped down with a soft cloth.

Window treatment installation plates and installation instructions are available from building management that **MUST** be used when mounting window treatments to the window wall/frame. The correct placement of the plates will ensure proper support of the window treatment's weight and proper location of screws in the frame. The window wall warranty will be VOID if the window treatment installation plates are not used.

DO NOT attach window treatments to the concrete slab on levels three, six, and seven through 42. (Levels four and 43 have drywall ceilings.) The concrete slabs have post-tensioning cables that can compromise the structure if the cable is broken. Repair and replacement costs for post-tensioning cables are solely the responsibility of the homeowner.

ROUTINE CLEANING

Clean all dirt, dust, and debris from all parts of the window hardware, and keep any obstructions away from the pivoting and sliding parts. All tracks and sills must be kept clear of dirt, debris, and other matter that can cause damage to and restrict the proper function of rollers, guides, and lock bolts. Use a vacuum cleaner or a small soft brush to remove dry materials; use a dry cloth to remove any remaining dirt.

For the glass, clean with a non-toxic glass cleaner. Use a conventional window washing solution or mild soap and water. Uniformly spray or apply the cleaning solution with a soft grit-free cloth sponge or pad and rinse thoroughly. The glass surface should then be wiped dry with a clean, grit-free cloth or squeegeed dry. Care should be taken to ensure that no abrasive particles are trapped between the glass and cleaning materials. Since razor blades, putty knives, and metal parts of glazing tools can scratch glass surfaces, extreme care should be taken with their use.

The exterior window cleaning will be handled through Building Management in coordination with the AOUC.

CONDENSATION

Condensation on interior surfaces of the window and frame is the result of high humidity within the residence and low outside temperatures. Your family's lifestyle controls the humidity level within your residence.

WINDOWS

Most windows (both vertical and horizontal) are designed for a 10-pound pull. If sticking occurs or excessive pressure is required to open or close a window, apply a small amount of silicone lubricant. This is available at hardware stores. Avoid petroleum-based products.

The awning windows need to be used and operated on a frequent basis to prevent dust and salt (from the air) build up, which can cause the windows to become sticky. If your residence will be vacant for an extended period of time (more than one month), the

window system manufacturer recommends that you have someone periodically visit your home to operate the awning windows.

TINTING

Please refer to the Waihonua at Kewalo project documents regarding tinting windows.

WINDOW COVERINGS

Please use caution when installing window coverings. The building has post-tension cables in the slab and drilling into the ceiling is not allowed in most areas. You may also refer to the Frame and Hardware section on page 50.

VERY IMPORTANT: The window head will support up to 51 pounds at each point. Homeowners may install window treatments but they cannot exceed 51 pounds.

In addition, the Bylaws and House Rules require that all window shades, blinds, or coverings shall be light earth tone shades to maintain a uniform exterior appearance for the building.

Wood Flooring

The flooring installed in your residence is called Arbor Creek Premium Engineered Flooring. Arbor Creek's flooring is durable and easy to maintain. This is because you are not walking directly on the wood, but on a urethane finish that is specifically formulated for hardwood flooring. This protects the wood and keeps your floor looking beautiful. It has a "matte" finish, which means it is not glossy or oily but is meant to provide a warm and inviting appearance.

Here are some guidelines to help you properly care for and maintain your flooring.

ROUTINE MAINTENANCE

Dust, mop or vacuum your wood floor regularly to prevent sand and dust from accumulating and scratching the finish. You do not need to wax your floor. Floors should only be cleaned using a product specifically made for urethane-finished floors. The manufacturer recommends Bona Hardwood Floor Cleaner.

PREVENTIVE MAINTENANCE

Never clean your wood floor with excessive water or a very wet mop. Excessive moisture can damage your floor. A slightly damp mop is allowable. Never use any kind of wood polish or solvent-based dressing or maintenance products, as they may dull or damage the finish.

Sand and dirt can be abrasive to wood floors; you should place protective mats by doorways to keep dirt and moisture from being tracked across your floor. Area rugs are recommended in front of sinks in kitchens. The rugs should be slip-resistant with a non-abrasive and non-discoloring backer. Install floor protectors (felt pads) under all furniture and chair legs in order to ease their movements and to prevent scratches. Clean up spills as soon as possible, before they become sticky or dry.

Spiked or stiletto heeled shoes, especially those with worn heels, can dent and scratch wood floors (as well as other flooring surfaces). Damage caused by spiked or stiletto heels is not covered under the Limited Warranty Program.

Maintain proper humidity conditions (40-75 percent) in your home throughout the year. This may require the use of a humidifier or dehumidifier, depending on conditions. Avoid extreme changes in humidity from season to season.

Hardwood is a living material that reacts to changes or relative humidity. In the summer, when humidity is at its highest, it is absorbed by the wood, which expands. During the winter on the other hand, when relative humidity levels in the home may be much lower, the wood releases its humidity and contracts or shrinks. Failure to maintain the normal humidity conditions at 40-75 percent humidity for the interior year-round, before and after installation of the wood flooring will void the Limited Warranty.

Protect the floor against direct sunlight or any intense source of artificial lighting. Over time intense light will discolor exposed surfaces. This phenomenon with wood surfaces is normal and natural. The lighter the color of the natural wood, the more apparent this phenomenon will be.

Never use wax, oil-based detergent, or any other household cleaners as they may dull or even damage the finish and make the floor slippery and more difficult to clean.

MOVING FURNITURE

Use extreme care when moving furniture across the floor. When moving heavy-wheeled furniture, prevent damage by placing a protective barrier of heavy cardboard between the wheels and the carpet or wood. We also recommend installing coasters on furniture legs to prevent permanent carpet damage. The Limited Warranty Program does not cover damage to floors caused by moving furniture or appliances into the residence.

CHANGING OUT YOUR FLOORING

Replacing your flooring requires written approval from the AOUC. Please refer to Section 18.2.2E of the Declaration and Section 9.4C of the Bylaws for more information.

Appliances

Warranties for the following appliances are provided by the manufacturer. To qualify for these warranties, it is important that you complete the product registration cards as soon as possible after closing. It is your responsibility to send the product registration cards directly back to the manufacturers.

Please take time to read the appliance manuals, specifically, the sections on Use and Care. The manuals can found in a box on your kitchen countertop. Please contact the Management Office right away if you do not have a manual.

Appliance	Manufacturer	Model #
Refrigerator	Bosch	B22CS80SNS
Microwave Oven	Bosch	HMV3052U
Slide-In Electric Range	Bosch	HEI7282U – Levels 3 - 34 HEIP054U – Levels 35 – 43
Dishwasher	Bosch	SHX53TL5UC
Washer	Frigidaire	FAFW3801LW
Dryer	Frigidaire	FAQE7001LW
Disposal	Insinkerator	Badger 5 – Levels 3 - 40 Badger 5XP – Levels 41- 43

Manufacturer-Authorized Service Providers

For appliance servicing, please have the model and serial number of your appliance before calling. The model and serial numbers can generally be found in the interior trim of the appliance door.

REFRIGERATOR/OVEN/RANGE/DISHWASHER SERVICE COMPANIES

Tunista Services	808-448-0300
Appliance Service Center	808-521-2337
Appliance Service Group	808-845-7506

DISPOSAL SERVICE COMPANY

The Badger®-brand disposal in your kitchen comes with a two-year "In-Home Parts and Labor Warranty." To request service, please call the manufacturer (Badger) directly at 1-

800-558-5700, then press 2. They will then assist you with your claim, and if necessary, provide you with the name and phone number of the factory-authorized service agent located in Hawai'i.

Exclusions to the Badger warranty: Improper garbage disposal use is not included under the warranty. It is recommended that you always use plenty of cold water when running the disposal. This recommendation also applies to grease; supplied with a steady flow of cold water, the grease congeals and is cut up by the blades. If you use hot water, the grease remains a liquid, then cools and solidifies in the sewer line. Allow the water to run 10 to 15 seconds after shutting off the disposal.

WASHER/DRYER SERVICE COMPANY

TNT Appliance Repair

808-836-3881

Home Repair - Quick Reference Guide

Air-Conditioning Filter

Residence Number (last 2 digits)	Floors	Service Area	Climate Master TRM Air Conditioner Model #	Disposable Filter Size 1" Thick
01	3 - 4	Bedroom 1 & Bedroom 2	15	16" x 30"
01	3 - 4	Living Room & Kitchen	15	16" x 30"
01	3 - 4	Master Bedroom	9	14" x 24"
01	6 - 40	Bedroom 1 & Bedroom 2	15	16" x 30"
01	6 - 40	Kitchen & Master Bedroom	30	20" x 32"
01	41 - 43	Bedroom 1 & Bedroom 2	15	16" x 30"
01	41 - 43	Kitchen, Dining & Living Room	36	20" x 32"
01	41 - 43	Living Room & Master Bedroom	24	20" x 32"
02	3 - 4	Kitchen & Master Bedroom	15	16" x 30"
02	7 - 40	Kitchen & Bedroom 2	18	16" x 30"
02	7 - 40	Master Bedroom	9	14" x 24"
02	41 - 43	Bedroom 1	9	14" x 24"
02	41 - 43	Bedroom 2	9	14" x 24"
02	41 - 43	Kitchen, Dining & Living Room	24	20" x 32"
02	41 - 43	Master Bedroom	12	14" x 24"

Residence Number (last 2 digits)	Floors	Service Area	Climate Master TRM Air Conditioner Model #	Disposable Filter Size 1" Thick
03	3 - 4	Bedroom 1	9	14" x 24"
03	3 - 4	Living Room & Kitchen	12	14" x 24"
03	7 - 40	Kitchen & Bedroom 1	18	16" x 30"
03	7 - 40	Master Bedroom	9	14" x 24"
03	41 - 43	Bedroom 1 & Bedroom 2	15	16" x 30"
03	41 - 43	Dining & Living Room	36	20" x 32"
03	41 - 43	Master Bedroom	12	14" x 24"
04	3 - 4	Bedroom 1	9	14" x 24"
04	3 - 4	Kitchen, Living Room & Master Bedroom	24	20" x 32"
04	3 - 4	Master Bedroom	9	14" x 24"
04	7 - 40	Kitchen & Bedroom 1	24	20" x 32"
04	7 - 40	Master Bedroom	9	14" x 24"
04	41 - 43	Kitchen	15	16" x 30"
04	41 - 43	Master Bedroom & Bedroom	12	14" x 24"
05	6 - 40	Bedroom 1 & Bedroom 2	12	14" x 24"
05	6 - 40	Kitchen & Master Bedroom	30	20" x 32"
05	41 - 43	Master Bedroom	15	16" x 30"
06	6 - 40	Kitchen	15	16" x 30"

Residence Number (last 2 digits)	Floors	Service Area	Climate Master TRM Air Conditioner Model #	Disposable Filter Size 1" Thick
06	6 - 40	Master Bedroom & Bedroom	12	14" x 24"
06	41 - 43	Kitchen & Master Bedroom	15	16" x 30"
07	6 - 40	Kitchen & Master Bedroom	15	16" x 30"
07	41 - 43	Kitchen & Living Room	18	16" x 30"
07	41 - 43	Master Bedroom & Bedroom	12	14" x 24"
08	6 - 40	Kitchen & Master Bedroom	15	16" x 30"
09	6 - 40	Kitchen	15	16" x 30"
09	6 - 40	Master Bedroom & Bedroom	12	14" x 24"

Paint

Location	Manufacturer	Color Name	Color	Product/ Finish
Textured/Smooth Ceilings	PPG Paints	Snowbound	CM/EE-818	9100 – Flat
Walls	PPG Paints	Natural Choice	CM/CC-2437	9300 – Eggshell
Interior Doors, Door Trims and Base	PPG Paints	Natural Choice	CM/CC-2437	9200 – Semi-Gloss

PPG Paints – Dillingham/Kalihi Store

2312 Kamehameha Highway, Bldg F
Honolulu, Hawaii 96819
808-841-3693

PPG Paints – King Street Store

1960 South King Street
Honolulu, Hawaii 96826
808-949-6414

When purchasing touch up paint at PPG Paints, you may reference “Waihonua at Kewalo” (account # 310264980000) for a discount off the retail price.

Plumbing Fixtures

Kitchen:

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Kitchen Sink	Elkay	ELUHE281610/Gourmet	30-1/2" x 18-1/2" x 10" #18 gauge, type 304 nickel beating under mount stainless steel single bowl sink, heavy duty sound guard undercoating and 3-1/2" drain opening	Bright Euro Highlighted Finish
Kitchen Sink - Faucet	Kohler	K-780-VS/ Cruette	Pull-down Kitchen sink faucet with stream-to-spray touch control water flow, three-function spray head, 360 degree spout rotation, and 1.8 GMP max flow rate	Vibrant Stainless Steel

Master Bathroom and Bathroom 2:

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Lavatory and Lavatory ADA (where applicable) - Installed to comply with ADA regulations	Kohler	K-2214/Ladena	18" x 12" Vitreous china under mount lavatory bowl with overflow	White
Lavatory Faucet and Lavatory Faucet ADA (where applicable) - Installed to comply with ADA regulations	Kohler	K-5317/Refinia	Widespread Lavatory faucet with lever handles, pop-up drain assembly, 4-1/2" spout reach and 1.5 GPM max flow rate	Brushed Nickel

Master Bathroom and Bathroom 2 continued:

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Bath Tub - Penthouse	Kohler	K-1242-LA-0 / K1242-RA-0 / Mariposa	60" x 36" x 20" Acrylic bathtub with integral apron and left or right drain	White
Bathtub - Penthouse - Drain Body	Watco	551-PF-BRS-BN-MS-U	Tubular brass drain body with Presflo tub closure and 2-hole overflow plate	Brushed Nickel
Bathtub - Penthouse - Mixing Valve Trim	Kohler	K-T5321-4/Refinia	Mixing valve trim with push-button diverter button	Brushed Nickel
Bathtub - Penthouse - Pressure Balancing Valve	Kohler	K1-1748-KS/Rite-Temp	Pressure-balancing valve with integral diverter mechanism, high-temperature limit setting and screwdriver stops	N/A
Bathtub - Penthouse - Bath Spout	Kohler	K-5328/Refinia	Wall-mount bath spout less diverter	Brushed Nickel
Bathtub - Penthouse - Hand shower	Kohler	K-17493/Flipside 01	Four-function hand shower, maximum 2.5 GPM	Brushed Nickel
Bathtub - Penthouse - Shower Hose	Kohler	K-9514/ Mastershower	60" Metal shower hose	Brushed Nickel
Bathtub - Penthouse - Wall Mount	Kohler	K-976/Stillness	Wall mount supply elbow	Brushed Nickel
Bathtub - Penthouse - Slide Bar with Trim	Kohler	K-8524/Stillness K-974/Stillness (Trim)	30" Slide bar with trim	Brushed Nickel

Master Bathroom and Bathroom 2 continued:

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Bathtub - Penthouse - Vacuum Breaker	Kohler	K-9660	In-line atmospheric vacuum breaker	Brushed Nickel
Bath Tub	Kohler	K-505 / K-506 / Mendota	60" x 32" x 16-1/4" Cast iron bathtub with integral apron and left or right drain	White
Bathtub - Drain Body	Watco	501-PF-BRS-BN-MS-U	Tubular brass drain body with Presflo tub closure and 2-hole overflow plate	Brushed Nickel
Bathtub - Mixing Valve Trim	Kohler	K-T5321-4/Refinia	Mixing valve trim with push-button diverter button	Brushed Nickel
Bathtub - Pressure Balancing Valve	Kohler	K1-1748-KS/Rite-Temp	Pressure-balancing valve with integral diverter mechanism, high-temperature limit setting and screwdriver stops	N/A
Bathtub - Bath Spout	Kohler	K-5328/Refinia	Wall-mount bath spout less diverter	Brushed Nickel
Bathtub - Hand shower	Kohler	K-17493/Flipside 01	Four-function hand shower, maximum 2.5 GPM	Brushed Nickel
Bathtub - Shower Hose	Kohler	K-9514/ Mastershower	60" Metal shower hose	Brushed Nickel
Bathtub - Wall Mount	Kohler	K-976/Stillness	Wall mount supply elbow	Brushed Nickel
Bathtub - Slide Bar with Trim	Kohler	K-8524 K-974/Stillness (Trim)	30" Slide bar with trim	Brushed Nickel

Master Bathroom and Bathroom 2 continued:

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Bathtub - Vacuum Breaker	Kohler	K-9660	In-line atmospheric vacuum breaker	Brushed Nickel
Shower - Shower Base	Hydro Systems, Inc.	6036 ED RH/LH	60" x 36" Shower Pan	
Shower - Mixing Valve	Kohler	K-T5322-4/Refinia	Mixing valve trim less diverter button	Brushed Nickel
Shower - Pressure Balancing Valve	Kohler	K-304-KS/Rite-Temp	Pressure-balancing valve with high temperature limit setting and screwdriver stops	N/A
Shower - Hand shower	Kohler	K-17493/Flipside 01	Four-function hand shower, maximum 2.5 GPM	Brushed Nickel
Shower - Shower Hose	Kohler	K-9514/ Mastershower	60" Metal shower hose	Brushed Nickel
Shower - Wall Mount	Kohler	K-976/Stillness	Wall mount supply elbow	Brushed Nickel
Shower - Slide Bar with Trim	Kohler	K-8524 K-974/Stillness (Trim)	30" Slide bar with trim	Brushed Nickel
Shower - Vacuum Breaker	Kohler	K-9660	In-line atmospheric vacuum breaker	Brushed Nickel
Shower ADA (where applicable) - Shower Base	Hydro Systems, Inc.	36" x 36" Universal Center Drain Shower Pan	36" x 36" Universal Center Drain Shower Pan	
Shower ADA (where applicable) - Mixing Valve	Kohler	K-T5322-4/Refinia	Mixing valve trim less diverter button	Brushed Nickel
Shower ADA (where applicable)- Pressure Balancing Valve	Kohler	K-304-KS/Rite-Temp	Pressure-balancing valve with high temperature limit setting and screwdriver stops	N/A

Master Bathroom and Bathroom 2 continued:

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Shower ADA (where applicable) - Hand shower	Kohler	K-17493/Flipside 01	Four-function hand shower, maximum 2.5 GPM	Brushed Nickel
Shower ADA (where applicable) - Shower Hose	Kohler	K-9514/ Mastershower	60" Metal shower hose	Brushed Nickel
Shower ADA (where applicable) - Wall Mount	Kohler	K-976/Stillness	Wall mount supply elbow	Brushed Nickel
Shower ADA (where applicable) - Slide Bar with Trim	Kohler	K-8524 K-974/Stillness (Trim)	30" Slide bar with trim	Brushed Nickel
Shower ADA (where applicable) - Vacuum Breaker	Kohler	K-9660	In-line atmospheric vacuum breaker	Brushed Nickel
Water Closet - Master Bath and ADA (where applicable) - Water Closet	Toto	MS604114CEFRG/ Ultramax II	One-piece water closet with double cyclone flushing system low consumption 1.28 GPF, Sanagloss ceramic glaze, universal height, elongated bowl	Cotton
Water Closet - Master Bath and ADA (where applicable) - Water Closet Seat	Toto	SS114/ Soft close	Elongated water closet seat	Cotton
Water Closet 2 and ADA (where applicable) - Water Closet	Toto	CST454CEFG-01/ Drake II	Two-piece water closet. low consumption 1.28 GPF, Sanagloss ceramic glaze, universal height, elongated bowl	Cotton
Water Closet 2 and ADA (where applicable) - Water Closet Seat	Toto	SS114/ Soft close	Elongated water closet seat	Cotton

Laundry (if applicable):

Fixture Type	Manufacturer	Model #/Name	Description	Finish
Washing Machine Box	Watts	Intelliflow/ Series A2C-M1	Automatic electronic washing machine water shutoff valve with leak sensor	N/A
Washing Machine Pan	Mustee	Model 99 Durapan	30" x 32" x 2-1/2" Washer Pan without drain	White
Utility Sink (where applicable)	Elkay	LRAD2522653	Lustertone, 25" x 22" single compartment, 18 gauge, type 304 stainless steel self-rimming sink with 21" x 15-3/4" x 6-1/2" bowl and 3 hole drilling for faucet	
Utility Sink Faucet - (where applicable)	Chicago	201-G8AE3-317AB	Deck mounted 8" widespread faucet, 8" c-c gooseneck spout, aerator, 4" wrist blade handles	

Electrical Fixtures

RESIDENCE TYPE A OR "01" – FLOORS 6 - 40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathrooms above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE B OR "02" – FLOORS 6 - 40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE C OR "03" – FLOORS 6-40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE D OR "04" – FLOORS 6-40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE E OR "05" – FLOORS 6-40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE F OR "06" – FLOORS 6-40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway, Master Bedroom	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE G/GR OR "07/08" – FLOORS 6-40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64

RESIDENCE TYPE H OR "09" – FLOORS 6-40

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE J – 301 & 401

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hall	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathrooms above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet, Laundry	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE K – 302 & 402

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathrooms above vanity	Wall sconce	General Electric	17292	60T10/64

RESIDENCE TYPE L – 303 & 403

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathrooms above vanity	Wall sconce	General Electric	17292	60T10/64
Hallway/ Kitchen	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

RESIDENCE TYPE M – 304 & 404

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathrooms above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway, Den	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

PENTHOUSE RESIDENCE TYPE N – 4201

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

PENTHOUSE RESIDENCE TYPE N - 4301

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	Contech	RL530-ICSA, CTR51912-WHT	45R30/FL/LL
Bathroom - Shower	Recessed fixture in drywall ceiling with lens for wet location	Contech	RL530-ICSA, CTR51912-p	45R30/FL/LL
Accent Light in Niches	Recessed fixture in drywall ceiling	Contech	LVR 16-IC CST405V-P	GE Precise Cover Glass IR, 50W MR16IR, GU5 Base, 12V Flood (Q50MR16/HIR/CG40) by GE

PENTHOUSE RESIDENCE TYPE N2 - 4101

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6
Den	Surface mounted pendant fixture	General Electric	77909	Q45MR16HIR/CCG35

PENTHOUSE RESIDENCE TYPE P – 4102 & 4202

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet, Laundry	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Living Room	Track lighting	General Electric	77909	Q45MR16HIR/CCG35
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

PENTHOUSE RESIDENCE TYPE P – 4302

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet, Laundry	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	Contech	RL530-ICSA, CTR51912-WHT	45R30/FL/LL

PENTHOUSE RESIDENCE TYPE R – 4103 & 4203

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet, Laundry	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Living Room, Dining Room	Track lighting	General Electric	77909	Q45MR16HIR/CCG35
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6
Hallway, master Bedroom	Surface mounted pendant fixture	General Electric	77909	Q45MR16HIR/CCG35

PENTHOUSE RESIDENCE TYPE R – 4303

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixtures	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet, Laundry	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	Contech	RL530-ICSA, CTR51912-WHT	45R30/FL/LL
Accent Light in Niches	Recessed fixture in drywall ceiling	Contech	LVR 16-IC CST405V-P	GE Precise Cover Glass IR, 50W MR16IR, GU5 Base, 12V Flood (Q50MR16/HIR/CG40) by GE

PENTHOUSE RESIDENCE TYPE F – 4104 & 4204

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway, Master Bedroom	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

PENTHOUSE RESIDENCE TYPE F – 4304

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway, Master Bedroom	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	Contech	RL530-ICSA, CTR51912-WHT	45R30/FL/LL

PENTHOUSE RESIDENCE TYPE G/GR – 4105, 4106, 4205, & 4206

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64

PENTHOUSE RESIDENCE TYPE G/GR – 4305 & 4306

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	Contech	RL530-ICSA, CTR51912-WHT	45R30/FL/LL

PENTHOUSE RESIDENCE TYPE H – 4107 & 4207

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Entry, Bathroom	Recessed fixture in drywall ceiling	General Electric	26804	45R30/FL/LL
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6

PENTHOUSE RESIDENCE TYPE H – 4307

Room	Fixture Description	Lamp Manufacturer	Manufacturer Part #	Lamp Type
Kitchen	Surface mounted fixture	Maxlite	N/A	(2) MLS18GUWW
Kitchen	Pendant Fixture	General Electric		40CAC/C-CA10 Bulb 40 watt 360 lumen soft white candelabra
Kitchen	Undercabinet light	Optic Arts		<i>*See bulb replacement note at end of section</i>
Bathroom above vanity	Wall sconce	General Electric	17292	60T10/64
Walk-in closet	Surface mounted fixture		N/A	(1) T-9 Circline 32W - FC12 T9 3100K (1) T-9 Circline 40W - FC16 T9 3100K
Hallway	Surface mounted fixture	Maxlite	N/A	MLS26GUWW6
Entry, Bathroom, Hallway	Recessed fixture in drywall ceiling	Contech	RL530-ICSA, CTR51912-WHT	45R30/FL/LL

**To replace under undercabinet fixture, call Optic Arts at 213-250-6069 or email information to info@OpticArts.com. Provide the length of the fixture and the following model number: FLEX.40.30.24.22.*

Emergency Information and Procedures

Residence Fire Protection Systems

Each Waihonua at Kewalo residence has an automatic fire sprinkler system. It is designed to minimize fire damage and help protect occupants in the event of a fire in the building. However, extensive water damage may occur if a sprinkler head is inadvertently activated. If this happens, call the Lobby Desk immediately, as severe water damage will occur. DO NOT hang items on the sprinkler heads or place items within 20 inches of it. Some fire sprinkler heads are recessed with cover plates.

Smoke Detectors

Please refer to page 42 for details on your smoke detector.

Building Fire Protection Systems

Every resident should take time to walk through the building and grounds to become familiar with the location of fire exits and alarm pull stations. Dial "911" in the event of a fire, or other emergency requiring the fire department, police, or ambulance. If there is an emergency in your residence call "911" first and then call the Lobby Desk at 808-380-3116.

Every corridor has alarm pull stations, fire extinguishers, sprinklers, smoke detectors, emergency loudspeakers, and strobe lighting.

A loudspeaker is also located within each residence to receive broadcast emergency bulletins from Building Management.

Automatic fire doors close off each elevator from the individual elevator lobbies. In the event of a fire, please use the stairwells located near the end of each hallway.

DO NOT USE ELEVATORS DURING EMERGENCY FIRE EVACUATIONS.

Fire Emergency Evacuation Plan

In the event of a fire, all residents should follow the procedures below:

1. Upon hearing the fire alarm signal, do not panic. REMAIN CALM. Go immediately to your residence entrance and feel the door with your hand before opening it.

2. If your residence door is hot to the touch, or if you see smoke seeping into your home, DO NOT OPEN THE DOOR. Seal off all cracks around the door with damp towels to keep the smoke out. If you are unable to safely exit your residence, first call 911, then call a Malama Advisor at 808-380-3116.
3. If your residence door is cool to the touch and there is no evidence of smoke, open the door just a crack at first, and then slowly open it all the way if you feel it is safe.
4. DO NOT use the elevators. The fire alarm system will automatically activate smoke doors on each floor to seal off the lobby elevator areas. The elevators will descend or ascend to a designated floor and open up for fire department use only. If conditions permit, leave your residence immediately and proceed to the nearest fire exit stairway.
5. Locate the fire exit stairwell closest to you (there is at least one on each floor). After exiting the building, proceed out towards the Evacuation Assembly Area (EAA) located at Koluwalu Park, shown on the map below.
6. If there is a fire, DO NOT wait for instructions or an evacuation order. Please use your common sense and judgment, and exit the building as quickly and safely as possible or, if that is not possible, take the safety precautions described above.



Special Needs

Residents requiring assistance or those who are wheelchair-bound should provide their special needs or requirements to Building Management to ensure that their needs have been noted in the event of an emergency. This information will be kept strictly confidential.

In the event of an emergency, Building Management will advise the Honolulu Fire Department of these individuals and their residence numbers, and a firefighter or Malama Advisor will provide assistance.

If you are unable to safely exit your residence, first call 911, then call a Malama Advisor at 808-380-3116.

Limited Warranty Program

General Information

Warranty Service covers the general components of your finished residence (e.g. plumbing, air-conditioning, electrical systems, structure, doors, floors, cabinets, etc.). The Warranty Service during the Warranty Period is referred to as the Limited Warranty Program. It is provided by the General Contractor, and not the Developer. The Limited Warranty Program is addressed in more detail in your sales contract, and in the Declaration.

During the Warranty Period, should any warranty item require attention or repair, please fill out a Warranty Request Form and contact the Warranty Customer Service Department during normal business hours, Monday through Friday 8:00 a.m. through 4:00 p.m. at 808-754-3295.

If an emergency arises, please call your Waihonua Malama Advisor at the Lobby Desk at 808-380-3116. They will work with you over the phone to determine the nature of and possible cause of the emergency.

Please note that the Limited Warranty Program differs from the various appliance warranties provided by the individual appliance manufacturers. To ensure appliance warranty coverage, please be sure to register all appliances as soon as possible.

How to Request Warranty Service

Fill out a Warranty Request Form, either from the Warranty Customer Service Department or by printing a copy of the form on page 91 of this manual, and submit it to the Lobby Desk or via email to waihonuawarranty@abprop.com as noted on the form. The work order request will be distributed to the General Contractor for review and follow up.

Should you have any immediate concerns, please call the Warranty Customer Service Department at 808-754-3295 during the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. (If you choose to leave a voicemail message, please be certain to leave your name, phone number, residence number, and convenient times of the day to be contacted.)

A Customer Service Representative may need to inspect any warranty concerns, which will be within three (3) business days from the receipt of your request. A representative will call you to coordinate the warranty inspection. This brief assessment is required to ensure a quick and complete resolution of any concerns. The Customer Service Representative will then activate the Warranty Request Form. Inspection or activation of a Warranty Request Form does not mean the item in question is covered by the Limited Warranty Program. It means only that your warranty claim is being processed.

All warrantable work to be performed, as indicated on the Warranty Request Form, will be coordinated by the Customer Service Representative and General Contractor, and will be

targeted for completion within 30 days. This time frame is contingent upon access to the residence during regular business hours and the scheduling of sub-contractors necessary to complete the work. Long-lead items may also delay the completion of repairs. If the work involves more than one sub-contractor the repair may require multiple visits.

Warranty work is scheduled and performed from 8:00 a.m. to 3:00 p.m. on weekdays only.

Once the warranty work is completed to building industry standards, a follow-up call will be made by a Customer Service Representative confirming that the work has been completed.

Emergency Issues

The following conditions are considered customer service emergencies requiring immediate action:

- Total stoppage of the plumbing drain system
- A water leak that requires the main water service to the residence to be shut off to prevent serious damage to the building or furnishings
- Complete loss of electricity
- A partial electrical failure, which renders your refrigerator or water heater inoperable

Please remember that unless the problem threatens property damage or is a hazard to persons, it is NOT considered to be an emergency. Lack of air-conditioning service is not an emergency.

Issues Not Covered Under Warranty Service

Following are some of the items that are the homeowner's responsibility to maintain and are not covered under the Limited Warranty Program:

- Maintenance of all caulking
- Maintenance of all tile grout
- Air-conditioning filter changes and periodic maintenance
- Keeping the humidity levels down by running the air conditioning
- Cosmetic damage, such as scratches, chips, and nicks throughout the residence
- Maintenance of all stone floors and tops, porcelain tiles and resilient flooring
- Dryer duct and exhaust duct cleaning
- Adjustment and lubrication of operable windows
- Annual (at least) cleaning of dryer filter

Damage to the residence caused by the move-in process is not covered under the General Contractor's Limited Warranty Program. Exclusions to the Limited Warranty Program also include cosmetic surface damage, floor scratches caused by moving personal items,

furniture, and the like, and normal wear and tear. These items are considered a homeowner's responsibility.



Limited Warranty Service Request Form

1. Please use this form to submit non-emergency warranty service requests. List item(s) in detail.
2. Submit this form to the Lobby Desk or via email to waihonuawarranty@abprop.com.
3. Warranty service appointments are made Monday through Friday from 8:00 A.M. to 3:00 P.M.
4. Service calls determined to be maintenance issues not covered by the Limited Warranty Program (hair in drain, etc.) will be at the owner's expense.

NAME:	RESIDENCE #:	DATE:
BEST TIME TO CONTACT YOU: <div style="display: flex; justify-content: space-around; width: 100%;"> AM/PM TO AM/PM </div>		
BEST WAY TO CONTACT YOU: [] PHONE: <div style="text-align: center; margin-top: 10px;">[] EMAIL:</div>		

WARRANTY SERVICE REQUESTED Specify location in residence. Please print legibly.	<i>Office Use Only</i>			
	Trade	Work Order	Scheduled Date/Time	Date Com'd

(Optional) I hereby authorize the Resident Manager or Building Security to act on my behalf and grant access to the tradesperson(s) on the agreed upon date and time to make repairs in accordance with the above mentioned issue(s).

INITIAL HERE: _____

Owner Requesting Warranty Service (Signature)

** Acknowledgment Upon Completion of Repair(s) **

Owner's Acceptance (Signature)

Date Repair(s) Completed

WAIHONUA HOUSE RULES

These House Rules have been duly adopted by the Board of Directors (the "**Board**") of the Association of Unit Owners of Waihonua (the "**Association**") in accordance with Section 7.7 of the Bylaws of the Association of Unit Owners of Waihonua dated October 26, 2011, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "**Land Court**") as Document No. 4106877, as the same may be amended from time to time (the "**Bylaws**"). These House Rules are intended to promote harmonious living and maximize enjoyment of the Waihonua condominium project, including all of the buildings and Units therein, all of the land thereof, all Common Elements, and all other improvements, equipment, apparatus, fixtures, and articles placed or installed in or on the land and buildings (the "**Project**") and to protect all occupants of the Project and to minimize annoyance or nuisance potentially caused by improper or unreasonable conduct or use of the Units and Common Elements of the Project by Occupants (as such term is defined in Section 1.3 below).

The responsibility for enforcement of these House Rules may be delegated by the Board to the Managing Agent or the general manager for the Project (the "**General Manager**") and/or the security/concierge staff employed by the Association under the supervision of the General Manager (individually, a "**Mālama Advisor**" and collectively, the "**Mālama Advisors**"). All Occupants shall strictly comply with these House Rules and the covenants, conditions, and restrictions set forth in the Declaration of Condominium Property Regime of Waihonua dated October 26, 2011, filed in the Land Court as Document No. 4106876, as the same may be amended from time to time (the "**Declaration**"), and the Bylaws, and shall be bound by standards of reasonable and courteous conduct whether or not expressly covered by these House Rules, the Declaration, or the Bylaws.

SECTION I. DEFINITIONS

1. The term "**Unit**" shall mean and include each residential Unit located within the Project, as designated and described in the Declaration, unless otherwise specifically qualified herein.
2. The term "**Motor Vehicle**" shall mean and include any vehicle powered by engine or motor, including but not limited to automobiles, motorcycles, and motor scooters.
3. The term "**Occupant**" or "**Occupants**" and any pronoun used in place thereof shall mean and include any owner of any Unit in the Project, members of the owner's family, and the lessees, tenants, licensees, and invitees of said owner.
4. The term "**Recreational Facilities**" shall include the Health/Fitness Room, including a multi-purpose room, a Yoga Room, and a Free Weights Room, and the Theatre located on Fifth Floor of the Tower, and the Club Room, barbecue areas, swimming pool, spa, outdoor shower, cabanas, and appurtenant deck and lawn areas located on the Sixth Floor of the Tower/Platform, and any other Recreational Facility available for use by Occupants within the Project.
5. The term "**Guest Suites**" shall mean the two (2) guest suites (Guest Suite 1 and Guest Suite 2) located on the Fifth Floor of the Tower. The guest suites are a joint amenity appurtenant to each and all of the residential Units within the building.
6. The term "**Lanai**" shall mean any lanai or balcony affixed or attached to a Unit.

SECTION II. THE UNITS

1. Each Occupant shall register with the General Manager and provide emergency contact information, license plate number of motor vehicles to be parked in the parking garage, type and number of pets (if any) and other information as the General Manager may from time to time deem necessary and appropriate.

2. Each Occupant shall at all times keep his/her Unit in good order and condition and observe and perform all laws, ordinances, rules, and regulations applicable to the use of the Project and his/her Unit now or hereafter made by any governmental authority or the Board.
3. Each Unit shall be used for residential purposes, except that home office use by the Unit Owner which is allowed or permitted under the applicable zoning ordinance shall also be permitted.
4. No Occupant shall make or suffer any strip or waste or unlawful, improper, or offensive use of his/her Unit.
5. No clothes, towels, garments, rugs, or other objects shall be hung on clotheslines or from the lanai railings or walls, doorways, windows, or facades of the residential Units in such a manner as to be in view of persons outside the building. No shoes, flip-flops, slippers, sandals, dry cleaning, or other objects shall be allowed to remain in view at the front entrance of any residential Unit.
6. Lanais shall not be used for storage in any manner, including without limitation, sports and play equipment, surplus cartons, boxes, or any other belongings. Any furniture, plants, or other articles which, in the opinion of the Board, are unsightly, shall be removed from and kept off of the lanais upon request by the Board. Plants that protrude over the lanai railing or block the railing and view shall be prohibited.
7. Lanai furniture shall be appropriate in terms of appearance, sturdiness and weight for the occasionally windy environment surrounding the Building, and in the event of severe weather, including wind, the Owner shall assure that any lanai furniture is appropriately secure and/or shall bring the lanai furniture into the Unit until the severe weather condition has passed. The General Manager shall have the discretion to issue and post from time to time a warning of severe weather conditions, including wind, and to require that all Owners who have furniture, plants, or other items on their respective lanais are to bring such furniture, plants or other items into their Units until such severe weather condition has passed.
8. In watering plants on the lanai, or otherwise cleaning the lanai the Owner shall at all times use extreme care and caution to avoid any water washing or dripping over the lanai edge to the lanai(s) below.
9. No rugs, draperies, or other objects shall be dusted, beaten, or shaken from the windows or on the lanais, stairways, and hallways of the Project. When watering lanai plants or cleaning the lanai, the Occupant shall not cause or otherwise allow water to drain out of the weep hole of the lanai. Dust, rubbish or litter shall not be swept or thrown from any Unit into the hallways or any exterior part of the Project.
10. Nothing shall be allowed, done, or kept in any Unit or common area that would overload or impair the window wall, frame and system, the floors, walls, or roof of the Project, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association.
11. Occupants who rent or lease their Units shall designate a local agent to represent them if their primary residence is outside the State of Hawaii or if they will be absent from the State for more than thirty (30) days. The Occupants will file with the General Manager their out-of-town address and telephone number, and the address and telephone number of their local agent.
12. Draperies, curtains, shades or any other window coverings which are visible from the exterior of the building are not permitted to show any color other than light earth tone shades. Window coverings must be maintained in good condition and repair at all times.

SECTION III. COMMON ELEMENTS

1. All Common Elements of the Project shall be used only for their respective purposes for which they were intended as designed or as set forth in the Declaration. Appropriate attire and footwear must be worn in the Common Elements of the Project.
2. The rooftop, mechanical and electrical rooms are strictly prohibited to all Occupants.
3. No Occupant shall place, store, or maintain on walkways, roadways, grounds, or other Common Elements any furniture, packages, or objects of any kind or otherwise obstruct transit through such Common Elements.
4. Except as otherwise specifically provided in these House Rules, eating, drinking, or smoking is not permitted in any common area of the Project including, without limitation, lobbies, hallways, elevators, corridors, stairwells, waiting areas, and the parking garage.
5. Waihonua is intended to be a smoke free Project. The smoking of tobacco (cigarettes or cigars) on Limited Common Element lanais and in or on the Common Elements of the Project is declared to be a nuisance and is strictly prohibited. Smoking within an Occupant's Unit is permitted but only if the Occupant takes reasonable steps to prevent smoke from infiltrating the Common Elements of the Project and other units in the Project. This includes excessive seepage out of windows or doors and penetrating neighboring units through air conditioner in-takes.
6. No recreational activities shall be permitted in any portion of the Project except in the Recreational Facilities for their intended use, or any other Common Elements of the Project which may be expressly designated for such recreational activities.
7. No Occupant shall make or suffer any strip or waste or unlawful, improper, or offensive use of the Project or alter or remove any furniture, furnishings, fixtures, or equipment from the Common Elements.
8. When moving furniture or other large objects, including construction materials related to interior Unit alterations or repairs, Occupants must reserve a date and time with the General Manager, who will schedule the use of one of the loading zone stalls and one of the elevators at such times and in such manner as will cause the least inconvenience and disruption to others. Moving hours are between the hours of 8:00 a.m. through 4:30 p.m. on Mondays through Saturdays.
9. Repairs of a Motor Vehicle, boat, surfboard, or other equipment shall not be permitted on the Common Elements of the Project, including any Limited Common Element parking stall.
10. Occupants shall not place signs, in or on Unit or any Common Element of the Project except as may be approved by the Board.
11. No solicitation allowed, including door to door, anywhere in the Project. Please report violators immediately to the General Manager.
12. The Guest Suites are an amenity of the Project and shall at all times be maintained and kept in good order and condition by the Association as a common expense and the use of such Guest Suites by the Occupants of the Units in the Project and their registered guest(s) shall be regulated and controlled by a separate set of rules, procedures, and requirements which may be adopted from time to time by the Board, including without limitation, restrictions and limitations on the manner and means of reserving the use of a Guest Suite and the payment of a cleaning fee in connection with any such use by an Occupant and such Occupant's registered guests.

SECTION IV. REFUSE

1. No refuse, garbage, or trash of any kind shall be thrown, placed, or kept on any Common Elements of the Project outside of the disposal facilities provided for such purpose.
2. All garbage must be wrapped or bagged before being placed in the trash chute.
3. Recyclables shall be disposed of in receptacles located near the access to the building from the parking garage on Levels 1, 2, 3, 4 and 5, or in such other location(s) as the Board may designate from time to time.
4. No flammable, combustible, volatile liquid paint cans, spray cans are allowed to be disposed of in the trash chute(s). Such items shall be disposed of by Occupants in accordance with applicable law.
5. Use of the trash chute(s) on each floor is limited to between the hours of 8:00a.m. to 10:00 p.m. daily.
6. Bulky items shall not be put into the trash chute(s), but shall be taken by the Occupants to the main trash room on the ground floor.

SECTION V. PARKING

1. Parking in areas of the Project not expressly designated for parking is prohibited.
2. All parking located in the parking structure is reserved for the use of the Occupants of the Units to which the parking stalls are appurtenant. No Occupant shall use any parking stalls located in the parking structure other than the parking stall(s) which are appurtenant to such Occupant's Unit, as designated in the Declaration, except as permitted under the Declaration or as permitted in writing by the Occupant of the Unit to which the subject parking stall(s) is/are appurtenant or as otherwise duly authorized by the General Manager.
3. No Motor Vehicles shall be parked in the driveways, entrances, and exits of the Project and in any areas marked with red paint; provided that Occupants of residential Units may park in the drop-off area fronting the entrance to the Project for a period not to exceed 20 minutes for the purpose of loading and unloading.
4. Motor Vehicles should be centered in parking spaces so as to prevent crowding of adjacent spaces and/or blocking of passages. No Motor Vehicle shall be parked so that any portion thereof shall protrude from the parking stall.
5. All persons shall exercise due caution in parking, loading, or unloading within the parking areas to avoid damage to other Motor Vehicles or property and injury to other persons.
6. The parking areas shall not be used for playing or loitering.
7. Violators of the parking regulations set forth in this Section V may have their vehicles towed away at their own expense; provided that Occupants shall be responsible for authorizing the towing of unauthorized vehicles from such Occupant's assigned parking stalls, and must sign all required authorizations for the towing of vehicles from such assigned parking stalls. If the violator is a licensee or invitee of an Occupant of a residential Unit (a "**Guest**"), the Occupant shall be held responsible for payment of any fines or related charges not paid by the violator.
8. Guest parking stalls in the Project are for the use of Guests only between the hours of 7:00 a.m. and 1:00 a.m. Each Guest vehicle is permitted to park in a guest parking stall for a maximum of six (6) hours between the hours of 7:00 a.m. and 1:00 a.m. daily. Notwithstanding the foregoing, a Guest of an Occupant may park a vehicle in a guest parking stall between the hours of 1:00 a.m. and 7:00 a.m. provided that the Occupant obtains from the General Manager and/or Mālama Advisors an overnight

parking pass for such Guest. Guests must register by filling in information required on the sign-in sheet located at the security desk located inside the Lobby of the Project.

9. No personal property, other than Motor Vehicles, shall be stored in or on the Limited Common Element parking stalls appurtenant to any Unit. Any other items of personal property shall be stored or placed into any storage locker or storage room appurtenant to the Unit.
10. Occupants shall be responsible for maintaining the respective parking stall(s) appurtenant to the Occupant's Unit in a clean and safe condition, free from oil drips or other discharge from the Occupant's Motor Vehicle(s). If at any time the Occupant is provided with written notice from the Association that the Occupant's parking stall(s) contain oil drips or other discharge the Occupant shall, at Occupant's sole cost and expense, arrange to have the parking stall(s) cleaned so as to remove such oil drips or other discharge within fourteen (14) days following the date of such notice either by (a) the Association's maintenance personnel at a cleaning fee established from time to time by the General Manager, or (b) one of the vendors providing such cleaning service which have been approved for such cleaning services by the Association's Board or its General Manager from time to time. If the Occupant fails to clean the affected parking stall(s) within such 14-day period, then, and in such event, the Association may (i) clean or arrange to have cleaned the parking stall(s) and charge the Occupant for all costs incurred in cleaning the parking stall(s), and (ii) also assess the Occupant of the Unit to which the parking stall is appurtenant a fine not to exceed \$100.00. The fine for failing to clean the parking stall as provided in this paragraph is subject to review and change by the Board from time to time.
11. Occupants shall register their Motor Vehicles with the office of the General Manager.
12. Occupants shall at all time while in the parking garage maintain safe and proper speeds and use headlights.
13. Washing or repair of Motor Vehicles in any of the parking stalls is prohibited.

SECTION VI. PETS

Section 9.1G of the Bylaws set forth the following rules which relate to pets in the Project:

1. No livestock, poultry, or other animals whatsoever shall be allowed or kept in any part of the Project, except that dogs, cats, or other typical household pets ("**pet**"), such as a guinea pig, a rabbit, fishes, or birds may be kept by Occupants in their respective Units subject to the conditions and restrictions contained herein, but shall not be kept, bred, or used therein for any commercial purpose.
 - (A) Except for fish, no more than two (2) pets shall be allowed per Unit.
 - (B) No pet may exceed forty (40) lbs. in weight. No infant or juvenile pet of a type or breed which, when fully grown, is likely to exceed forty (40) lbs. in weight, may be kept in the Project.
 - (C) No animal described as pests under H.R.S. §150A-2 or prohibited from importation under H.R.S. §141-2, §150A-5, or §150A-6, may be kept in the Project.
 - (D) Every Occupant keeping a pet or pets shall register each pet with the General Manager, who shall maintain a register of all pets kept in the Project.
2. Notwithstanding any provision to the contrary contained in the Bylaws or these House Rules, certified guide dogs and signal dogs (as identified below) and other such animals specially trained to assist handicapped individuals (hereinafter collectively referred to as "**specially trained animals**") shall be permitted at the Project subject to the following restrictions:

- (A) Such specially trained animals shall not be kept, bred, or used at the Project for any commercial purpose;
 - (B) Such specially trained animals shall be permitted on the common elements (including but not limited to the recreation areas) provided the specially trained animal is on a leash.
3. Any pet or specially trained animal causing a nuisance or unreasonable disturbance to any Occupant, or that is involved in contact with any Occupant or other pet in which injury occurs, shall be permanently removed from the Project promptly upon notice given by the Board or the General Manager; provided, however, that any such notice given with respect to a specially trained animal shall provide that before such animal must be removed, its owner shall have a reasonable time to acquire a replacement specially trained animal unless the Board determines that such animal poses an imminent serious threat of physical harm to other Occupants. A tenant of a Unit owner must obtain the written consent of the Unit owner to keep a pet or pets in the Unit. Notwithstanding such consent, a tenant may keep only those types of pets which may be kept by a Unit owner. Any Occupant who keeps a pet or pets pursuant to the Bylaws and these House Rules may, upon the death of the animal, replace the animal with another and continue to do so for as long as the Occupant continues to reside in the Unit or another Unit in the Project subject to these same House Rules.
 4. The term "**guide dog**" shall mean "any dog individually trained by a licensed guide dog trainer for guiding a blind person by means of a harness attached to the dog and rigid handle grasped by the person" as defined in H.R.S. §515-3(8), as the same may be amended from time to time in the future.
 5. The term "**signal dog**" shall mean "any dog trained to alert a deaf person to intruders or sounds," as defined in H.R.S. §515-3(8), as the same may be amended from time to time in the future.
 6. Each owner of a pet and the owner of the Unit in which such pet is kept shall indemnify and hold the Association and the Board harmless from and against any and all claims, liabilities, or damages arising out of the presence of such pet in the Unit and the Project.
 7. Except when in transit, pets (other than specially trained animals) shall not be allowed on any common area other than the "**dog area**" on the ground floor as designated on the Condominium Map. Any pet (other than a specially trained animal) in transit through the Common Elements must be carried whenever practicable or on a leash which keeps the pet within two (2) feet of its handler's feet. Pets shall not be allowed to come into contact with persons other than the handlers thereof, except as may be expressly permitted by such other persons.
 8. Any damage to the Project caused by a pet shall be the full responsibility of the owner of the pet and the owner of the Unit in which the pet is kept and the costs of repair or replacement shall be specially assessed to such person(s).
 9. Owners of pets shall be responsible for immediately picking up and cleaning up after their pets. Pet waste and trash (sand, litter paper, etc.) shall be wrapped with extra care.
 10. Owners of dogs shall be assessed a special annual fee of \$75.00 per dog to defray the additional costs incurred by the Association in properly cleaning and maintaining the Common Elements of the Project, including, without limitation, the dog area. This special annual fee for dogs is subject to review and change by the Board from time to time.
 11. The Board may from time to time promulgate such further rules and regulations regarding the continued keeping of pets and specially trained animals which are consistent with the provisions of the Bylaws and applicable Hawaii law, as the circumstances may require or the Board may deem prudent and advisable.

SECTION VII. NOISE

1. Occupants shall exercise care in the use of musical instruments, radios, televisions, stereos, amplifiers, etc. that may disturb other Occupants.
2. Occupants of residential Units are prohibited from performing construction activity within their respective Units except during the following hours: Monday through Saturday: 8:00 a.m. through 5:00 p.m.
3. Occupants of Units shall maintain quiet between 10:00 p.m. and 7:00 a.m. on weekdays (Sunday through Thursday nights) and 11:00 p.m. to 8:00 a.m. on weekends (Friday and Saturday nights).
4. Each of the Units has engineered wood flooring installed in a portion of the Unit. Engineered wood flooring has special maintenance, care, and upkeep requirements as compared to carpeting which will need to be complied with by each of the Owners of Units in the Project to maximize the enjoyment and useful life of the originally installed engineered wood flooring in the Unit. Each Owner is urged to carefully review the section on care, maintenance and use of engineered wood floors in the Homeowner's Manual provided to each Owner. The failure of an Owner to comply with these special maintenance, care and upkeep requirements will result in additional costs to the Owner and detract from the Owner's enjoyment of the Owner's Unit.
5. The potential sound transmission through an engineered wood floor when compared to carpeting is greater, and thus engineered wood flooring may result in greater noise being heard from the units above and adjacent to an Owner's Unit. In order to mitigate, reduce, and soften the level of sound transmission through the engineered wood flooring, each Owner shall apply or cause to be applied appropriate rubber or felt pads to the feet of any furniture placed on the engineered wood flooring and will use care when moving furniture or other large objects on or across the engineered wood flooring, including without limitation, dragging, dropping, or scraping, to minimize any elevated sound transmission.

SECTION VIII. BUILDING MODIFICATIONS

1. No structural changes of any type by an Occupant shall be permitted within the Common Elements except as permitted by, and in accordance with, the provisions of the Declaration and Bylaws.
2. Except as otherwise provided in the Declaration, Bylaws or these House Rules, no signs, posters, signals, or lettering shall be inscribed or exposed on any part of the Units or common elements appurtenant thereto nor shall anything be projected out of any window or door or off any Lanai of any Unit, without the prior approval of the Board.
3. No Occupant shall, without the prior written approval of the Board, install any wiring for electrical, data, or telephone installations, television antennae, machines, air conditioning units, other equipment, or appurtenances whatsoever on the exterior of the Project or protruding through the walls, windows, or roof of the Project; provided, however, that antennae covered by the FCC Antenna Rule (47 C.F.R. Part 1, Subpart S, Section 1.400 et seq.) may be installed in accordance with the Antenna Installation Policy adopted by the Board.
4. No Occupant of a Unit shall decorate the entry door of his/her Unit or any common element of the Project except in accordance with such standards and/or guidelines as may be established by the Board from time to time.
5. The Occupant of a Unit may install one additional deadbolt on the entry door to such Occupant's Unit, provided that such deadbolt and the installation thereof shall be in accordance with guidelines and specifications adopted by the Board from time to time.

SECTION IX. INTERIOR UNIT MODIFICATIONS / CONSTRUCTION WORK

1. Interior Unit Modifications. No alterations, modification or changes to a Unit shall be made or permitted by an Occupant except as permitted by, and in accordance with, the provisions of the Declaration and Bylaws.
2. Hours of Work. Construction activity related to interior alterations, modifications or changes to any residential Unit shall be allowed only on Monday through Saturday (excluding state and/or federal holidays) between the hours of 8:00 a.m. to 5:00 p.m.
3. Construction Parking. Due to the lack of available on-site parking, all contractors or laborers engaged in the construction of the interior improvements to a Unit are to be notified that off-site parking will be required unless such contractor arranges through the General Manager for on-site parking in certain designated stalls or areas. If on-site parking is provided and any contractors, their workers or subcontractors park in stalls or areas which were not specifically cleared through the General Manager, such vehicles shall be subject to being towed at the expense of such contractor, worker or subcontractor.
4. Common Area Cleanup. It shall be a requirement of the work that all hallways and other Common Elements of the Project are cleaned of construction debris and other rubbish on a daily basis by any person or persons working on a Unit. No trash or other debris from the construction activity within a Unit shall be allowed or permitted to remain in the hallways or other Common Elements of the Project.
5. Trash Removal. The use of any of the trash chutes of the Project, containers or receptacles for disposal of construction trash or debris is strictly prohibited. The Occupant and/or contractor shall arrange for removal of all such construction debris and other trash from the Project without use of the Project's trash chutes, containers or receptacles. If this rule is violated, the Association reserves the right to charge the Occupant for the cost of removal of any such construction trash or debris and/or to bar the offending contractor from entering onto the Project until satisfactory arrangements are made to remove such construction trash and debris and reasonable assurances provided to the Association that such violation will not re-occur.
6. Use of Specified Elevator Only. The contractor and all laborers engaged in the construction of the interior improvements to a Unit are to be notified by the Occupant that they may only use the elevator specifically set aside for use by contractors and laborers and that use of any other elevator in the Project is prohibited for these purposes. If the contractor and/or laborers use any other elevator, the Occupant shall be responsible for any and all damages and/or clean-up costs which may be caused or incurred by the Association as result of such improper use, and the Association and/or General Manager shall have the right to bar the offending contractor from entering onto the Project until satisfactory arrangements are made to remove such construction trash and debris and reasonable assurances provided to the Association that such violation will not re-occur.
7. Employees of the AOA. At all times the employees of the AOA shall be under the direction and supervision of the General Manager. The General Manager and/or Managing Agent shall implement the policies and procedures relating to the employees of the AOA adopted from time to time by the Board. No employee of the AOA shall be asked by an Occupant or guest to leave the Common Elements of the Project or to perform any tasks which are personal to the Occupant and/or beyond the scope of the employee's employment with the AOA.

SECTION X. GENERAL

1. No Occupant shall use or permit to be brought into or stored in the building or Common Elements, including, without limitation, the storage rooms and storage lockers located in the parking structure, any inflammable or combustible substances such as gasoline, kerosene, gunpowder, fireworks, or other explosives or anything deemed highly dangerous or hazardous to life, limb, or property.

2. Unit owners shall observe and adhere to these House Rules and ensure that all Occupants adhere to these House Rules. Unit owners are responsible at all times for the reasonable conduct and decorum of their family members, lessees, tenants, guests, licensees, and invitees while at the Project.
3. Damage to the buildings or Common Elements by any Occupant of a Unit shall be the responsibility of the Occupant and owner of such Unit and such damage shall be repaired at the expense of the Occupant and owner responsible.
4. Except as otherwise expressly provided in Section XII of these House Rules, surfboards, paddle boards (stand-up or otherwise), kayaks, and bicycles are not permitted on the residential floors of the Tower, or in the Units. All surfboards, paddle boards (stand-up or otherwise), kayaks, and bicycles must be registered with the General Manager's office. Occupants are encouraged to store bicycles and surfboards (not more than 9 feet in length) in the designated storage areas within the Project for bicycles and surfboards. With respect to any paddle boards (stand-up or otherwise) and kayaks, Occupants may store them at the Project only in such manner and place(s) as may be authorized by the Board and/or General Manager from time to time, if at all.
5. Waterbeds of any nature are prohibited in the Project.
6. Feeding of non-captive birds on Lanais or of any animals on any Common Elements of the Project is prohibited.
7. Climbing of walls, trees, fences and other common elements other than the Recreational Facilities expressly designed for climbing is prohibited.
8. Use of fireworks of any kind anywhere on the Project site is prohibited.
9. Cooking on the Lanai of any Unit is prohibited.

SECTION XI. RECREATIONAL FACILITIES

1. All persons using the Recreational Facilities do so at their own risk. There will be no lifeguard at the swimming pool (the "**pool**") or spa, or staff at the Health/Fitness Room. Therefore, anyone using the equipment in the Health/Fitness Room and/or the pool or spa does so at their own risk and is fully responsible for his/her own safety. Parents are responsible for their children's safety and conduct at all times when using any of the Recreational Facilities and other Common Elements of the Project.
2. The Recreational Facilities, other than the Health/Fitness Room and pool and spa area, may be used between the hours of 8:00 a.m. and 10:00 p.m. daily. The Health/Fitness Room will be open between the hours of 5:00 a.m. to midnight daily, and the pool and spa may be used between the hours of 6:00 a. m. to 10:00 p.m., Monday to Friday, and between the hours of 7:00 a.m. to 10:00 p.m. on Saturday and Sunday.
3. Use of the Health/Fitness Room is permitted only in appropriate exercise attire and footwear.
4. Use of the pool and spa is permitted only in appropriate bathing attire. No nude sunbathing is permitted.
5. Showering before entering the pool or spa is required. The shower for the pool and spa is located on the recreation deck area. All suntan oil, dirt, and other such materials must be removed before entering the pool or spa. Persons having open sores or wounds or communicable diseases are not allowed in the pool or spa. Swim caps must be worn by all persons using the pool with shoulder length hair or longer. Spitting, urinating, and blowing one's nose in the pool or spa are strictly prohibited. Running, jumping off walls, and horseplay are not permitted in the pool or spa and adjacent areas at any time. Splashing of water other than that accompanying normal swimming is not permitted.

6. No glass items of any kind, food, beverages (other than water), diving equipment, or similar items shall be permitted in the pool, spa, Health/Fitness Room, or adjacent areas. The introduction of sand, rock, or other foreign matter in the pools or spa is strictly prohibited and will result in immediate eviction therefrom.
7. The pavilion/cabanas on the recreation deck, the Club Room on the 6th floor, and theatre and multi-purpose room on the 5th floor may be reserved for private parties upon written request to the General Manager, and pursuant to the policies, reservation mechanics, and procedures relating thereto as established from time to time by the Board and as implemented by the General Manager. The policies and procedures shall be for the purpose of reasonably regulating, restricting and/or limiting the use of these areas for private parties. Depending on the size, location, and nature of the amenity, the Board may also restrict the number of persons who may occupy an amenity for an event. For all functions involving more than six (6) persons, a reservation shall be required. Unless the Board restricts use of an amenity to fewer persons, no more than twenty-five (25) persons are allowed as guests at any one time. A written request form is available in the General Manager's office. The written request must be provided to the General Manager no less than three (3) working days, and no more than sixty (60) days prior to the scheduled function date, except for certain high volume dates (ie., Fourth of July, Labor Day, New Years Eve) as determined by the Board for which special reservation requirements may be established. If the sponsoring Owner intends to serve or have available alcoholic beverages at such party, then in addition to any other policies and procedures adopted by the Board, the Owner may be required to provide evidence of appropriate and adequate liability insurance coverage for such scheduled function, including liquor liability, naming the Association as an additional insured thereunder. A deposit may be required for all reservations as may be determined by the Board from time to time.
8. A maximum time of four (4) hours is allowed for reservations between the hours of 8:00 a.m. to 10:00 p.m. All functions must be completely finished, cleaned up and the pavilion/cabana vacated by the end of the scheduled function or no later than 10:00 p.m. With the prior approval of the General Manager, an Occupant may be permitted to extend a function beyond four (4) hours (but not beyond 10:00 p.m.) if no other reservation has been made. All parties with a minimum of 20 persons must hire a Mālama Advisor at a \$20.00 per hour with a minimum of 2 hours. The Mālama Advisor will be exclusive to the party and will assist as appropriate. The Board reserves the right to adjust the per hour charge for a Mālama Advisor from time to time.
9. All persons shall comply with the requests of the General Manager and/or Association staff with respect to matters of personal conduct in and about the Recreational Facilities. The General Manager and other employees of the Association, including the security personnel, are authorized to require any person using any of the Recreational Facilities to identify himself or herself by name and Unit number and, if a guest, to give the name and Unit number of the host Occupant and to confirm, if required, the physical presence of the Unit owner or resident acting as host.
10. No animals (except for specially trained animals as defined above) are allowed in or around the pool, spa, Health/Fitness Room, or open lawn areas at the recreation deck.
11. Intoxicated persons are not permitted to use the pool, spa, Health/Fitness Room, pavilions/cabanas, community barbecue areas, open lawn areas or any other portions of the recreational deck.
12. Swimmers in the pool and spa users must dry themselves before leaving the pool and spa areas.
13. Children under twelve (12) years of age must be supervised at all time by a responsible person of suitable age when using the pool, spa, and/or Health/Fitness Room.
14. All persons using any of the Recreational Facilities are required to exercise due care to preserve the functionality and appearance of said facilities. All trash and personal belongings must be removed after use of any Recreational Facility. The chairs or umbrellas, if any, on the recreation deck should

be returned to their original positions/locations to ensure a neat and orderly appearance. All Occupants acknowledge and agree that the General Manager may issue supplemental rules governing the use of the Recreational Facilities which are not inconsistent with these House Rules.

15. Eating, drinking of beverages (including alcoholic beverages in moderation), and picnicking shall be allowed in the pavilion/cabanas, community barbeque areas and other designated open lawn areas on the recreation deck, Theater, and Club Room and in no other areas at any time. Other than the provided gas barbeque grills provided in the community barbeque areas, the use of hibachis, barbeque grills, and other open-fire cooking equipment is strictly prohibited in all areas.
16. Anyone violating these rules may be asked by the General Manager or any Mālama Advisor for the Project to promptly leave the area.

SECTION XII. STORAGE FACILITIES – BIKES AND SURFBOARDS

1. Bicycles may be stored by the Occupants in the bicycle storage area provided in the Project on Platform/Tower Level 2. In order to use the bicycle storage area the Occupant must register his/her bicycle with the General Manager and obtain a Waihonua sticker to affix to the frame of the bicycle. The occupant at all times shall maintain a current license from the City and County of Honolulu for any bicycle stored in the Project's bicycle storage area. If the demand for use of the Project's bicycle storage area exceeds the space available in the bicycle storage area the General Manager may implement a lottery system for assigning space in the Project's bicycle storage area to the Occupants. If an Occupant lets the bicycle license with the City and County of Honolulu lapse or otherwise is determined by the General Manager to have abandoned the bicycle stored in the Project's bicycle storage area, then, and in such event the General Manager shall be authorized to provide written notice to the Occupant to remove such bicycle from the Project's bicycle storage area and if the same is not accomplished within thirty (30) after notice to the Occupant's registered contact address with the General Manager, then the General Manager shall have the right (but not the obligation) to remove the bicycle from the Project's bicycle storage area (including cutting any lock) and make such space available to another Occupant within the Project.
2. Limited storage for surfboards up to a length of nine (9) feet is provided within the Project. In order to use the surfboard storage area and racks the Occupant must register his/her surfboard with the General Manager and obtain a Waihonua sticker to affix to the assigned slot of the surfboard storage rack. If the demand for use of the Project's surfboard storage racks exceeds the number of slots available in the surfboard storage area and racks the General Manager may implement a lottery system for assigning slots in the Project's surfboard storage area and racks to the Occupants. If an Occupant is determined by the General Manager to have abandoned the surfboard stored in the Project's surfboard storage area and racks, then, and in such event, the General Manager shall be authorized to provide written notice to the Occupant to remove such surfboard from the Project's surfboard storage area and racks and if the same is not accomplished within thirty (30) days after notice to the Occupant's registered contact address with the General Manager, then the General Manager shall have the right (but not the obligation) to remove the surfboard from the Project's surfboard storage area and racks (including cutting any lock) and make such slot available to another Occupant within the Project.
3. Occupants are discouraged from storing their bicycles and/or surfboards in their Units, rather than in the bicycle storage and surfboard storage areas provided in the Project. Occupants are prohibited from transporting their bicycles to and from their Unit by means of the designated passenger elevators and/or the internal fire escape stairwell and may only use the designated "freight" elevator within the Project for such purposes.

SECTION XIII. EXPENSES OF ENFORCEMENT

1. Every Occupant shall be liable for and pay to the Association promptly on demand all costs and expenses including reasonable attorneys' fees incurred by or on behalf of the Association in enforcing any provisions of the Declaration, Bylaws, or these House Rules against such person.
2. Every Occupant shall for and pay to the Association promptly on demand all costs and expenses, including reasonable attorney's fees incurred by or on behalf of the Association in remedying or rectifying a violation of any provisions of the Declaration, Bylaws, or these House Rules which post an imminent risk of bodily injury to others or property damage to the Common Elements and/or a Unit or Units.

SECTION XIV. FINES

1. The violation of the Declaration, the By-Laws, or any of these House Rules by an Occupant shall give the Association, through the Board, the Managing Agent or the General Manager, the right, in addition to any other remedies, to levy a fine against the owner of the Unit of the responsible Occupant. Fines duly imposed but unpaid shall constitute a lien on the owner's Unit that may be foreclosed upon in like manner as a lien for unpaid assessments to collect the unpaid amount. The Association also has the right to pursue any action to recover a money judgment for any unpaid fines without foreclosing or waiving the lien.
2. The fine for any violation shall be as follows:
 - (A) First offense a written citation with a copy of said citation being sent to the Unit owner if the offender is not the Unit owner.
 - (B) Second offense a written citation and \$75.00 fine, which will be assessed against the Unit owner.
 - (C) Third offense a written citation and \$150.00 fine, which will be assessed against the Unit owner.
 - (D) Fourth and subsequent offenses a written citation and \$250.00 fine for each occurrence, which will be assessed against the Unit owner.

If the violation is not corrected within thirty (30) days after the date of the written citation, the fine will be increased by twenty dollars (\$20.00) per day from the thirtieth day until the violation is corrected.

3. A fine will be imposed for any second and subsequent violation, even if that violation involves a different provision of the Declaration, Bylaws, House Rules or other governing document than did the first violation.
4. After twelve (12) months, a paid fine shall be removed from an Occupant's record and shall not be used in calculating subsequent violations.
5. The Managing Agent, the General Manager and their staff, as agents for the Board, are authorized to issue written citations and levy fines.
6. Appeal of Citations and Fines. The person penalized (herein called the "**offender**") may appeal from the fine or penalty imposed by the Board, the Managing Agent, or the General Manager as follows:
 - (A) Notice of Appeal. The offender may appeal such penalty within thirty (30) days after receiving notice thereof, by filing with the Secretary a written notice of appeal and the reasons therefor. The filing of a notice of appeal shall not halt the accrual of any ongoing fines or

penalties which are the subject of the appeal. However, the Board may waive or rescind all or part of the aforesaid fines or penalties at the time of the hearing of such appeal.

- (B) Time for Hearing Appeal. All appeals shall be heard at a meeting of the Board within ninety (90) days after the notice of appeal has been filed with the Secretary.
- (C) Procedure. The causes of the fine or penalty shall be reported in writing by the Board, the Managing Agent or the General Manager at such meeting, with a statement of the facts on which the fine or penalty was based, a copy of which shall be furnished to the offender at least ten (10) days before the meeting, at which time a copy thereof shall also be filed with the Secretary. The offender shall then present his or her defense in writing, to which the Board or its designee may reply orally. The offender or any one owner or other person on his or her behalf may then respond, and the Board or its designee may again speak in support of the fine or penalty imposed. Thereafter, no further discussions, except among the Board itself, shall be allowed.
- (D) Disposition of Appeal. The Board shall vote as to whether the fine or penalty shall be affirmed. If a majority of those present vote in the affirmative, the fine or penalty shall stand and shall be remitted by the offender in full within seven (7) days of the date of such meeting. If less than a majority of those present vote in the affirmative, then the fine or penalty shall thereby be rescinded.

SECTION XV. USE OF RECREATIONAL FACILITIES AND OTHER AMENITIES OF PROJECT

- 1. Except as stated in Section XV.2 below, use of the Recreational Facilities and Guest Suites shall be restricted to the resident Occupants of the Project and their guests.
- 2. An owner who is not a resident Occupant of the Project may only use the Recreational Facilities and Guest Suites if the owner is accompanied by a resident Occupant of the Project; provided that this restriction shall not apply to registered guests of a resident Occupant during the time such registered guest is using one of the Guest Suites.

For purposes of this Section XV, a "resident" means: (a) an owner who is occupying his/her Unit at the Project as the owner's primary residence and not renting or leasing the Unit; or (b) a person who is occupying a Unit in the Project as the person's residence under a lease or rental agreement with the owner of the Unit or with the permission of the owner of the Unit.

SECTION XVI. SUPPLEMENTS AND AMENDMENTS OF HOUSE RULES

- 1. Except to the extent expressly proscribed or limited by the Declaration, the Bylaws or these House Rules, the Board reserves the right to (a) make supplemental rules covering specific areas of the Recreational Facilities and other Common Elements of the Project, including without limitation the cabana/pavilions, the Guest Suites, and the Health/Fitness Room, and/or (b) amend these House Rules from time to time by action of the Board as it deems appropriate in order to promote the safety, care, and cleanliness of the Project, to better regulate and control the use of, and to ensure the comfort and convenience of all Occupants, so long as such supplement and/or amended rules are not inconsistent with any applicable laws, ordinances, codes, rules or regulations applicable to the Property and/or its management or operation, and the Declaration or Bylaws.


CERTIFICATE OF ADOPTION

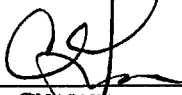
The Board hereby adopts the foregoing as the House Rules for Waihonua, as of the 26th
day of October, 2011.

ASSOCIATION OF UNIT OWNERS OF WAIHONUA

By: KEWALO DEVELOPMENT LLC
a Hawaii limited liability company

By: A & B Properties, Inc.
a Hawaii corporation
Its Manager

By 
Name: NATALIE T. KIEHM
Title: VICE-PRESIDENT

By 
Name: CHARLES W. LOOMIS
Title: SECRETARY