

HLU Committee

From: County Clerk
Sent: Monday, July 13, 2026 7:38 AM
To: HLU Committee
Subject: Fw: Documentation Submission for H3 and H4 rezoning
Attachments: Maui Vista H3-H4 Rezoning Submission.pdf; Maui Vista County of Maui Pictometry Image (1).pdf; MauiVista_CondominiumMap 1978-12-27.pdf

From: Tara Wells <taralmwells@gmail.com>
Sent: Saturday, July 11, 2026 10:48 AM
To: County Clerk <County.Clerk@mauicounty.us>; Thomas M. Cook <Thomas.Cook@mauicounty.us>; HLU Committee <HLU.Committee@mauicounty.us>
Cc: Tina Evans <tevans3420@gmail.com>; Al Gat <gm@mauivistaaoao.org>
Subject: Documentation Submission for H3 and H4 rezoning

You don't often get email from taralmwells@gmail.com. [Learn why this is important](#)
Good morning,

On behalf of the Maui Vista HomeOwners Association, I am pleased to provide you with information on our Condominium Association.

In the attached documents, we have provided you an outline of our operation and resort amenities, including the costs and staffing required to support a project of this size.

I have also attached for you a copy of the original construction drawings, complete with the site plan, drawn in 1/8" scale and an aerial shot of Maui Vista, once the project was built out.

If you require any further information, please do not hesitate to contact me or Tina Evans, our HOA President, who is copied on this communication.

My best regards

Tara Wells
Vice President
Maui Vista AOA



Maui Vista
Association of Apartment Owners (AOAO)
2191 South Kihei Road, Suite #1119
Kihei, Maui, Hawaii 96753
Tel 808-879-5373 Web maui-vista.org

July 11, 2026

Maui County Council
200 South High Street
Wailuku, Hawaii 96753

Rezoning Maui Vista to H-3/H-4 Hotel District

On behalf of the Association of Apartment Owners (AOAO) of Maui Vista, we respectfully submit this testimony for the rezoning of the Maui Vista property from its current A-1/A-2 Apartment District designation to the proposed H-3/H-4 Hotel District, as recommended by the Maui County Council. We understand that Maui Vista has been identified as a qualifying property for rezoning and wish to affirm that the property clearly meets the eligibility criteria outlined in Bill 88.

About Maui Vista Resort

Maui Vista is a condominium property located at 2191 South Kihei Road (TMK 2-3-9-018-003:0000). Built in 1980, each of Maui Vista's three four-story buildings features **hotel-like amenities** including tennis/pickleball courts, swimming pool, and BBQ/eating area.

The property consists of 8.82 acres of manicured landscape and walkways on the mauka side of South Kihei Road. Maui Vista has a front desk for checking in, a security office, recycling/garbage facilities, parking for more than 300 vehicles, and its own water well for landscape irrigation.

Maui Vista has 280 condos, comprising 212 one-bedroom and 68 two-story two-bedroom fee simple units. Most one-bedroom units are less than 600 square feet in size. Two-bedroom units, on the fourth floor of each building, are less than 825 square feet.



Front Desk Guest Check-In

Ownership

All units are individually owned. Each has a private lanai, provision for in-suite laundry and comes with one parking space. Some condos are owner-occupied, while others are rented out either short- or long-term. There are no leaseholds and no timeshares. There is no additional on-site storage for condo owners.

Maui Vista does not rent out condos. Condo owners who rent out short- and long-term are responsible for managing their own rentals, including contracting property agents and local individuals for individual cleaning and maintenance services.

Cost of Ownership

The financial structure of Maui Vista further reflects its **resort-like operation**. In the absence of mortgage payments, the **annual cost of ownership** — including maintenance fees, utilities, insurance, and property taxes — **approaches \$31,000 per unit**. Monthly maintenance fees alone create a cost structure that is inconsistent with affordable housing.

Recent market activity further demonstrates this reality. Prior to the introduction of Bill 9, one-bedroom Maui Vista condominiums were selling in excess of \$740,000.

Since December 2025, eight one-bedroom condos have sold at Maui Vista with a median sale price of \$489,000. As of July 1, 2026, eight one-bedroom units are for sale with a **median for sale listing price of \$525,000**. Although the current market is supposed to be a buyer’s market, none of the sales were to local buyers, despite an average of 118-150 days on the market. This is not surprising. Even if one (regardless if they were local or from the mainland) was to secure a mortgage for a so-called affordable condo, they would still have to account for Hawaii's notoriously high HOA fees and utilities, and rising insurance costs.

These condos have value and owners recognize that real estate markets everywhere rise and fall, including on Maui. With asking prices rising, it’s fairly evident that not all sellers are anxious to sell their condos for less than value.

Employees

Maui Vista is staffed 24/7 with its own paid staff and contracted security staff. Maui Vista is a self-managed resort with approximately 9 full-time staff members – a general manager, an office administrator, maintenance and cleaning staff. Employees are compensated with competitive benefits and salary. None are unionized. In addition, Maui Vista contracts with local companies to provide regular landscaping, tree services and accounting.

This operational model reflects the property's longstanding commitment to functioning as a **hotel/resort-like visitor destination** rather than as a collection of individually managed residences

Access

Maui Vista is located across from Charley Young and Kamaole I beaches and within a short walking distance to the town center across from Kalama Park with its shops, restaurants and food purchasing stores. Guests have the option of walking 12-15 minutes rather than driving and parking, thus supporting the South Maui Community plan to reduce traffic congestion along South Kihei Road. Bus service is also available with sheltered stops in either direction right in front of the property.

Known Fixed* Monthly Fees for 80% of Maui Vista Condos	
Property Taxes	\$800 to \$1,080
Maintenance	\$825 to \$1,200
*Excludes mortgage, utilities & insurance	



Vacation Tennis Resort



With its six tennis courts, Maui Vista is known as a tennis resort for vacationers coming to Maui.

Maui Vista has a long and well-documented history of operating as a condominium and tennis resort serving visitors to Maui. A 1980s Maui Vista brochure (Appendix 1) targeted prospective purchasers looking for a vacation rental for guests wanting a tennis resort atmosphere. Originally, **the property was marketed and managed as the Aston at Maui Vista Tennis Resort**, operating under a hotel-style management model. Later, it was managed by AA Oceanfront, which provided front desk and guest check-in services for many STR Maui Vista units in Kihei.

The 1978 Preliminary Horizontal Property Regimes for Maui Vista specified that:

*“Apartment owners in the project are prohibited from entering into a **rental pool or other rental sharing agreement** until after the sales of all the apartments in the project have been closed”* (Attachment 1: Preliminary Horizontal Property Regimes for Maui Vista 1978, p. 14).

This clearly indicates that one of the uses of Maui Vista condos was for vacation rentals. Subsequent declarations in 1980, 1995 and 2023 confirmed that:

*“. . . the owner of each apartment shall have the absolute right to **lease or rent same for long-term or transient purposes** subsect to limitations . . .”* (Attachment 2: Third Restatement of Declaration of Condominium Property Regime 2023, p. 11).

Maui Vista's historical use is further supported by its classification in Maui County real property tax records as a hotel/resort between 2009 and 2017 (Appendix 2). Today, the majority of units continue to be assessed and taxed as short-term vacation rentals.

Today, 80% of Maui Vista’s 280 units are utilized as transient vacation rentals.

Resort Facilities and Recreation

Maui Vista has a variety of facilities and recreational features similar to any vacation hotel/resort:

- Owners and property agents are required to register guests in advance using an online **reservation system**. Upon arrival guests are required to **check in at the front desk** (M-F 8am to 4 pm). This registration process is similar to systems used by hotels and ensures that condos are rented out legally, thus supporting the South Maui Community plan to reduce the number of illegal STRs.

Many of the hotels on Maui (e.g. Grand Wailea, Hyatt Regency, Marriott Bonvoy, Fairmont Kea Lani) advertise self-check-in methods, ranging from online or mobile check-in to self-service kiosks. As this method of check-in provides a greater convenience for guests arriving when staff are not available, Maui Vista is investigating the merits of offering this **hotel-like option** to future guests.

- Security officers patrol the Maui Vista property overnight and 24 hours on weekends and holidays, thus ensuring 24/7 staffing on the property. In addition to maintaining order, they are the first point of contact for guests arriving when the front desk is closed, providing parking permits and direction to units. The security office is located in building 1.
- All vehicles must obtain a parking permit from the office or from security.
- Proper **hotel-style luggage carts** are provided at each building to assist guests in accessing their accommodation. Each building has its own elevator.
- All signage is ADA (Americans With Disabilities Act) compliant.
- Guests have access to 6 tennis courts and 3 pickleball courts. Courts are booked in advance through a court reserve app. Equipment is available for rent from the office.
- Guests have access to **hotel/resort amenities** including 3 swimming pools and **hotel-grade lounge chairs/tables**, 6 BBQs, manicured gardens and walking paths. (See maps, Appendix 3)



Maui Vista Similarities to Hotel/Resort

Hotel-like Operation

- ✓ Guest Reservation System
- ✓ Guest Check-in
- ✓ Front Desk
- ✓ Security Office
- ✓ Luggage Carts
- ✓ ADA Compliant Signage

Hotel-like Amenities

- ✓ Tennis/Pickleball
- ✓ Swimming Pools
- ✓ Manicured Gardens & Pathways

Hotel-like Staffing

- ✓ Office
- ✓ Maintenance
- ✓ Cleaning
- ✓ Security

Conclusion

Based on Maui Vista's historical operation, **established hotel-like management structure**, physical characteristics, and continued use as a visitor-serving property, Maui Vista meets the criteria identified in the Maui County Council's Temporary Investigative Group report for designation within the proposed H-3/H-4 Hotel Districts.

We appreciate the Council's extensive research and thoughtful consideration of the unique circumstances surrounding legacy visitor accommodations such as Maui Vista. We are grateful that Maui Vista been included among those recommended for rezoning and respectfully request your continued support of Bill 88 and its resolutions.

We look forward to working collaboratively with the Planning Department and Maui County throughout the rezoning process and receiving guidance regarding the application requirements. Our goal is to **preserve Maui Vista's long-standing role as a hotel-like condominium and tennis resort** while continuing to provide employment opportunities, support Maui's visitor industry, and contribute positively to the local economy.

Contact

Tina Evans
President, Maui Vista AOA
425-308-6035
tevans3420@gmail.com

Alexander Gat
Maui Vista General Manager
808-879-5373
gm@mauivistaaoao.org

Appendices

- 1 Historical Brochure
- 2 Sample Historical Tax Assessment
- 3 Property Maps (site plan & description, arial map, guest map)

Attachments

- 1 Preliminary Horizontal Property Regimes for Maui Vista, 1978
- 2 Third Restatement of Declaration of Condominium Property Regime, 2023

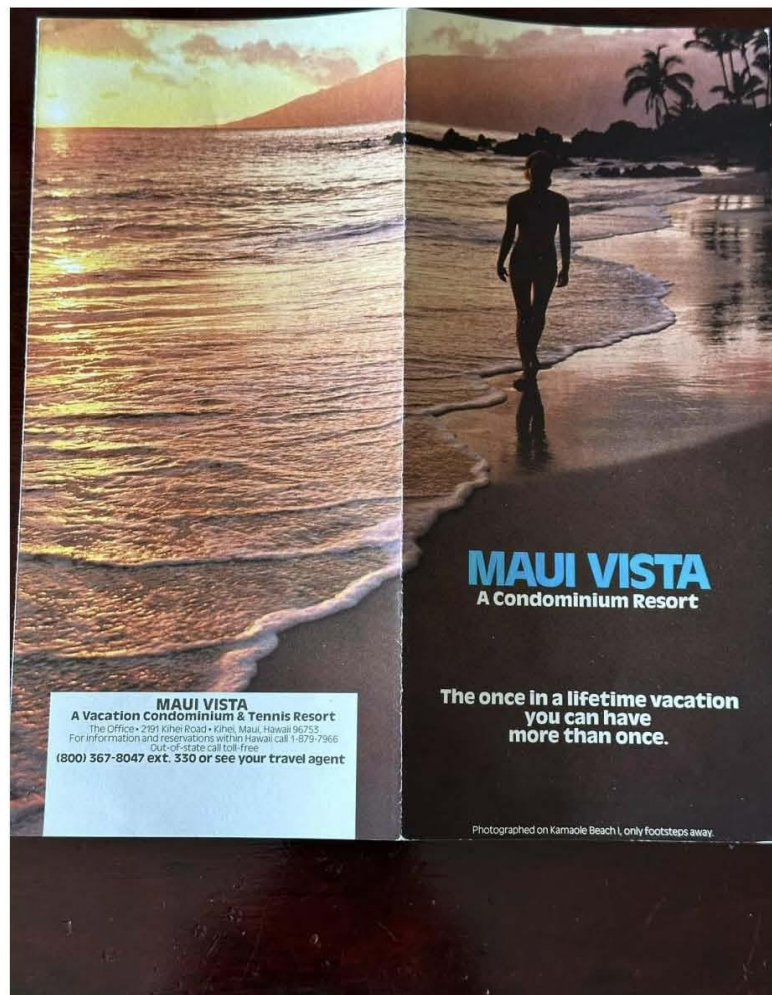
Appendix 1: Historical Brochure

Brochure from the early 1980s billing Maui Vista as a "Vacation Condominium & Tennis Resort."

The Maui Vista office and phone number are provided as a contact for prospective purchasers.

Note the arial photo showing Maui Vista's three buildings as the sole resort in the immediate area.

Other rental projects were to come much later including the Coast Hotel, two lots to the south on S. Kihei Rd.



Appendix 2: Sample Historical Tax Assessment

Maui Vista was zoned Hotel/Resort from 2009 through 2017





Recent Sales in Neighborhood Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Maui Home
--	---------------------------------	-----------------------------	--	---------------------------

Owner and Parcel Information			
Owner Name	SMART, DON FREDERICK Fee Owner SHEA, MARGARET ANN Fee Owner Show All Owners and Addresses	Today's Date	November 1, 2018
Mailing Address	SMART, DON F/MARGARET A S	Parcel Number	390180030248
Location Address	2191 S KIHEI RD UNIT NO 3312	Parcel Map	Show Parcel Map
Neighborhood Code	C377	Land Area	
Legal Information		Parcel Note	
Generate Owner List By Radius			

Assessment Information				Hide Historical Assessments				
Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2018	SHORT TERM RENTAL	\$ 28,500	\$ 0	\$ 28,500	\$ 285,700	\$ 314,200	\$ 0	\$ 314,200
2017	HOTEL / RESORT	\$ 28,500	\$ 0	\$ 28,500	\$ 285,800	\$ 314,300	\$ 0	\$ 314,300
2016	HOTEL / RESORT	\$ 28,500	\$ 0	\$ 28,500	\$ 276,800	\$ 305,300	\$ 0	\$ 305,300
2015	HOTEL / RESORT	\$ 24,700	\$ 0	\$ 24,700	\$ 231,700	\$ 256,400	\$ 0	\$ 256,400
2014	HOTEL / RESORT	\$ 21,000	\$ 0	\$ 21,000	\$ 243,600	\$ 264,600	\$ 0	\$ 264,600
2013	HOTEL / RESORT	\$ 18,600	\$ 0	\$ 18,600	\$ 202,000	\$ 220,600	\$ 0	\$ 220,600
2012	HOTEL / RESORT	\$ 8,400	\$ 0	\$ 8,400	\$ 213,600	\$ 222,000	\$ 0	\$ 222,000
2011	HOTEL / RESORT	\$ 9,000	\$ 0	\$ 9,000	\$ 206,800	\$ 215,800	\$ 0	\$ 215,800
2010	HOTEL / RESORT	\$ 9,000	\$ 0	\$ 9,000	\$ 263,800	\$ 272,800	\$ 0	\$ 272,800
2009	HOTEL / RESORT	\$ 12,400	\$ 0	\$ 12,400	\$ 315,400	\$ 327,800	\$ 0	\$ 327,800

Appeal Information		Hide Historical Appeals	
No appeal information on parcel.			

Current Tax Bill Information			2018 Tax Payments		Show Historical Taxes				
Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
No Tax Information available on this parcel.									

Historical Tax Information			Hide Historical Taxes			
Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2018	\$ 2,915.78	(\$ 2,915.78)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2017	\$ 2,945.00	(\$ 2,945.00)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2016	\$ 2,659.17	(\$ 2,659.17)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2015	\$ 2,269.15	(\$ 2,269.15)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2014	\$ 2,410.51	(\$ 2,410.51)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2013	\$ 2,073.64	(\$ 2,073.64)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2012	\$ 2,031.30	(\$ 2,031.30)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2011	\$ 1,942.20	(\$ 1,942.20)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2010	\$ 2,264.24	(\$ 2,264.24)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2009	\$ 2,687.96	(\$ 2,687.96)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2008	\$ 3,023.34	(\$ 3,023.34)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2007	\$ 3,095.50	(\$ 3,095.50)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2006	\$ 2,601.86	(\$ 2,601.86)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2005	\$ 1,739.68	(\$ 1,739.68)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2004	\$ 1,122.16	(\$ 1,122.16)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
2003	\$ 1,039.16	(\$ 1,039.16)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

Appendix 3: Property Maps

Original 1978
Maui Vista Site
Plan

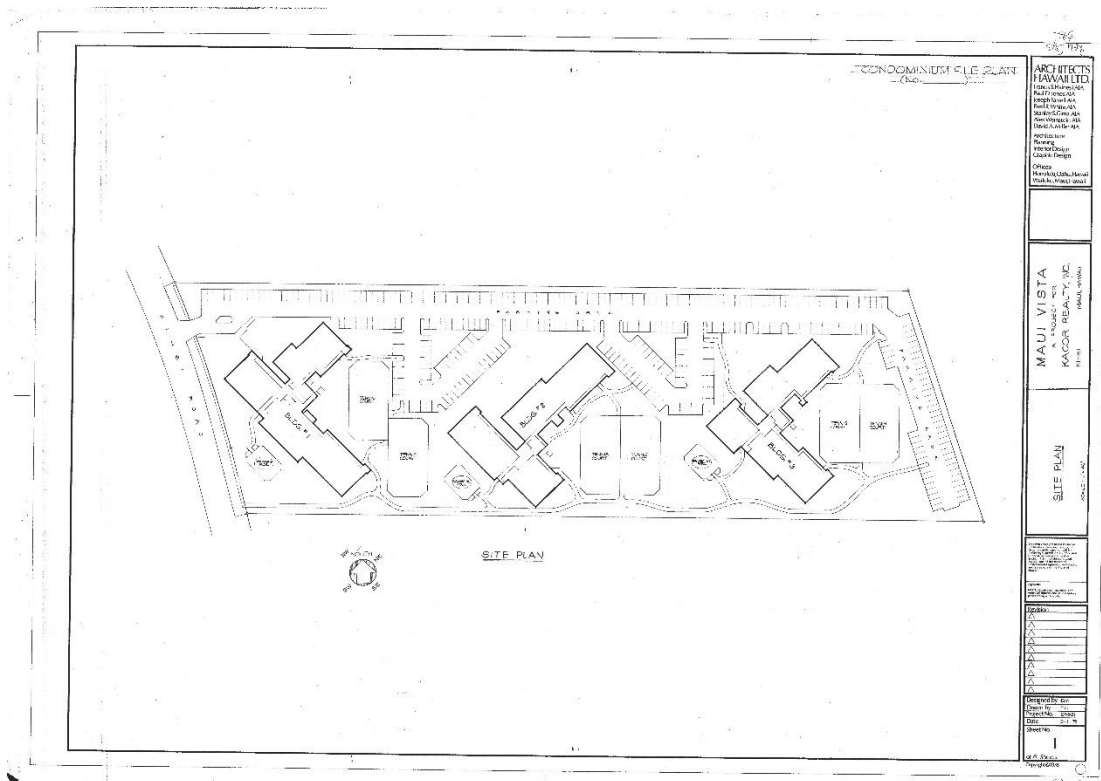


EXHIBIT A

DESCRIPTION OF LAND. The land submitted to the Condominium Property Regime is described in Exhibit "A"

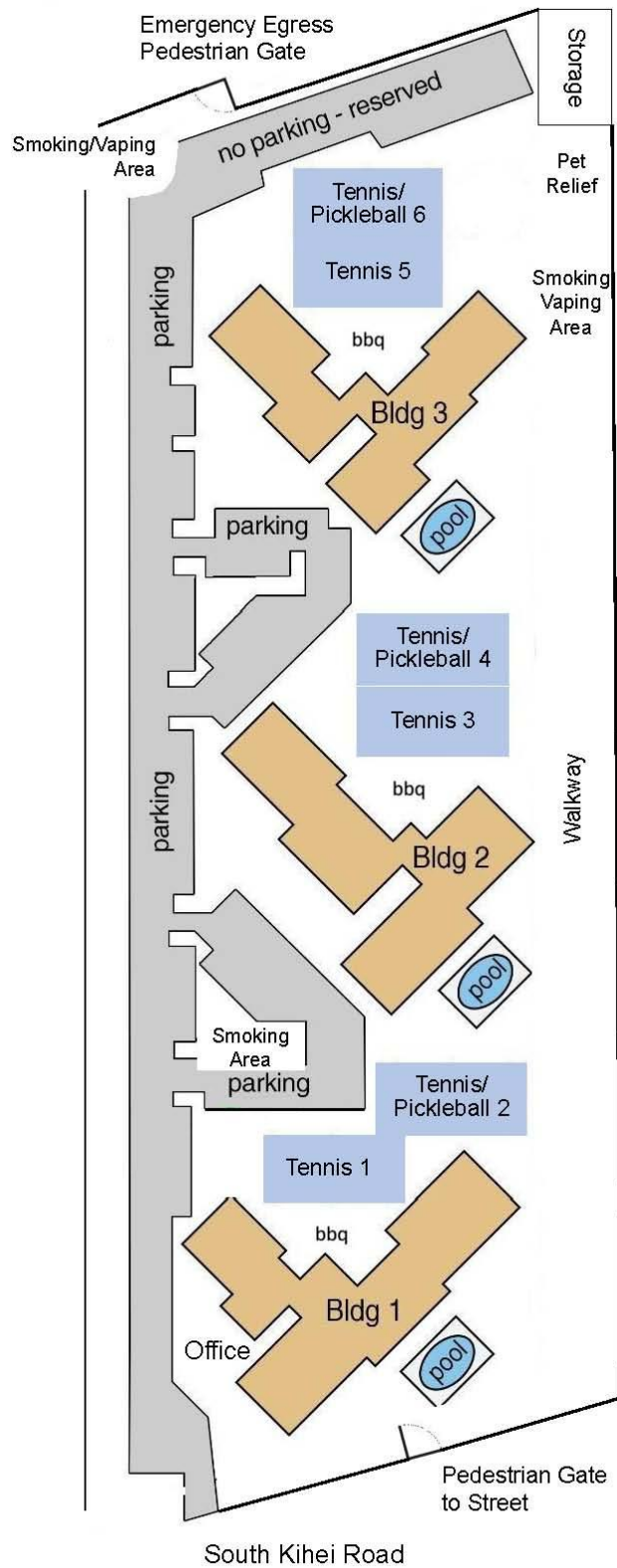
(from *Third Restatement of Condominium Property Regime of Maui Vista, 2023*)

All of that certain parcel of land (being all of the land described in land patent grant number 11,949 to Douglas Seo Sheong Dang) situate, lying and being at Kamaole, district of Kula, Island and County of Maui, State of Hawaii, being Lot Number twenty-two-B (22-B), of the tract of land known as the "Kamaole Homesteads," and thus bounded and described as follows:

Being at a pipe at the southwest corner of this lot, the northwest corner of Lot 23-B, Kamaole Homesteads (Grant 7925 to Mrs. K. Thompson) and on the northeast side of Kilei-Makena Road (60 feet wide), the coordinates of said point of beginning referred government survey triangulation station "Puu O Kali" being 1987.43 feet south and 20,988.56 feet west, as shown on government survey registered map 3005, and running by azimuths measured clockwise from true south:

- | | | | | |
|----|------|-----|---------|---|
| 1. | 168° | 35' | 102.79 | Feet along the northeast side of Kihei-Makena Road; |
| 2. | | | | Thence on a curve to the left with a radius of 1667.02 feet along the northeast side of Kilei-Makena Road, the chord azimuth and distance being 164° 01' 39" 264.82 feet to a pipe; |
| 3. | 273° | 00' | 1099.70 | Feet along Lot 22-B-1 Kamaole Homesteads to a pipe; |
| 4. | 344° | 40' | 368.72 | Feet along Lot 22-A, Kamaole Homesteads to a pipe; |
| 5. | 93° | 00' | 1104.00 | Feet along Lot 23-B Kamaole Homesteads (grant 7925 to Mrs. K. Thompson) to the point of beginning. |

Containing an area of 8.82 acres, or thereabouts.



Attachment 1

Preliminary Horizontal Property Regimes for Maui Vista 1978

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON

MAUI VISTA
KULA, MAUI, HAWAII

REGISTRATION NO. 1042

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project but may only take reservations therefore after

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: October 25, 1978

Expires: November 25, 1979

SPECIAL ATTENTION

A comprehensive reading of this report by a prospective buyer is urged in order that the personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective buyer is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 22, 1978, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF OCTOBER 13, 1978. THE DEVELOPER IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. MAUI VISTA is a proposed fee simple condominium project consisting of two hundred and eighty (280) residential apartments located in three (3) separate four-story buildings. There will be a total of three hundred and fifty-two (352) parking stalls. These parking spaces are unassigned, except

that the Board of Directors of the Apartment Owners Association shall have the right to designate up to twenty (20) guest parking spaces.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Preliminary Public Report.
3. The Developer reports that the Declaration of Horizontal Property Regime, the By-Laws and the Condominium File Plan have not been filed in the Bureau of Conveyances of the State of Hawaii, but will be filed prior to the application for a Final Public Report.
4. At the present time, there are no advertising and promotional materials; however, when such materials are available, they will be submitted to the Commission pursuant to its rules and regulations.
5. The purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the rules and regulations of the Hawaii Real Estate Commission relating to Horizontal Property Regimes.
6. This Preliminary Public Report automatically expires thirteen (13) months after the date of issuance, October 25, 1978, unless a Final Public Report or a Supplementary Public Report issues or the Commission upon review of the registration issues an order extending the effective period of this Report.
7. This Preliminary Public Report is made a part of the registration of MAUI VISTA. The Developer has the responsibility of placing a true copy of this Preliminary Public Report (yellow paper stock) in the hands of all prospective purchasers and purchasers and securing a signed copy of the receipt for this Preliminary Public Report from each purchaser.

NAME OF PROJECT: MAUI VISTA

LOCATION: The project is located at Kamaole, Kula, Island and County of Maui, State of Hawaii, and consists of one (1) 8.82 acres parcel of real property.

TAX MAP KEY: Portion of 3-9-18-03 (Second Taxation Division - County of Maui).

ZONING: A-2 (Apartment District).

DEVELOPER: KACOR REALTY, Inc., a California corporation duly authorized to do business in the State of Hawaii, whose principal place of business in Hawaii is 7120 Kalaniana'ole Highway, Honolulu, Hawaii 96825, and whose post office address is P. O. Box 25007, Honolulu, Hawaii 96825.

ATTORNEY REPRESENTING DEVELOPER: KACOR REALTY, Inc. - Law Department (Attention: Michael J. Hannon), P. O. Box 25007, Honolulu, Hawaii 96825. Telephone: 395-2331.

DESCRIPTION: The proposed Declaration of Horizontal Property Regime reflects the project is to consist of two hundred and eighty (280) residential apartments contained within three (3) buildings to be constructed on one (1) parcel of land, approximately 8.82 acres in area. The respective apartments shall not be deemed to include the perimeter walls or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall include an adjacent balcony/lanai. Each apartment shall be deemed to include all walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and fixtures originally installed therein.

The principal materials of which the apartment buildings shall be constructed are as follows: reinforced concrete, steel, glass and composition roofing with asphalt shingles and appropriate trim. Each building is served by one (1) elevator and three (3) stairways. The two hundred and eighty (280) apartments contained within the buildings vary in type and number as follows:

Type A: Nine (9) apartment, each containing approximately five hundred and seventy-six (576) square feet, exclusive of a lanai of approximately seventy-nine (79) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type A1: Eighteen (18) one-bedroom apartments, which are identical to the Type A apartments except for a reverse floor plan.

Type B: Eighty-four (84) apartments, each containing approximately five hundred and sixty (560) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type B1: Eighty-two (82) one-bedroom apartments, which are identical to the Type B apartments except for a reverse floor plan.

Type C1: Two (2) apartments, each containing approximately six hundred and two (602) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type C2: Two (2) apartments, each containing approximately five hundred and eighty two (582) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type D: Three (3) two-story apartments, each containing approximately eight hundred and sixteen (816) square feet, exclusive of a lanai of approximately seventy-nine (79) square feet, consisting of two bedrooms, one and one-half bathrooms, kitchen, living-dining room and lanai.

Type D1: Six (6) two-bedroom, two-story apartments, which are identical to the Type D apartments except for a reverse floor plan.

Type E: Twenty-nine (29) two-story apartments, each containing approximately seven hundred and ninety-four (794) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, consisting of two bedrooms, one and one-half bathrooms, kitchen, living-dining room and lanai.

Type E1: Twenty-eight (28) two-bedroom, two-story apartments, which are identical to the Type E apartments except for a reverse floor plan.

Type F: One (1) two-story apartment, containing approximately eight hundred and forty-six (846) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, consisting of two bedrooms, one and one-half bathrooms, kitchen, living-dining room and lanai.

Type G: One (1) apartment, containing approximately five hundred and fifty-five (555) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type H: Three (3) apartments, each containing approximately five hundred and eighty-eight (588) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type H1: Two (2) one-bedroom apartments, which are identical to the Type H apartments except for a reverse floor plan.

Type J: Six (6) apartments, each containing approximately five hundred and seventy-four (574) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

Type K: One (1) two-story apartment, containing approximately eight hundred and twenty-seven (827) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, consisting of two bedrooms, one and one-half bathrooms, kitchen, living-dining room and lanai.

Type K1: One (1) two-bedroom, two-story apartment, which is identical to the Type K apartment except for a reverse floor plan.

Type L: Two (2) two-story apartments, each containing approximately eight hundred and thirteen (813) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, consisting of two bedrooms, one and one-half bathrooms, kitchen, living-dining room and lanai.

Each apartment has immediate access to a balcony passage on the floor on which it is located, which leads to the elevator (1) and stairways (3), which in turn afford access to the common elements at ground level and the street by walkways and driveways.

The floor area of each respective apartment measured as set forth in the Declaration, including the separately itemized area of each such apartment's appurtenant lanai and the appurtenant individual percentage interest in the common elements are hereinafter listed. The first digit of each apartment number indicates the building within which the apartment is located, the second digit indicates the floor of the building on which the apartment is located, and the last two digits indicate the apartment.

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 1</u>	1101	A	576	79	.3300
	1102	B1	560	71	.3208
	1103	B	560	71	.3208
	1104	B1	560	71	.3208
	1105	B	560	71	.3208
	1106	B1	560	71	.3208
	1107	B	560	71	.3208
	1108	B1	560	71	.3208
	1109	B	560	71	.3208
	1110	B1	560	71	.3208
	1111	B	560	71	.3208
	1112	B1	560	71	.3208
	1113	(Not used)			
	1114	C2	582	73	.3334
	1115	B	560	71	.3208
	1116	B1	560	71	.3208
	1117	B	560	71	.3208
	1118	A1	576	79	.3300
	1119	(Manager's Unit)			
	1120	B	560	71	.3208
	1121	B1	560	71	.3208
	1122	B	560	71	.3208
	1123	B1	560	71	.3208
	1124	B	560	71	.3208
	1125	A1	576	79	.3300
	1201	A	576	79	.3300
	1202	B1	560	71	.3208
	1203	B	560	71	.3208
	1204	B1	560	71	.3208
	1205	B	560	71	.3208
	1206	B1	560	71	.3208
	1207	B	560	71	.3208
	1208	B1	560	71	.3208
	1209	B	560	71	.3208
	1210	B1	560	71	.3208
	1211	B	560	71	.3208
	1212	B1	560	71	.3208
	1213	B	560	71	.3208
	1214	B1	560	71	.3208
	1215	B	560	71	.3208
	1216	B1	560	71	.3208
	1217	B	560	71	.3208
	1218	A1	576	79	.3300
	1219	C1	602	73	.3449
	1220	B	560	71	.3208
	1221	B1	560	71	.3208
	1222	B	560	71	.3208
	1223	B1	560	71	.3208
	1224	B	560	71	.3208
	1225	A1	576	79	.3300

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 1</u> (cont'd.)	1301	A	576	79	.3300
	1302	B1	560	71	.3208
	1303	B	560	71	.3208
	1304	B1	560	71	.3208
	1305	B	560	71	.3208
	1306	B1	560	71	.3208
	1307	B	560	71	.3208
	1308	B1	560	71	.3208
	1309	B	560	71	.3208
	1310	B1	560	71	.3208
	1311	B	560	71	.3208
	1312	B1	560	71	.3208
	1313	B	560	71	.3208
	1314	B1	560	71	.3208
	1315	B	560	71	.3208
	1316	B1	560	71	.3208
	1317	B	560	71	.3208
	1318	A1	576	79	.3300
	1319	C1	602	73	.3449
	1320	B	560	71	.3208
	1321	B1	560	71	.3208
	1322	B	560	71	.3208
	1323	B1	560	71	.3208
	1324	B	560	71	.3208
	1325	A1	576	79	.3300
	1401	D	816	79	.4675
	1402	E1	794	71	.4549
	1403	E	794	71	.4549
	1404	E1	794	71	.4549
	1405	E	794	71	.4549
	1406	E1	794	71	.4549
	1407	E	794	71	.4549
	1408	E1	794	71	.4549
	1409	E	794	71	.4549
	1410	E1	794	71	.4549
	1411	E	794	71	.4549
	1412	E1	794	71	.4549
	1413	E	794	71	.4549
	1414	E1	794	71	.4549
	1415	E	794	71	.4549
	1416	E1	794	71	.4549
	1417	E	794	71	.4549
	1418	D1	816	79	.4675
	1419	F	846	73	.4847
	1420	E	794	71	.4549
	1421	E1	794	71	.4549
	1422	E	794	71	.4549
	1423	E1	794	71	.4549
	1424	E	794	71	.4549
	1425	D1	816	79	.4675

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 2</u>	2101	A	576	79	.3300
	2102	B1	560	71	.3208
	2103	B	560	71	.3208
	2104	B1	560	71	.3208
	2105	(Not used)			
	2106	C2	582	73	.3334
	2107	B	560	71	.3208
	2108	B1	560	71	.3208
	2109	B	560	71	.3208
	2110	B1	560	71	.3208
	2111	B	560	71	.3208
	2112	A1	576	79	.3300
	2113	J	574	73	.3289
	2114	B1	560	71	.3208
	2115	B	560	71	.3208
	2116	B1	560	71	.3208
	2117	B	560	71	.3208
	2118	B1	560	71	.3208
	2119	B	560	71	.3208
	2120	B1	560	71	.3208
	2121	B	560	71	.3208
	2122	B1	560	71	.3208
	2123	B	560	71	.3208
	2124	A	576	79	.3300
	2201	A	576	79	.3300
	2202	B1	560	71	.3208
	2203	B	560	71	.3208
	2204	B1	560	71	.3208
	2205	B	560	71	.3208
	2206	B1	560	71	.3208
	2207	B	560	71	.3208
	2208	B1	560	71	.3208
	2209	B	560	71	.3208
	2210	B1	560	71	.3208
	2211	B	560	71	.3208
	2212	A1	576	79	.3300
	2213	J	574	73	.3289
	2214	B1	560	71	.3208
	2215	B	560	71	.3208
	2216	B1	560	71	.3208
	2217	B	560	71	.3208
	2218	B1	560	71	.3208
	2219	B	560	71	.3208
	2220	B1	560	71	.3208
	2221	B	560	71	.3208
	2222	B1	560	71	.3208
	2223	B	560	71	.3208
	2224	A1	576	79	.3300

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft.</u> <u>Apt. Area</u>	<u>Sq. Ft.</u> <u>Lanai Area</u>	<u>% Interest</u> <u>Common Area</u>
<u>Bldg. 2</u>	2301	A	576	79	.3300
(cont'd.)	2302	B1	560	71	.3208
	2303	B	560	71	.3208
	2304	B1	560	71	.3208
	2305	B	560	71	.3208
	2306	B1	560	71	.3208
	2307	B	560	71	.3208
	2308	B1	560	71	.3208
	2309	B	560	71	.3208
	2310	B1	560	71	.3208
	2311	B	560	71	.3208
	2312	A1	576	79	.3300
	2313	J	574	73	.3289
	2314	B1	560	71	.3208
	2315	B	560	71	.3208
	2316	B1	560	71	.3208
	2317	B	560	71	.3208
	2318	B1	560	71	.3208
	2319	B	560	71	.3208
	2320	B1	560	71	.3208
	2321	B	560	71	.3208
	2322	B1	560	71	.3208
	2323	B	560	71	.3208
	2324	A1	576	79	.3300
	2401	D	816	79	.4675
	2402	E1	794	71	.4549
	2403	E	794	71	.4549
	2404	E1	794	71	.4549
	2405	E	794	71	.4549
	2406	E1	794	71	.4549
	2407	E	794	71	.4549
	2408	E1	794	71	.4549
	2409	E	794	71	.4549
	2410	E1	794	71	.4549
	2411	E	794	71	.4549
	2412	D1	816	79	.4575
	2413	L	813	73	.4658
	2414	E1	794	71	.4549
	2415	E	794	71	.4549
	2416	E1	794	71	.4549
	2417	E	794	71	.4549
	2418	E1	794	71	.4549
	2419	E	794	71	.4549
	2420	E1	794	71	.4549
	2421	E	794	71	.4549
	2422	E1	794	71	.4549
	2423	E	794	71	.4549
	2424	D	816	79	.4675

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft.</u> <u>Apt. Area</u>	<u>Sq. Ft.</u> <u>Lanai Area</u>	<u>% Interest</u> <u>Common Area</u>
<u>Bldg. 3</u>	3101	A	576	79	.3300
	3102	B1	560	71	.3208
	3103	B	560	71	.3208
	3104	B1	560	71	.3208
	3105	B	560	71	.3208
	3106	B1	560	71	.3208
	3107	B	560	71	.3208
	3108	B1	560	71	.3208
	3109	(Not used)			
	3110	G	555	73	.3180
	3111	B1	560	71	.3208
	3112	B	560	71	.3208
	3113	A1	576	79	.3300
	3114	J	574	73	.3289
	3115	B1	560	71	.3208
	3116	B	560	71	.3208
	3117	B1	560	71	.3208
	3118	H	588	71	.3369
	3119	B	560	71	.3208
	3120	B1	560	71	.3208
	3121	B	560	71	.3208
	3122	A	576	79	.3300
	3201	A	576	79	.3300
	3202	B1	560	71	.3208
	3203	B	560	71	.3208
	3204	B1	560	71	.3208
	3205	B	560	71	.3208
	3206	B1	560	71	.3208
	3207	B	560	71	.3208
	3208	B1	560	71	.3208
	3209	H1	588	71	.3369
	3210	B	560	71	.3208
	3211	B1	560	71	.3208
	3212	B	560	71	.3208
	3213	A1	576	79	.3300
	3214	J	574	73	.3289
	3215	B1	560	71	.3208
	3216	B	560	71	.3208
	3217	B1	560	71	.3208
	3218	H	588	71	.3369
	3219	B	560	71	.3208
	3220	B1	560	71	.3208
	3221	B	560	71	.3208
	3222	A1	576	79	.3300

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 3</u>	3301	A	576	79	.3300
(cont'd.)	3302	B1	560	71	.3208
	3303	B	560	71	.3208
	3304	B1	560	71	.3208
	3305	B	560	71	.3208
	3306	B1	560	71	.3208
	3307	B	560	71	.3208
	3308	B1	560	71	.3208
	3309	H1	588	71	.3369
	3310	B	560	71	.3208
	3311	B1	560	71	.3208
	3312	B	560	71	.3208
	3313	A1	576	79	.3300
	3314	J	574	73	.3289
	3315	B1	560	71	.3208
	3316	B	560	71	.3208
	3317	B1	560	71	.3208
	3318	H	588	71	.3369
	3319	B	560	71	.3208
	3320	B1	560	71	.3208
	3321	B	560	71	.3208
	3322	A1	576	79	.3300
	3401	D	816	79	.4675
	3402	E1	794	71	.4549
	3403	E	794	71	.4549
	3404	E1	794	71	.4549
	3405	E	794	71	.4549
	3406	E1	794	71	.4549
	3407	E	794	71	.4549
	3408	E1	794	71	.4549
	3409	K	827	71	.4738
	3410	E	794	71	.4549
	3411	E1	794	71	.4549
	3412	E	794	71	.4549
	3413	D1	816	79	.4675
	3414	L	813	73	.4658
	3415	E1	794	71	.4549
	3416	E	794	71	.4549
	3417	E1	794	71	.4549
	3418	K1	827	71	.4738
	3419	E	794	71	.4549
	3420	E1	794	71	.4549
	3421	E	794	71	.4549
	3422	D1	816	79	.4675

COMMON ELEMENTS: The proposed Declaration reflects that the common elements shall include all of the land and all of the improvements other than the apartments, specifically including but not limited to:

1. Said land in fee simple;
2. All foundations, columns, girders, beams, floor slabs, supports, perimeter and load-bearing walls (except for the inner decorated surface within each apartment), roofs, elevators, stairways, walkways, entrances and exits of said buildings;
3. All restrooms, yards, grounds, landscaping, swimming pools, swimming pool equipment rooms, tennis courts, recreational areas, refuse areas, electrical room and elevator lobby areas, if any;
4. All driveways, loading areas and parking areas (including parking spaces);
5. All pipes, cables, conduits, ducts, electrical equipment, trash chutes, wiring and other central and pertinent transmission facilities and installation over, under and across the project which serve more than one apartment for services such as power, lights, gas, water, sewer, telephone and television signal distribution, if any;
6. The manager's apartment (Apartment No. 1119);
7. Any and all other apparatus and installations of common use and all other parts of the project necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: The proposed Declaration states that those portions of the common elements which are rationally related to less than all of the apartments shall be limited common elements set aside for the exclusive use of such apartments.

The proposed Declaration also states that each apartment shall have appurtenant to it a nonexclusive easement for the purpose of ingress and egress.

COMMON INTEREST TO BE CONVEYED TO BUYER: The proposed Declaration states that each apartment shall have appurtenant thereto an undivided percentage interest in all the common elements of the project (referred to as the "Common Interest"), and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting. The interests in the common elements of the project are allocated among the apartments approximately on the basis of interior apartment area, excluding the lanai area. The various percentages have been set forth previously in the "DESCRIPTION" section herein. The buyer will receive an apartment deed executed by Developer, demising an apartment together with its aforementioned share of the Common Interest in fee simple.

PURPOSE OF BUILDINGS AND RESTRICTIONS AS TO USE: The proposed Declaration provides that all apartments shall at all times be used only as permanent or temporary residences and for no other purpose, except that the Developer may use any of the apartments for sale or display purposes prior to the sale and conveyance thereof by the Developer.

The House Rules provide, among other things, that: (1) Occupancy is limited to not more than four (4) persons per one-bedroom apartment and six (6) persons per two-bedroom apartment; and (2) No animals whatsoever (including dogs, cats and other animals commonly accepted as household pets) shall be allowed or kept in any part of the project.

OWNERSHIP OF LAND AND ENCUMBRANCES AGAINST TITLE: An updated preliminary report issued on September 7, 1978, by Title Guaranty of Hawaii, Inc., certifies that title to Lot 22-B-2, the same being a portion of Lot 22-B of the tract of land known as "Kamaole Homesteads" is held by the Developer subject only to the following encumbrances:

1. For any taxes that may be due and owing, reference is made to the office of the Tax Assessor, second division.

2. That certain mortgage by and between Kaiser Aetna, as mortgagor, and Meyer M. Ueoka, as trustee for MDG Supply, Inc., as mortgagee, dated January 4, 1974 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 9679 at Page 171.

In addition, the Developer disclosed that it reserves the right to mortgage the land and the proposed improvements to secure the repayment of a loan for the construction of improvements and/or for any other purpose and that such mortgage or mortgages shall have priority over any rights that the purchaser may acquire by virtue of the reservation agreement or sales contract until such time as the sale is closed in accordance with the terms thereof.

PURCHASE MONEY HANDLING: A copy of the executed Escrow Agreement, dated September 21, 1978, identified TITLE GUARANTY ESCROW SERVICES, INC., a Hawaii corporation, as escrow agent. On examination, the Basic Terms, Reservation Agreement, Sales Contract Form, Sales Contract and Receipt for Final Public Report and the executed Escrow Agreement are found to be in compliance with Chapter 514A and, particularly, Sections 514A-37, 514A-39, and 514A-63 through 514A-65 of the Hawaii Revised Statutes.

Among other provisions, the executed Escrow Agreement states that:

After a reservation agreement for an apartment is entered into between the Developer and a prospective buyer, and prior to such time as a sales contract for the sale and purchase of the apartment is entered into, all funds received by Escrow shall promptly be returned to such buyer (without interest and less Escrow's cancellation fee) upon the happening of any of the following:

1. Receipt by Escrow of a written request signed by such prospective buyer and specifically releasing all interest in the apartment subject to the reservation agreement; or
2. Upon the expiration of thirty (30) days from the date the prospective buyer has received notice from Kacor of the opportunity to purchase the apartment, together with the Sales Contract and Receipt for Final Public Report and the Final Public Report for the Project and the prospective buyer's failure to execute and return said Sales Contract and Receipt for Final Public Report within said thirty (30) days; or

3. Upon five (5) days written notice by Developer to the prospective buyer and Escrow of Developer's determination to terminate or cancel the reservation agreement; or
4. Twelve (12) months after the date of the reservation agreement.

After a sales contract for the sale and purchase of an apartment is entered into between the Developer and a buyer, the buyer shall be entitled to return of his funds, and Escrow shall pay such funds to the buyer (without interest and less Escrow's cancellation fee) promptly after receipt by Escrow of a written request signed by such buyer and specifically releasing all interest in the apartment subject to the sales contract if any one of the following shall have occurred:

1. Developer shall have requested Escrow to return to Buyer the funds of buyer then being held hereunder by Escrow; or
2. Developer shall have notified Escrow of Developer's exercise of its option to rescind the sales contract pursuant to any right of rescission stated therein or otherwise available to Developer; or
3. With respect to a buyer whose funds were obtained prior to the issuance of the Final Report, there shall have been a change in the building plans requiring approval of a county officer having jurisdiction over the issuance of building permits except such changes as are specifically authorized in the Declaration of Horizontal Property Regime or by the terms of the sales contract or to which said buyer has otherwise consented in writing; or
4. The Final Report differs in a material respect from the Preliminary Report, and the buyer's written approval of such change shall not have been obtained; or
5. The Final Report shall not have been issued within one (1) year from the date of issuance of the Preliminary Report.

Upon any such return of funds to a buyer, Escrow will return to the Developer all reservation, sales and any conveyancing documents theretofore delivered to Escrow.

Further, the executed Escrow Agreement and the Sales Contract Form provide in part what sums of money, if any, the buyer is entitled to as refunds if the buyer is in default in any payment when required or fails to perform any other obligation required by the buyer.

The specimen Basic Terms, Reservation Agreement and Sales Contract Form provides that said Agreement executed prior to the issuance of a Final Public Report for the project shall constitute a "reservation" and not a "binding contract" for the purchase of an apartment which may be cancelled and terminated at any time at the option of either party until such time as the Purchaser and Developer execute a separate instrument expressing their intent to enter into a binding contract.

The specimen Basic Terms, Reservation Agreement and Sales Contract Form further provides, in part: (1) Developer makes no warranties, express or implied, with respect to the apartments or the project and further agrees, without incurring any legal liability therefor, to cooperate with Purchaser and use its best efforts to have all warranties performed by the builder and the suppliers to the fullest extent; (2) All rights of Purchaser pursuant to the terms and conditions of the sales contract are and shall be subject and subordinate to the lien of any mortgage made by Developer to finance the cost of construction and other costs during construction and to any and all advances made thereon and to any and all sums which may become a lien pursuant to the terms of such mortgage; (3) Apartment owners in the project are prohibited from entering into a rental pool or other rental sharing agreement until after the sales of all the apartments in the project have been closed; and (4) The Developer at any time prior to the sale of the last apartment in the project and the completion of all other improvements, may, at its option, construct one (1) additional swimming pool and two (2) additional tennis courts.

It is incumbent upon the buyer and the prospective buyer that he reads with care the Basic Terms, Reservation Agreement and Sales Contract Form and the Sales Contract and Receipt for Final Public Report and the executed Escrow Agreement.

MANAGEMENT AND OPERATIONS: The proposed Declaration provides that operation of the project shall be conducted for the Association by a responsible corporate Managing Agent who shall be appointed by the Association. However, the Developer has not yet appointed the initial Managing Agent.

RESERVATION BY THE DEVELOPER: The proposed Declaration provides in part that the Developer reserves the right to enter and go upon the land and the project as needed for the development, construction and sale of the project, including (without limitation thereto) the right to perform surveying, excavation and landscaping, to permit parking and storage of construction equipment and materials, to maintain sales offices, models and advertising signs and for all other purposes necessary or convenient to the development, construction and sale of the project, provided that the Developer shall at all times assure access to the project and shall undertake to minimize interference with the use and enjoyment of the apartments in the project.

The Developer reserves the right at its expense (1) to designate and grant easements over, under and across the land for utilities, sanitary and storm sewers, cable television and/or master television, and rights-of-way and all other purposes necessary for the development and construction of the project and (2) to relocate or realign any existing easements (including easements for utilities, sanitary and storm sewer lines and cable television and/or master television), utilities and rights-of-way and to connect the same over, under and across the common elements, provided that such easements and such relocations and connections of utility and other lines shall not materially impair or interfere with the use of any apartment in the project.

The Developer shall have the right to execute and record in the Bureau of Conveyances of the State of Hawaii and with the Department of Regulatory Agencies of the State of Hawaii and the County of Maui, without the consent or joinder of any apartment owner, or lien holder hereafter acquiring any interest in the project, an amendment or amendments to the Declaration, the Condominium File Plan and any other constituent documents of the project

designating, granting or relocating easements over, under and across the common elements as permitted above. Every owner of an apartment and every lien holder hereafter acquiring an interest in an apartment in the project by the acceptance of an apartment deed or the instrument creating a lien affecting such apartment, shall be automatically deemed to consent to the Developer's rights reserved pursuant to the Declaration, and shall, if requested by the Developer, join in, execute and acknowledge all instruments and documents necessary or desirable to the Developer's exercise of such reserved rights, and shall be deemed to have granted an irrevocable power of attorney coupled with an interest to the Developer to execute and acknowledge all such instruments and documents on behalf of such apartment owners and lien holders.

RULE OF THE BOARD OF WATER SUPPLY, COUNTY OF MAUI: Buyers and prospective buyers are advised and the Sales Contract Form states that on March 30, 1978, the Board of Water Supply of the County of Maui, the "Board," adopted a rule entitled "SPECIAL RULE REGULATING FOR AN INTERIM PERIOD THE APPROVAL OF SUBDIVISION APPLICATION; THE APPROVAL OF BUILDING PERMITS AND THE APPROVAL OF WATER METERS FROM THE MOKUHAU, IAO-KEPANIWAL, AND WAIEHU WATER SOURCES," the "Rule" herein.

The Rule was adopted to regulate and protect certain water sources and systems in the County of Maui pending the completion of the Central Maui Water Transmission Source and Pipeline Project and the acceptance thereof by the Board. The regulation and protection of these water sources and systems were made necessary due to several factors, including the rapidly expanding demand for water in the service area, unusually dry weather conditions on the County of Maui, and certain delays in the construction of said Central Maui Water Transmission Source and Pipeline Project. The Kihei area and hence the project fall within one of the areas covered by the Rule. Under the Rule, the project will be issued a building permit only on the condition that no water meter of any size, other than a temporary construction meter, shall be issued for said project until after the completion, acceptance by the Board and the satisfactory operation of the said Central Maui Water Transmission Source and Pipeline Project. The present anticipated completion date is approximately the middle of February, 1979.

The closing of the sale of any apartment may not occur until after the completion of said Source and Pipeline Project because the Sales Contract Form provides that closing will occur only after the certificate of occupancy is issued, and the County of Maui will not issue a certificate of occupancy until water meters are issued and installed, which water meters under the Rule, as discussed above, will not be issued until the completion, acceptance and satisfactory operation of said Source and Pipeline Project.

STATUS OF PROJECT: Construction has not begun on the project, however, final plans and specifications for the project are being prepared. Developer has advised that it expects to begin construction approximately on April 1, 1979.

THE BUYER UNDERSTANDS THAT AT THIS TIME THERE IS NO EFFECTIVE
HUD PROPERTY REPORT WITH RESPECT TO THE PROJECT AND THAT
THE DEVELOPER DOES NOT INTEND TO MAKE APPLICATION FOR SAME.

The buyer or prospective buyer should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted September 22, 1978 and information subsequently submitted as of October 13, 1978.

This PRELIMINARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1042 filed with the Commission on September 22, 1978.

This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be yellow.

Distribution:

Department of Taxation
Planning Department, County of Maui
Escrow Agent
Federal Housing Administration
Bureau of Conveyances

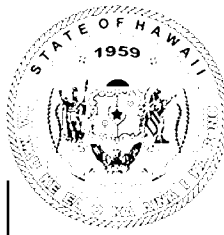
Ah KAU Young
AH KAU YOUNG, Chairman
Real Estate Commission
State of Hawaii

Registration No. 1042

Date: October 25, 1978

Attachment 2

Third Restatement of Declaration of Condominium Property Regime 2023



**STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED**

June 9, 2023 9:50 AM

Doc No(s) A - 85600837

Doc 1 of 1
Pkg 12214775 KEO

/s/ LESLIE T KOBATA
REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

After Recordation, Return by Mail (xx) Pickup () To:

AOAO Maui Vista
2191 South Kihei Rd. Ste. 1119
Kihei, HI 96753

Total No. of Pages: 30

**THIRD RESTATEMENT OF DECLARATION OF
CONDOMINIUM PROPERTY REGIME OF MAUI VISTA**

This THIRD RESTATEMENT OF DECLARATION OF CONDOMINIUM PROPERTY REGIME OF MAUI VISTA is made by the ASSOCIATION OF APARTMENT OWNERS OF MAUI VISTA, a Hawaii nonprofit corporation, whose mailing address is 2191 South Kihei Rd. Ste. 1119, Kihei, HI 96753 (referred to hereinafter as the "Association").

WITNESSETH:

WHEREAS, by way of that certain Declaration of Horizontal Property Regime dated January 16, 1979, recorded in the Bureau of Conveyances of the State of Hawaii ("Bureau") in Liber 13420, Page 91 ("Original Declaration"), together with Condominium File Plan 592, the Horizontal Property Regime known as Maui Vista was created by Fee Owner, Kacor Realty, Inc., a California corporation; and

WHEREAS, the Original Declaration was restated by that certain Restatement of Declaration of Horizontal Property Regime, dated October 27, 1995, recorded in said Bureau as

Document No. 95-144341, and by that certain Second Restatement of Declaration of Condominium Property Regime of Maui Vista, dated August 31, 2007, recorded in said Bureau as Document No. 2007-163806, (the “Second Restatement”); and

WHEREAS, the Second Restatement was amended by that certain Certification of Amendment to the Second Restatement of the Declaration of Horizontal Property Regime of Maui Vista, dated May 13, 2013, recorded in said Bureau as Document No. A-48960134, and by that certain Certification of Amendment to the Second Restatement of Declaration of Condominium Property Regime of Maui Vista, dated April 6, 2015, recorded in said Bureau as Document No. A-55820126, and by that certain Certification of Amendment to the Second Restatement of Declaration of Horizontal Property Regime of Maui Vista, dated May 10, 2018, recorded in said Bureau as Document No. A-6716032; and

WHEREAS, Section 514B-109, Hawaii Revised Statutes (“HRS”), provides that associations of apartment owners may, at any time, restate their declarations to amend the declaration as may be required in order to conform with the provisions of Chapter 514B, HRS, or any other statute, ordinance, rule or regulation enacted by any governments authority, by resolution adopted by a Board of Directors, and the restated Declaration shall be as fully effective for all purposes as if adopted by the vote or written consent of the apartment owners; and

WHEREAS, the Board of Directors of the Association of Apartment Owners of Maui Vista has voted to restate the Second Restatement to incorporate the amendments thereto that were made prior to the recording of this Third Restatement.

NOW, THEREFORE, pursuant to Section 514B-109, HRS, BE IT RESOLVED that the Third Restatement of Declaration of Condominium Property Regime of Maui Vista attached hereto, shall be, and hereby is, adopted as the Third Restatement of Declaration of Condominium Property Regime of Maui Vista (“Third Restatement”). Each Declaration provision that has been restated has been identified in the endnotes attached hereto. Said provisions have been restated solely for the purposes of information and convenience. To the extent that there is any conflict between the restated provisions of the Declaration and the statute or statutes being implemented, the provisions of the restated Declaration shall be subordinate to said statute or statutes. The restated version of the Declaration correctly sets forth, without change, the corresponding provisions of the Declaration, as amended. (Exhibit “B” to the Declaration, which are the Bylaws, has been separately restated and is not included in this Restatement.) This restated version of the Declaration shall supersede the original Declaration and all prior amendments thereto; provided, however, that in the event of any conflict, the restated version of the Declaration shall be subordinate to the original Declaration and all prior amendments thereto.

[Remainder of page intentionally left blank. Signatures to follow.]

The Third Restatement is hereby adopted this 8th day of June, 2023.

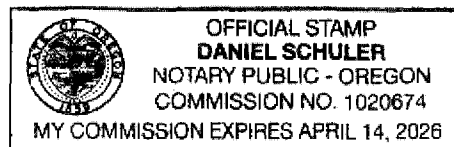
ASSOCIATION OF APARTMENT OWNERS OF
MAUI VISTA

Gerald Jenkins
By: Gerald Jenkins
Its: President

STATE OF OREGON)
)
COUNTY OF JOSEPHINE) SS.

On this 24 day of MAY 2023, before me personally appeared GERALD JENKINS, President of the Association of Apartment Owners of Maui Vista, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the forgoing instrument as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.

Daniel Schuler
Print Name: DANIEL SCHULER
Notary Public, State of OREGON
My commission expires: APRIL 14 2026



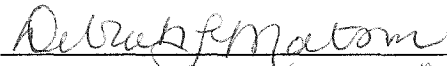
ASSOCIATION OF APARTMENT OWNERS OF
MAUI VISTA



By: Tina Evans
Its: Secretary

STATE OF WA)
COUNTY OF Skagit) SS.

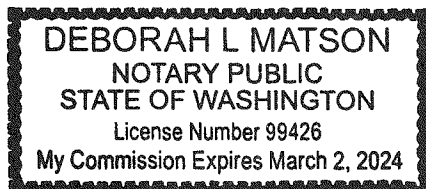
On this 30th day of May, 2023, before me personally appeared TINA EVANS, Secretary of the Association of Apartment Owners of Maui Vista, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the forgoing as the free act and deed of such person, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Print Name: Deborah L. Matson

Notary Public, State of WA

My commission expires: 03-02-2024



**THIRD RESTATEMENT OF DECLARATION OF
CONDOMINIUM PROPERTY REGIME OF MAUI VISTA**

KNOW ALL MEN BY THESE PRESENTS:

1) DESCRIPTION OF LAND. The land submitted to the Condominium Property Regime is described in Exhibit "A" attached hereto and made a part hereof for all purposes.

2) DESCRIPTION OF PROJECT. The improvements to be constructed on said land consist of three (3) four-story buildings, herein sometimes referred to as buildings "1," "2" and "3," respectively, without basements and with adjacent parking areas. Said buildings will be constructed principally of concrete blocks, reinforced concrete, glass and appropriate trim. Buildings 1 and 2 are served by one (1) elevator and four (4) stairways, and building 3 by one (1) elevator and three (3) stairways.

3) DIVISION OF PROPERTY. The project is hereby divided into the following freehold estates:

a) Apartments. Two hundred and eighty (280) freehold estates are hereby designated in the spaces within the perimeter walls, floors and ceilings of each of the two hundred and eighty (280) apartments of the project. Said spaces, together with lanai, if any, are herein referred to as "apartments."

b) Type of Apartments. Each of the apartments are designated on said plans and described as follows:

(1) There are nine (9) apartments designated Type A, each containing approximately six hundred and five (605) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen and living-dining room. Each Type A apartment has a lanai of approximately seventy-nine (79) square feet, except for apartment numbers 1101, 2101 and 3101, which have lanais of approximately one hundred and fifty-eight (158) square feet.

(2) There are eighteen (18) one-bedroom apartments designated Type A1, which are identical to the Type A apartments except for a reverse floor plan. Each Type A1 apartment has a lanai of approximately seventy-nine (79) square feet except for apartment numbers 1118, 1125, 2112, 2124, 3113 and 3122, which have lanais of approximately one hundred and fifty-eight (158) square feet.

(3) There are eighty-four (84) apartments designated Type B, each containing approximately five hundred and eighty-eight (588) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen and living-dining room. Each Type B apartment has a lanai of approximately seventy-one (71) square feet except for apartment numbers 1103, 1105, 1107, 1109, 1111, 1115, 1117, 1120, 1122, 1124, 2103, 2107, 2109, 2111, 2115, 2117, 2119, 2121, 2123, 3103, 3105, 3107, 3112, 3116, 3119 and 3121, which have lanais of approximately one hundred and forty-two (142) square feet.

(4) There are eighty-two (82) one-bedroom apartments designated Type B1, which are identical to the Type B apartments except for a reverse floor plan. Each Type B1 apartment has a lanai of approximately seventy-one (71) square feet except for apartment numbers 1102, 1104, 1106, 1108, 1110, 1112, 1116, 1121, 1123, 2102, 2104, 2108, 2110, 2114, 2116, 2118, 2120, 2122, 3102, 3104, 3106, 3108, 3111, 3115, 3117 and 3120, which have lanais of approximately one hundred and forty-two (142) square feet.

(5) There are two (2) apartments designated Type C1, each containing approximately six hundred and thirty-one (631) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, and consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

(6) There are two (2) apartments designated Type C2, each containing approximately six hundred and fifteen (615) square feet, exclusive of a lanai of approximately one hundred and forty-five (145) square feet, and consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

(7) There are three (3) two-story apartments designated Type D, each containing approximately eight hundred and forty-five (845) square feet, exclusive of a lanai of approximately seventy-nine (79) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

(8) There are six (6) two-bedroom, two-story apartments designated Type D1, which are identical to the Type D apartments except for a reverse floor plan.

(9) There are twenty-nine (29) two-story apartments designated Type E, each containing approximately eight hundred and twenty-two (822) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

(10) There are twenty-eight (28) two-bedroom, two story apartments designated Type E1, which are identical to the Type E apartments except for a reverse floor plan.

(11) There is one (1) two-story apartment designated Type F, containing approximately eight hundred and seventy-five (875) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

(12) There is one (1) apartment designated Type G, containing approximately five hundred and eighty-four (584) square feet, exclusive of a lanai of approximately one hundred and forty-five (145) square feet, and consisting of one bedroom, one bathroom, kitchen, living-dining room and lanai.

(13) There are three (3) apartments designated Type H, each containing approximately six hundred and sixteen (616) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen, and living-dining room. Each Type H apartment has a lanai of approximately seventy-one (71) square feet except for apartment number 3118, which has a lanai of approximately one hundred and forty-two (142) square feet.

(14) There are two (2) one-bedroom apartments designated Type H1, which are identical to the Type H apartments except for a reverse floor plan. Each Type H1 apartment has a lanai of approximately seventy-one (71) square feet.

(15) There are six (6) apartments designated Type J, each containing approximately six hundred and three (603) square feet, exclusive of a lanai, and consisting of one bedroom, one bathroom, kitchen and living-dining room. Each Type J apartment has a lanai of approximately seventy-three (73) square feet except for apartment numbers 2113 and 3114, which have lanais of approximately one hundred and forty-five (145) square feet.

(16) There is one (1) two-story apartment designated Type K, containing approximately eight hundred and fifty-five (855) square feet, exclusive of a lanai of approximately seventy-one (71) square feet, consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

(17) There is one (1) two-bedroom, two-story apartment designated Type K1, which is identical to the Type K apartment except for a reverse floor plan.

(18) There are two (2) two-story apartments designated Type L, each containing approximately eight hundred and forty-two (842) square feet, exclusive of a lanai of approximately seventy-three (73) square feet, and consisting of two bedrooms, two bathrooms, kitchen, living-dining room and lanai.

c) Access. Each apartment has immediate access to the balcony corridor of its designated floor leading to the elevator and stairways serving such floor and thence by walkways and driveways connecting the building to the parking areas and street entrance of the project.

d) Location of Apartments. Each apartment has been given a number designation by which its location in the project can be determined. The first digit of each apartment number indicates the building within which the apartment is located, the second digit indicates the floor of the building on which the apartment is located, and the last two digits indicate the apartment. Apartment numbers 1101 through 1425, inclusive, refer to apartments located in building 1, apartment numbers 2101 through 2424, inclusive, refer to apartments located in building 2, and apartment numbers 3101 through 3422, inclusive, refer to apartments located in building 3.

e) Limits of Apartments. The respective apartments shall not be deemed to include the perimeter or interior load-bearing walls, the floors and ceilings surrounding each apartment or any pipes, wires, conduits or other utility service lines running through such apartment which are utilized for or serve more than one apartment, the same being deemed common elements as hereinafter provided. Each apartment shall be deemed to include all the walls and partitions which are not load-bearing within its perimeter walls, the inner decorated or finished surfaces of all walls, floors and ceilings, the doors and door frames, windows and window frames, the adjacent balcony air space, if any, and all fixtures originally installed in the apartment. Notwithstanding the designation of the limits of the apartments set forth in paragraph 3.a above, all apartment and lanai areas are computed by measuring from the exterior face of exterior walls and from the centerline of interior party walls, and no reduction has been made to account for interior walls, ducts, vent shafts and the like located within the perimeter walls.

f) Common Elements. One freehold estate is hereby designated in all of the remaining portions of the project, herein called the "common elements," which shall include all portions of the land and improvements other than the apartments, including the buildings, the land on which they are located, and, except as otherwise expressly provided herein, all common elements mentioned in the Act which are actually constructed on the land described herein. Said common elements shall include, but shall not be limited to:

- (1) All land described in Exhibit "A;"
- (2) All foundations, columns, girders, beams, floor slabs, supports, perimeter and load-bearing walls (except for the inner decorated surface within each apartment), roofs, elevators, stairways, walkways, entrances and exits of said buildings;
- (3) All restrooms, yards, grounds, landscaping, swimming pools, swimming pool equipment rooms, tennis courts, recreational areas, refuse areas, electrical room and elevator lobby areas, if any;
- (4) All driveways, loading areas, parking areas;
- (5) All pipes, cables, conduits, ducts, electrical equipment, trash chutes, wiring and other central and pertinent transmission facilities and installations over, under and across the project which serve more than one apartment for services such as power, lights, gas, water, sewer, telephone and television signal distribution, if any;
- (6) The Manager's apartment; and
- (7) Any and all other apparatus and installations of common use and all other parts of the project necessary or convenient to its existence, maintenance and safety, or normally in common use.
- (8) Designation of additional areas to be common elements or subject to common expenses shall require the approval of 67% of the apartment owners, but the foregoing owner approval shall not apply to the purchase of an apartment for a resident manager, which may be purchased with the approval of the Board. (Section 514B-104(a)(8) of the Act)
- (9) The Owners have the right to amend the Declaration to change the permitted uses of the common elements; provided that subject to Section 514B-140(c) of the Act:
 - (i) Changing the common element open spaces or landscaped spaces to other uses shall not require an amendment to the Declaration, and
 - (ii) Minor additions to or alterations of the common elements for the benefit of individual apartments are permitted if the additions or alterations can be accomplished without substantial impact on the interests of other owners in the common elements, as reasonably determined by the Board. (Section 514B-38 of the Act)
- (10) No apartment owner may exempt himself from liability for his contribution towards the common expenses by waiver of the use or enjoyment of any of the common elements or by abandonment of his apartment. Subject to such terms and conditions as may be specified in the By-Laws, any apartment owner may, by conveying his apartment and his

common interest to the Board of Directors on behalf of all other apartment owners, exempt himself from common expenses thereafter accruing. (Section 514B-144(g) of the Act)

4) **PARKING EASEMENT.** Each apartment shall have appurtenant thereto a nonexclusive easement in common with all other apartments to park one (1) passenger car or other vehicle which is no larger than a passenger car in any parking stall within the parking areas. Such nonexclusive easement shall not be transferred independently of or in any other manner separated from the apartment to which it is appurtenant and shall be deemed to be conveyed or transferred with the apartment even though not expressly mentioned or described in the apartment deed or other conveyance instrument. The foregoing notwithstanding, the Board of Directors of the Association of Apartment Owners (herein called the "Board") shall have the right to designate up to twenty (20) parking stalls to be utilized for guest parking.

5) **COMMON INTEREST.** Each apartment shall have appurtenant thereto an undivided percentage interest in all common elements of the project (herein called the "common interest") and the same proportionate share in all common profits and expenses of the project and for all other purposes, including voting, according to the plan of such apartment as follows:

Type	Common Interest
A (9):	.332
A1 (18):	.332
B (84):	.322
B1 (82):	.322
C1 (2):	.346
C2 (2):	.337
D (3):	.463
D1 (6):	.463
E (29):	.451
E1 (28):	.451
F (1):	.480
G (1):	.320
H (3):	.338
H1 (2):	.338
J (6):	.332
K (1):	.469
K1 (1):	.469
L (2):	.462

The apartment number, apartment type, and floor area of each respective apartment, including the separately itemized area of each such apartment's appurtenant lanai and the appurtenant individual percentage interest in the common elements are set forth in Exhibit C attached hereto and made a part hereof.

6) **LIMITED COMMON ELEMENTS.** Those portions of the common elements which are rationally related to less than all of the apartments, herein called the "limited common

elements," are hereby designated and set aside for the exclusive use of such apartments and such apartments shall have appurtenant thereto easements for the use of such limited common elements.

7) EASEMENTS. In addition to the parking easements set forth in paragraph 4. above and any easements herein designated in the limited common elements, the apartments and common elements shall have and be subject to the following easements:

a) Each apartment shall have appurtenant thereto non-exclusive easements in the common elements designed for such purposes for ingress to, egress from, utility services for and in support of such apartment; in the other common elements for use according to their respective purposes, subject always to the exclusive or limited use of the limited common elements, if any, as herein provided; and in all other apartments of the building for support.

b) If any part of the common elements encroaches upon any apartment or limited common, a valid easement for such encroachment and the maintenance thereof, so long as it continues, shall and does exist. In the event the building shall be partially or totally destroyed and then rebuilt, minor encroachments of any parts of the common elements due to construction shall be permitted, and valid easements for such encroachments and the maintenance thereof shall exist.

c) The Association shall have the irrevocable right, to be exercised by the Board, to have access to each apartment at any time as may be necessary for making emergency repairs to prevent damage to the common elements or to another apartment or apartments. Each apartment owner shall afford the Association and the other apartment owners, and to the employees, independent contractors or agents of the Association or other apartment owners, during reasonable hours, access through the owner's apartment reasonably necessary for the operation of the Project and the maintenance, repair and replacement of an apartment. Unless entry is made pursuant to the circumstances described in the first sentence of this subsection c, if damage is inflicted on the common elements or on any apartment through which access is taken, the apartment owner responsible for the damage, or the Association if it is responsible, is liable for the prompt repair thereof; provided that the Association shall not be responsible to pay the cost of removing or replacing any finished surfaces or other barriers that impede its ability to maintain and repair the common elements. (Section 514B-137 of the Act)

d) Each apartment owner shall have an easement in common with the owners of all other apartments to use all pipes, wires, ducts, cables, conduits, public utility lines and other common elements located in any of the other apartments and serving his apartment. Each apartment shall be subject to an easement in favor of the owners of all other apartments for access to any common elements located in such apartment.

8) ALTERATION AND TRANSFER OF INTERESTS. Except as otherwise provided in this Declaration, the common interest and easements appurtenant to each apartment shall have a permanent character, shall not be altered without the consent of all owners of apartments affected thereby as expressed in an amendment to this Declaration duly recorded, shall not be separated from such apartment and shall be deemed to be conveyed or encumbered with such apartment even though not expressly mentioned or described in the conveyance or other instrument. The common elements shall remain undivided, and no right shall exist to partition or divide any part thereof except as provided by the Act.

9) USE. The buildings and other improvements and each apartment within the project shall be restricted to the following uses:

a) Each apartment shall be used and occupied only as private dwellings by the owner thereof, his tenants, family, domestic servants and social guests. The apartments or any interest therein shall not be sold, transferred, conveyed, leased, occupied, rented or used for or in connection with any timesharing purpose or under any timesharing plan, arrangement or program, including without limitation any so called "vacation license", "travel club or membership", or "time interval ownership" arrangement. The term "timesharing" as used herein shall be deemed to include, but shall not be limited to, any plan, program or arrangement under which the right to use, occupy, own, lease, or possess an apartment or apartments in the Project rotates among various persons on a periodically recurring basis according to a fixed or floating interval or period of time whether by way of deed, lease association or club membership, license, beneficial interest under a Hawaii Land Trust, rental or use agreement, co-tenancy agreement, partnership agreement, or otherwise. Subject to such limitations, the owner of each apartment shall have the absolute right to lease or rent same for long-term or transient purposes subject to the limitations, restrictions, covenants, and conditions of this Declaration, the By-Laws and any conveyance document.

b) No owner will suffer anything to be done or kept in his apartment or elsewhere which will jeopardize the soundness of any building, or which will interfere with or unreasonably disturb the rights of other owners, or which will obstruct the corridors, stairways or walkways of the project, or which will increase the rate of fire insurance on the improvements of the project or the contents thereof, or which will reduce the value of any such improvements.

c) Anything herein to the contrary notwithstanding, no apartment owner shall do any work which could jeopardize the soundness or safety of the Project, reduce the value thereof, impair any easement or hereditament, nor may any apartment owner add any material structure or excavate any basement or cellar without in every such case the consent of sixty- seven percent (67%) of the apartment owners being first obtained; the consent of all apartment owners whose apartments or appurtenant limited common elements are directly affected; and the approval of the Board, which shall not unreasonably withhold such approval; provided the Board shall always have the right to disapprove a proposed addition or alteration that the Board reasonably determines could jeopardize the soundness or safety of the Project, impair any easement, or interfere with or deprive any nonconsenting Owner of the use or enjoyment of any part of the Project. provided, further that nonmaterial structural additions to the common elements (as defined in Section 514B-140 of the Act), or additions to or alterations of an apartment made within such apartment or within a limited common element appurtenant to and for the exclusive use of the apartment, shall require approval only by the Board of Directors, which approval shall not be unreasonably withheld, and such percentage, number, or group of apartment owners as may be required by this Declaration or the By-Laws. (Section 514B-140 of the Act)

d) The owner of an apartment shall not, without the prior written consent of the Board, display any sign or place any other thing upon any door, window, wall or other portion of the apartment or the common elements so as to be visible from any point outside of his apartment.

e) Smoking is prohibited anywhere within, on or about the Project, that is, the project apartments, lanais, common elements or limited common elements, except in those area(s)

of the common elements, specifically designated by the Board of Directors in its sole discretion, where smoking shall be allowed. For purposes of this Section e, the term "smoking" shall mean the lighting and/or burning of any tobacco or plant material; inhaling or exhaling the smoke/fumes of tobacco or any other plant material; lighting, burning or carrying any lighted smoking equipment for tobacco or any other plant material; and/or inhaling or exhaling from any lighted smoking equipment for tobacco or any other plant material.

10) **ALTERATION OF ADJACENT APARTMENTS.** Subject to the prior written consent and approval of the plans therefor by the Board, the holders of all liens affecting such apartments (if the lien holders require such consent) and all other apartment owners directly affected thereby as determined by the Board, the owner of two (2) adjacent apartments which are separated only by a wall shall have the right to make additions to or alterations within such apartments, including the alteration and removal of all or a portion of the intervening wall separating the apartments whether or not load-bearing; provided that no work shall be done which would jeopardize the structural integrity or safety of the building, reduce the value thereof or detract from the appearance of the building, or impair any easement. Said plans shall be prepared by a licensed architect and, if required by the Board, a licensed structured engineer. The owner of such adjacent apartments may install in and attach such doors and other devices to any opening or openings made in such intervening wall and may remove and retain ownership of the items so installed. Said additions and alterations may be undertaken without an amendment to this Declaration or a filing of a complete set of floor plans of the building as so altered. Upon termination of the common ownership of such adjacent apartments, any intervening wall which has been altered or removed pursuant to the foregoing provisions shall be restored substantially to the condition in which the same existed prior to such alteration or removal.

11) **ADMINISTRATION OF PROJECT.** Administration of the project shall be vested in its Association of Apartment Owners, herein called the "Association," consisting of all apartment owners of the project in accordance with the By-Laws of the Association. Operation of the project and maintenance, repair, replacement and restoration of the common elements, and any additions and alterations thereto, shall be in accordance with the provisions of said Act, this Declaration and the By-Laws, and, specifically but without limitation, the Association shall:

a) Make, build, maintain and repair all fences, sewers, drains, roads, curbs, sidewalks and parking areas which may be required by law to be made, built, maintained and repaired upon or adjoining or in connection with or for the use of the project or any part thereof.

b. Keep all common elements of the project in a strictly clean and sanitary condition and observe and perform all laws, ordinances, rules and regulations now or hereafter made by any governmental authority for the time being applicable to the project or the use thereof.

c. Well and substantially repair, maintain, amend and keep all common elements of the project, including, without limitation, the buildings thereof with all necessary reparations and amendments whatsoever in good order and condition except as otherwise provided herein, and maintain and keep said land and all adjacent land between any street boundary of the project and the established curb or street line in a neat and attractive condition and all trees, shrubs and grass thereon in good cultivation and replant the same as may be necessary, and repair and make good all defects in the common elements of the project herein required to be repaired by the

Association, of which notice shall be given by any owner or his agent within thirty (30) days after the giving of such notice.

d. Before commencing or permitting construction of any improvement on the project, obtain a bond or certificate thereof naming all of the apartment owners and their respective mortgagees, if any, as their interests may appear, in a penal sum not less than one hundred percent (100%) of the cost of such construction and with a corporate surety authorized to do business in Hawaii, guaranteeing completion of such construction free and clear of all mechanic's and materialman's liens.

e. Observe any setback lines affecting the project and not erect, place or maintain any building or structure whatsoever except approved fences or walls between any street boundary of the project and the setback line along such boundary.

f. Not erect or place on the project any building or structure, including fences and walls, nor make additions or structural alterations to or exterior changes of any common elements of the project, nor place or maintain thereon any signs, posters or bills whatsoever, except in accordance with plans and specifications, including detailed plot plan, prepared by a licensed architect, unless first approved by a majority of apartment owners (or such larger percentage as required by law or this Declaration), including all owners of apartments thereby directly affected, and complete any such improvements diligently after the commencement thereof.

g. Not make or suffer any strip or waste or unlawful, improper or offensive use of the project.

12) **MANAGING AGENT.** Operation of the project shall be conducted for the Association by a responsible Managing Agent who shall be appointed by the Board of Directors, as it deems advisable, in accordance with the By-Laws.

12A) Annual Registration. Register with the Real Estate Commission as provided in Section 514B-103 of the Act and to comply with all requirements and impositions therein set forth.

13) **COMMON EXPENSES.** All charges, costs and expenses whatsoever incurred by the Association for or in connection with the administration of the project, including, without limitation, the operation thereof, any maintenance, repair, replacement and restoration of the common elements and any additions and alterations thereto, any labor, services, materials, supplies and equipment therefor, any liability whatsoever for loss or damage arising out of or in connection with the common elements or any accident, fire or nuisance thereon, and any premiums for hazard and liability insurance herein required with respect to the project and the cost of all utility services, including water, sewer, electricity and gas, garbage disposal and any other similar services unless separately metered, shall constitute common expenses of the project for which all apartment owners shall be severally liable in proportion to their respective common interests. The Board shall from time to time assess the common expenses against all the apartments in their respective proportionate shares, and the unpaid amount of such assessments against any apartment shall constitute a lien against such apartment which may be foreclosed by the Board or Managing Agent as provided by said Act, provided that thirty (30) days prior written notice of intention to foreclose shall be mailed, postage prepaid, to all persons or entities having any interest in such apartment as shown in the Association's record of ownership.

14) COMPLIANCE WITH DECLARATION AND BY-LAWS. All apartment owners, their tenants, families, servants and guests, and any other persons who may in any manner use the project, shall be bound by and comply strictly with the provisions of this Declaration, the By-Laws of the Association, the House Rules, and all agreements, decisions and determination of the Association as lawfully made or amended from time to time and failure to comply with any of the same shall be grounds for an action to recover sums due, for damages or injunctive relief, or both, maintainable by the Board or Managing Agent on behalf of the Association or, in a proper case, by any aggrieved apartment owners.

15) FIRE AND EXTENDED COVERAGE INSURANCE. The Association, at its common expense, shall at all times keep all buildings of the project, including the common elements and, whether or not part of the common elements, all exterior and interior walls, floors and ceilings, in accordance with the as-built condominium plans and specifications, insured against loss or damage by fire with extended coverage in an insurance company authorized to do business in the State of Hawaii having a financial rating by Best's Insurance Reports of Class VI or better in an amount sufficient to provide for the full repair or full replacement thereof without deduction for depreciation, in the name of the Association as trustee for all apartment owners and mortgagees according to the loss or damage to their respective apartments and appurtenant common interests and payable in case of loss to such bank or trust company authorized to do business in the State of Hawaii as the Board shall designate for the custody and disposition as herein provided of all proceeds of such insurance, and from time to time cause to be deposited promptly with the Secretary of the Association true copies of such insurance policies or current certificates thereof, without prejudice to the right of each apartment to insure his apartment for his own benefit. Flood insurance shall also be provided under the provisions of federal Flood Disaster Protection Act of 1973 if the property is located in an identified flood hazard area designated by the Department of Housing and Urban Development with minimum limits equal to aggregate of the outstanding principal balances of all mortgage loans or apartments in the project or the maximum limit of coverage available under the National Flood Insurance Act of 1968, as amended, whichever is less. The members of the Association may, by majority vote at any meeting of the Association require that the exterior glass of the project also be insured under such policy. Such policy (unless unobtainable):

a) Shall contain no provision limiting or prohibiting other insurance by the owner of any apartment, such right being provided by statute, but if obtainable, shall provide that the liability of the insurer shall not be affected by, nor shall the insurer claim any right of set-off, counterclaim, apportionment, proration, or contribution by reason of any such other insurance.

b) Shall contain no provision relieving the insurer from liability for loss occurring while the hazard is increased in the building, whether or not within the control or knowledge of the Board, or, if obtainable, shall contain no provision relieving the insurer from liability by reason of any breach of warranty on condition caused by the Board or the owner or tenant of any apartment, or by reason of any act or neglect of the Board or the owner or tenant of any apartment.

c) Shall provide that the policy and the coverage thereunder may not be cancelled or substantially modified (whether or not requested by the Association) except by the insurer giving at least sixty (60) days prior written notice thereof to the Board, every first

mortgagee of an apartment and every other person in interest who shall have requested such notice of the insurer.

d) Shall contain a provision waiving any right of subrogation by the insurer to any right of the Board against the owner or lessee of any apartment.

e) Shall contain a provision waiving any right of the insurer to repair, rebuild or replace, if a decision is made pursuant to paragraph 19 of this Declaration not to repair, reinstate, rebuild or restore the damage or destruction.

f) Shall provide that any loss shall be adjusted with the Board and the mortgagee of any apartment directly affected by the loss.

g) Shall contain a standard mortgagee clause which:

(1) Shall name the holder of any mortgage affecting any apartment whose name shall have been furnished to the Board.

(2) Shall provide that the insurance as to the interest of the mortgagee shall not be invalidated by any act or neglect of the Board of the owner or lessee of any apartment.

(3) Shall waive any requirement invalidating such mortgagee clause by reason of the failure of the mortgagee to notify the insurer of any hazardous use or vacancy, any requirement that the mortgagee pay any premium (provided, however, in case the Board shall fail to pay the premium due or to become due under the policy, the mortgagee may pay the same prior to the effective date of the termination of the policy), any contribution clause, and any right to be subrogated to the rights of any mortgagee against the owner or lessee of any apartment or the Board or to require an assignment of any mortgage to the insurer, except that the insurer will have the right of subrogation to the extent of insurance proceeds received by and retained by the mortgagee if the insurer shall claim no liability as to the mortgagor or owner, but without impairing mortgagee's right to sue.

(4) Shall provide that without affecting the protection afforded to the mortgagee by such mortgagee clause, any proceeds payable under such clause shall be payable to a corporate trustee selected by the Board, who shall be a bank or trust company doing business in Hawaii, or to the Board acting as Insurance Trustee on behalf of the Owners, either entity hereinafter referred to interchangeably as the "Insurance Trustee" or "Trustee."

(5) Shall provide that any reference to a mortgagee in the Policy shall include all mortgagees on any apartment, in order of preference.

h) Shall name all apartment owners as insureds.

i) Shall provide for payment of the proceeds to the Insurance Trustee, except in the case of damage to a single apartment in which case the proceeds shall be paid to the owner and mortgagee, if any, of such apartment, as their respective interest may appear.

j) Shall contain a provision requiring the insurance carrier at the inception of the Policy and on each anniversary date thereof to provide the Board with a written summary describing said Policy. Such summary shall include the type of the Policy, a description of the coverage and limits thereof, the amount of the annual premium and renewal dates.

16) **COMPREHENSIVE LIABILITY INSURANCE.** The Board shall procure and maintain from a company or companies qualified to do business in Hawaii (and, if necessary, to procure the required coverage from other companies) a policy or policies (hereinafter called the "Policy") of Public Liability Insurance to insure the Board, each apartment owner, the Manager and other employees of the Association of Apartment Owners against claims for personal injury, death and property damage arising out of the condition of the property or activities thereon under the Comprehensive General Liability form to include (1) Water Damage Legal Liability and (2) Fire Damage Legal Liability. Said insurance shall provide combined single-limit coverage of not less than One Million Dollars (\$1,000,000.00) and:

a) Shall contain no provision relieving the insurer from liability because of loss occurring while the hazard is increased in the building, whether or not within the control or knowledge of the Board, or by any breach of warranty or condition caused by the owner of any apartment or by any act or neglect of the owner or tenant of any apartment.

b) Shall provide that the policy and the coverage thereunder may not be cancelled or substantially modified (whether or not requested by the Association) except by the insurer giving at least sixty (60) days prior written notice thereof to the Board, every first mortgagee of an apartment and every other person who shall have requested such notice of the insurer.

c) Shall contain a waiver by the insurer of any right of subrogation to any right of the Board or apartment owners against any of them or any other persons under them.

d) Shall contain a "severability of interest" endorsement precluding the insurer from denying the claim of an apartment owner because of negligent acts of the Association or the other apartment owners.

17) **INSURANCE AGAINST ADDITIONAL RISKS.** The Board may also procure insurance against such additional risks as the Board may deem advisable for the protection of the apartment owners of a character normally carried with respect to properties of comparable character and use in the County of Maui.

18) **MISCELLANEOUS INSURANCE PROVISIONS.**

a) The Board shall review not less frequently than annually the adequacy of its insurance program and shall report in writing the Board's conclusions and action taken on such review to the owner of each apartment, and to the holder of any mortgage on any apartment who shall have requested a copy of such report. At the request of any mortgagee of any apartment, the Board shall furnish to such mortgagee a copy of the Policy described in paragraph 15 of this Declaration and of any other policy to which a mortgagee endorsement shall have been attached. Copies of every policy of insurance procured by the Board shall be available for inspection by any apartment owner (or purchaser holding a contract to purchase an interest in an apartment) at the office of the Managing Agent. Any coverage procured by the Board shall be without prejudice to the right of the owners of apartments to insure such apartments and the contents thereof for their own benefit at their own expense. All policies shall include a provision requiring the insurance carrier, at the inception of the policy and on each anniversary date, to provide the Board with a written summary, in laymen's terms, of the policy including the type of policy, a description of the

coverage and the limits thereof, amount of annual premium and renewal dates. The Board shall provide this information to each apartment owner.

b) The Board in the case of a claim for damage to an apartment or the common elements, may:

(1) Pay the deductible amount as a common expense;

(2) After notice and an opportunity for a hearing; assess the deductible amount against the Owners who caused the damage or from whose apartments the damage or cause of loss originated; or

(3) Require the apartment owners of the apartments affected to pay the deductible amount. (Section 514B-143(d) of the Act)

c) The Board, with the vote or written consent of a majority of the apartment owners, may require apartment owners to obtain reasonable levels of insurance. The liability of an apartment owner shall include but not be limited to the deductible of the owner whose apartment was damaged, any damage not covered by insurance required by this subsection (b) as well as the decorating, painting, wall and floor coverings, trim, appliances, equipment and other furnishings. If the apartment owner does not purchase or produce evidence of insurance requested by the Board, the directors may, in good faith, purchase the insurance coverage and charge the reasonable premium cost back to the apartment owner. In no event is the Association or Board liable to any person either with regard to the failure of an apartment owner to purchase insurance or a decision by the Board not to purchase the insurance for the Owner, or with regard to the timing of its purchase of the insurance or the amounts or types of coverages obtained. (Section 514B-143(g) of the Act)

19) DAMAGE AND DESTRUCTION.

a) If any building is damaged by fire or other casualty which is insured against and said damage is limited to a single apartment, the insurance proceeds shall be used by the owner and mortgagee, if any, of such apartment to pay the contractor employed by the Board to rebuild or repair such apartment, including paint, floor covering and fixtures, in accordance with the original plans and specifications therefor.

b) If such damage extends to two or more apartments or extends to any part of limited common elements or to the common elements, the Board shall thereupon contract to repair or rebuild the damaged portions of the building, including all apartments so damaged, as well as the common elements, in accordance with plans and specifications therefor, which will restore the same to the design immediately prior to the destruction or damage, or, if reconstruction in accordance with said design is not permissible under the laws then in force, in accordance with such modified plan as shall be previously approved by the Board and the mortgagee of record of any interest in an apartment directly affected thereby; provided that:

(1) In the event said modified plan eliminates any apartment that may have been damaged or destroyed and such apartment is not reconstructed, the Insurance Trustee shall pay to the owner of said apartment and the mortgagee of record of any interest in said apartment, as their interests may appear, the portion of said insurance proceeds allocable to the

owner's common interest (less the proportionate share of said apartment in the cost of debris removal) and shall disburse the balance of insurance proceeds as hereinafter provided for the disbursement of insurance proceeds.

(2) In the event the restoration of the building in accordance with the original plans and specifications or with such modified plan as shall have been previously approved by the Board and the mortgagee of record of any interest in an apartment directly affected thereby shall not be permissible under the laws and regulations then existing, the proceeds of the insurance, after paying the cost of the removal of the debris, shall be disbursed to owners of apartments so damaged and their mortgagees of record, as their interests may appear, in proportion to the respective common interests of said owners.

(3) In the event the insurance proceeds are insufficient to restore the building, then the project shall be rebuilt, repaired or restored as prescribed in this Declaration or in accordance with such modified plan as shall have been previously approved by the Board, a majority of the owners of apartments directly affected thereby and the mortgagees of record of any interest in an apartment directly affected thereby, unless the owners of at least seventy-five percent (75%) of the interests in the common elements execute an instrument within ninety (90) days of the loss expressing their decision not to rebuild, repair or restore. In such event the proceeds of the insurance shall be first used to remove any remaining improvements and the balance, if any, shall be paid to the owners and said mortgagees, as their interests shall appear, in proportion to the percentage interest of each owner in the common elements appurtenant to his apartment, and the owners shall be released and relieved of all obligations to rebuild.

c) The insurance proceeds shall be paid by the Trustee to the contractor employed for such work, in accordance with the terms of the contract for such construction and in accordance with the terms of this Paragraph 19. If the insurance proceeds are insufficient to pay all the costs of repairing and/or rebuilding such common elements, the Board is expressly authorized to pay such costs in excess of the insurance proceeds from the maintenance fund, and if the maintenance fund is insufficient for this purpose, the Board shall levy a special assessment on all apartment owners in proportion to their respective common interests. Any costs in excess of the insurance proceeds for the repairing and/or rebuilding of any apartment shall be specially assessed against such apartment.

d) The cost of the work (as estimated by the Board) shall be paid out from time to time or at the direction of the Board as the work progresses, but subject to the following conditions:

(1) The work shall be in charge of an architect or engineer (who may be an employee of the Association).

(2) Each request for payment shall be made by seven (7) days prior notice to the Trustee and shall be accompanied by a certificate to be made by such architect or engineer stating that all of the work completed has been done in compliance with the approved plans and specifications and that the sum requested is justly required for payments by the Board to, or is justly due to, the contractor, subcontractors, materialmen, laborers, engineers, architects or other persons rendering services or materials for the work (giving a brief description of such services and materials), and that when added to all sums previously paid out by the Trustee the sum requested does not exceed the value of the work done to the date of such certification.

(3) Each request shall be accompanied by waivers of liens satisfactory to the Trustee, covering that part of the work for which payment or reimbursement is being requested and by a search prepared by a title company or licensed abstractor or by other evidence satisfactory to the Trustee, that there has not been filed with respect to the premises any mechanic's or other lien or instrument for the retention of title in respect of any part of the work not discharged of record.

(4) The request for any payment after the work has been completed shall be accompanied by a copy of any certificate or certificates required by law to render occupancy of the premises legal.

(5) The fees and expenses of the Trustee as determined by the Board and the Trustee shall be paid by the Association as common expenses, and such fees and expenses may be deducted from any proceeds at any time in the hands of the Trustee.

(6) Such other conditions not inconsistent with the foregoing as the Trustee may reasonably request.

Upon the completion of the work and payment in full therefor, any remaining proceeds of insurance then or thereafter in the hands of the Board or the Trustee shall be paid or credited to the apartment owners directly affected thereby and their mortgagees of record in proportion to their respective common interests.

(7) To the extent that any loss, damage or destruction to the building or other property is covered by insurance procured by the Association, the Association shall have no claim or cause of action for such loss, damage or destruction against any apartment owner or lessee. To the extent that any loss, damage or destruction to the property of any owner or lessee is covered by insurance procured by such owner or lessee, such owner or lessee shall have no claim or cause of action for such loss, damage or destruction against the Board, the Manager, any other apartment owner, or the Association. All policies of insurance referred to in this paragraph shall contain appropriate waivers of subrogation.

20) **CONDEMNATION.** In the event of a taking by eminent domain of part or all of the common elements, all compensation payable for or on account of the taking of any land shall be payable to each apartment owner affected, and his mortgagee, if any, in proportion to their respective common interest; provided that in the event of a partial taking of an apartment or apartments and improvements which shall be capable of being restored, then the award payable on account of such an apartment or apartments and improvements shall be payable to a condemnation trustee, which shall be a bank or trust company designated by the Board doing business within the State of Hawaii. The Board of Directors shall arrange for the repair and restoration of such apartment or apartments and improvements as nearly as possible in accordance with the design thereof immediately prior to such condemnation or if such repair and restoration in accordance with said design are not permissible under the laws then in force, in accordance with such modified plans as shall be previously approved by the Board and the mortgagee of record of any interest in any apartment directly affected thereby. The condemnation trustee shall disburse the proceeds of such award received by such trustee to the contractor engaged in such repair and restoration in the same way funds are disbursed for repair and restoration work under Paragraph 19 hereinabove, and in the event such proceeds are insufficient to pay the costs thereof, the Board shall pay any

deficiency, and if the Board's maintenance fund is insufficient for this purpose, the Board shall levy a special assessment on each remaining apartment owner.

21) **ALTERATION OF PROJECT.** Except as otherwise provided in this Declaration, restoration or replacement of the project or any building or other structure thereof or construction of any additional building or other structure or structural alteration or addition thereto, different in any material respect from said plans of the project, shall be undertaken by the Association or any apartment owners only pursuant to an amendment of this Declaration, duly executed by or pursuant to the affirmative vote of all the apartment owners and accompanied by the written consent of the holders of all liens affecting any of the apartments and in accordance with complete plans and specifications therefor first approved in writing by the Board, and promptly upon completion of such restoration, replacement or construction the Association shall duly record or file of record such amendment together with a complete set of floor plans of the project as so altered, certified as built by a registered architect or professional engineer. Notwithstanding any provision in this Declaration to the contrary, any alterations or additions within an apartment or within a limited common element appurtenant to and for the exclusive use of such apartment shall require the written consent thereto and the written approval of the apartment owner's plans therefor by only the holders of all liens affecting such apartment (if the lien holders require such consent and approval), the Board and all other apartment owners thereby directly affected, as determined by said Board, and such alterations or additions may be undertaken without an amendment to this Declaration or filing of a complete set of floor plans of the project as so altered.

22) **MAINTENANCE RESERVE FUND.** The Board shall establish and maintain a reserve fund by the assessment of and payment by all the apartment owners in monthly installments of their respective proportionate shares of such reasonable annual amount as the Board may estimate as adequate to cover each apartment owner's obligations to provide for utilities, insurance, maintenance and repair of the common elements, and other expenses of administration of the project, which shall be deemed conclusively to be a common expense of the project. The Board may include reserves for contingencies in such assessments, and such assessments may from time to time be increased or reduced in the discretion of the Board. The proportionate interest of each apartment owner in said fund cannot be withdrawn or separately assigned but shall be deemed to be transferred with such apartment even though not expressly mentioned or described in the conveyance thereof. In case the Condominium Property Regime hereby created shall be terminated or waived, said funds remaining after full payment of all common expenses of the Association shall be distributed to all apartment owners in their respective proportionate shares, except for the apartment owners of any apartments then reconstituted as a new Condominium Property Regime. As required by the Act, the Association shall assess the apartment owners to fund the estimated replacement reserves and shall compute the estimated replacement reserves by a formula which is based on the estimated life and the estimated capital expenditure or major maintenance expense of each part of the property for which the Association is responsible. The estimated replacement reserves shall include:

a) Adjustments for revenues which will be received and expenditures which will be made before the beginning of the fiscal year to which the budget relates; and

b) Separate, designated reserves for each part of the property for which capital expenditures or major maintenance will exceed \$10,000.

23) **AMENDMENT OF DECLARATION.** This Declaration may be amended by the affirmative vote or written consent of not less than sixty-seven percent (67%) of the apartment owners (Section 514B-32(11) of the Act) effective only upon the filing of an instrument setting forth such amendment and vote duly executed by such apartment owners or by the proper officers of the Association. In case of a modification or amendment to the By-Laws, this Declaration may be amended to set forth such modification or amendment pursuant to such percentage vote as is required by the By-Laws to render the modification or amendment thereof effective.

24) **DEFINITIONS.** The terms "majority" or "majority of apartment owners" herein means the owners of apartments to which are appurtenant more than fifty percent (50%) of the common interests, and any specified percentage of the apartment owners means the owners of apartments to which are appurtenant such percentage of the common interests.

25) **INVALIDITY.** The invalidity or any provision of this Declaration shall not be deemed to impair or affect in any manner the validity, enforceability or effect of any other provision of this Declaration.

26) **CAPTIONS.** The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope or the intent of any provisions of this Declaration.

27) **RESERVED.**

28) **GOVERNING LAW.** Notwithstanding anything to the contrary in this Declaration, the Project Bylaws, House Rules and/or the Condominium Map, this Project shall be governed by the provisions of Chapter 514B or the Hawaii Revised Statutes, as the same shall be amended from time to time, and this Declaration and the Project Bylaws, House Rules and/or Condominium Map, shall be deemed amended to the extent necessary to conform to and be consistent with the provisions or said Chapter 514B of the Hawaii Revised Statutes, as amended from time to time.

29) **RESTATEMENT OF DECLARATION.** The Association may at any time restate this Declaration or the Bylaws in the manner prescribed by Section 514B-109 of the Act. (Section 514B-109 of the Act)

EXHIBIT A

All of that certain parcel of land (being all of the land described in land patent grant number 11,949 to Douglas Seo Sheong Dang) situate, lying and being at Kamaole, district of Kula, Island and County of Maui, State of Hawaii, being Lot Number twenty-two-B (22-B), of the tract of land known as the "Kamaole Homesteads," and thus bounded and described as follows:

Being at a pipe at the southwest corner of this lot, the northwest corner of Lot 23-B, Kamaole Homesteads (Grant 7925 to Mrs. K Thompson) and on the northeast side of Kilei-Makena Road (60 feet wide), the coordinates of said point of beginning referred government survey triangulation station "Puu O Kali" being 1987.43 feet south and 20,988.56 feet west, as shown on government survey registered map 3005, and running by azimuths measured clockwise from true south:

- | | | | | |
|----|------|-----|---------|---|
| 1. | 168° | 35' | 102.79 | Feet along the northeast side of Kihei-Makena Road; |
| 2. | | | | Thence on a curve to the left with a radius of 1667.02 feet along the northeast side of Kilei-Makena Road, the chord azimuth and distance being 164° 01' 39" 264.82 feet to a pipe; |
| 3. | 273° | 00' | 1099.70 | Feet along Lot 22-B-1 Kamaole Homesteads to a pipe; |
| 4. | 344° | 40' | 368.72 | Feet along Lot 22-A, Kamaole Homesteads to a pipe; |
| 5. | 93° | 00' | 1104.00 | Feet along Lot 23-B Kamaole Homesteads (grant 7925 to Mrs. K. Thompson) to the point of beginning. |

Containing an area of 8.82 acres, or thereabouts.

EXHIBIT B

Exhibit "B" to the Original Declaration, being the Original By-Laws, has been separately restated as the "Fourth Restatement of By-Laws of the Association of Apartment Owners of Maui Vista" and recorded with the State of Hawaii Bureau of Conveyances as Document No. A-83460335.

EXHIBIT C

Apartment Number, Type, Area, and Common Interest of all Apartments

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 1</u>	1101	A	605	158	.332
	1102	B1	588	142	.322
	1103	B	588	142	.322
	1104	B1	588	142	.322
	1105	B	588	142	.322
	1106	B1	588	142	.322
	1107	B	588	142	.322
	1108	B1	588	142	.322
	1109	B	588	142	.322
	1110	B1	588	142	.322
	1111	B	588	142	.322
	1112	B1	588	142	.322
	1113	(Not used)			
	1114	C2	615	145	.337
	1115	B	588	142	.322
	1116	B1	588	142	.322
	1117	B	588	142	.322
	1118	A1	605	158	.332
	1119	(Manager's Unit)			
	1120	B	588	142	.322
	1121	B1	588	142	.322
	1122	B	588	142	.322
	1123	B1	588	142	.322
	1124	B	588	142	.322
	1125	A1	605	158	.332
	1201	A	605	79	.332
	1202	B1	588	71	.322
	1203	B	588	71	.322
	1204	B1	588	71	.322
	1205	B	588	71	.322
	1206	B1	588	71	.322
	1207	B	588	71	.322
	1208	B1	588	71	.322
	1209	B	588	71	.322
	1210	B1	588	71	.322
	1211	B	588	71	.322
	1212	B1	588	71	.322
	1213	B	588	71	.322
	1214	B1	588	71	.322
	1215	B	588	71	.322
	1216	B1	588	71	.322
	1217	B	588	71	.322
	1218	A1	605	79	.332
	1219	C1	631	73	.346
	1220	B	588	71	.322
	1221	B1	588	71	.322
	1222	B	588	71	.322
	1223	B1	588	71	.322
	1224	B	588	71	.322
	1225	A1	605	79	.332

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 1</u> (cont'd.)	1301	A	605	79	.332
	1302	B1	588	71	.322
	1303	B	588	71	.322
	1304	B1	588	71	.322
	1305	B	588	71	.322
	1306	B1	588	71	.322
	1307	B	588	71	.322
	1308	B1	588	71	.322
	1309	B	588	71	.322
	1310	B1	588	71	.322
	1311	B	588	71	.322
	1312	B1	588	71	.322
	1313	B	588	71	.322
	1314	B1	588	71	.322
	1315	B	588	71	.322
	1316	B1	588	71	.322
	1317	B	588	71	.322
	1318	A1	605	79	.332
	1319	C1	631	73	.346
	1320	B	588	71	.322
	1321	B1	588	71	.322
	1322	B	588	71	.322
	1323	B1	588	71	.322
	1324	B	588	71	.322
	1325	A1	605	79	.332
	1401	D	845	79	.463
	1402	E1	822	71	.451
	1403	E	822	71	.451
	1404	E1	822	71	.451
	1405	E	822	71	.451
	1406	E1	822	71	.451
	1407	E	822	71	.451
	1408	E1	822	71	.451
	1409	E	822	71	.451
	1410	E1	822	71	.451
	1411	E	822	71	.451
	1412	E1	822	71	.451
	1413	E	822	71	.451
	1414	E1	822	71	.451
	1415	E	822	71	.451
	1416	E1	822	71	.451
	1417	E	822	71	.451
	1418	D1	845	79	.463
	1419	F	875	73	.480
	1420	E	822	71	.451
	1421	E1	822	71	.451
	1422	E	822	71	.451
	1423	E1	822	71	.451
	1424	E	822	71	.451
	1425	D1	845	79	.463

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 2</u>	2101	A	605	158	.332
	2102	B1	588	142	.322
	2103	B	588	142	.322
	2104	B1	588	142	.322
	2105	(Not used)			
	2106	C2	615	145	.337
	2107	B	588	142	.322
	2108	B1	588	142	.322
	2109	B	588	142	.322
	2110	B1	588	142	.322
	2111	B	588	142	.322
	2112	A1	605	158	.332
	2113	J	603	145	.332
	2114	B1	588	142	.322
	2115	B	588	142	.322
	2116	B1	588	142	.322
	2117	B	588	142	.322
	2118	B1	588	142	.322
	2119	B	588	142	.322
	2120	B1	588	142	.322
	2121	B	588	142	.322
	2122	B1	588	142	.322
	2123	B	588	142	.322
	2124	A1	605	158	.332
	2201	A	605	79	.332
	2202	B1	588	71	.322
	2203	B	588	71	.322
	2204	B1	588	71	.322
	2205	B	588	71	.322
	2206	B1	588	71	.322
	2207	B	588	71	.322
	2208	B1	588	71	.322
	2209	B	588	71	.322
	2210	B1	588	71	.322
	2211	B	588	71	.322
	2212	A1	605	79	.332
	2213	J	603	73	.332
	2214	B1	588	71	.322
	2215	B	588	71	.322
	2216	B1	588	71	.322
	2217	B	588	71	.322
	2218	B1	588	71	.322
	2219	B	588	71	.322
	2220	B1	588	71	.322
	2221	B	588	71	.322
	2222	B1	588	71	.322
	2223	B	588	71	.322
	2224	A1	605	79	.332

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 2</u> (cont'd.)	2301	A	605	79	.332
	2302	B1	588	71	.322
	2303	B	588	71	.322
	2304	B1	588	71	.322
	2305	B	588	71	.322
	2306	B1	588	71	.322
	2307	B	588	71	.322
	2308	B1	588	71	.322
	2309	B	588	71	.322
	2310	B1	588	71	.322
	2311	B	588	71	.322
	2312	A1	605	79	.332
	2313	J	603	73	.332
	2314	B1	588	71	.322
	2315	B	588	71	.322
	2316	B1	588	71	.322
	2317	B	588	71	.322
	2318	B1	588	71	.322
	2319	B	588	71	.322
	2320	B1	588	71	.322
	2321	B	588	71	.322
	2322	B1	588	71	.322
	2323	B	588	71	.322
	2324	A1	605	79	.332
	2401	D	845	79	.463
	2402	E1	822	71	.451
	2403	E	822	71	.451
	2404	E1	822	71	.451
	2405	E	822	71	.451
	2406	E1	822	71	.451
	2407	E	822	71	.451
	2408	E1	822	71	.451
	2409	E	822	71	.451
	2410	E1	822	71	.451
	2411	E	822	71	.451
	2412	D1	845	79	.463
	2413	L	842	73	.462
	2414	E1	822	71	.451
	2415	E	822	71	.451
	2416	E1	822	71	.451
	2417	E	822	71	.451
	2418	E1	822	71	.451
	2419	E	822	71	.451
	2420	E1	822	71	.451
	2421	E	822	71	.451
	2422	E1	822	71	.451
	2423	E	822	71	.451
	2424	D1	845	79	.463

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 3</u>	3101	A	605	158	.332
	3102	B1	588	142	.322
	3103	B	588	142	.322
	3104	B1	588	142	.322
	3105	B	588	142	.322
	3106	B1	588	142	.322
	3107	B	588	142	.322
	3108	B1	588	142	.322
	3109	(Not used)			
	3110	G	584	145	.320
	3111	B1	588	142	.322
	3112	B	588	142	.322
	3113	A1	605	158	.332
	3114	J	603	145	.332
	3115	B1	588	142	.322
	3116	B	588	142	.322
	3117	B1	588	142	.322
	3118	H	616	142	.335
	3119	B	588	142	.322
	3120	B1	588	142	.322
	3121	B	588	142	.322
	3122	A1	605	158	.332
	3201	A	605	79	.332
	3202	B1	588	71	.322
	3203	B	588	71	.322
	3204	B1	588	71	.322
	3205	B	588	71	.322
	3206	B1	588	71	.322
	3207	B	588	71	.322
	3208	B1	588	71	.322
	3209	H1	616	71	.338
	3210	B	588	71	.322
	3211	B1	588	71	.322
	3212	B	588	71	.322
	3213	A1	605	79	.332
	3214	J	603	73	.332
	3215	B1	588	71	.322
	3216	B	588	71	.322
	3217	B1	588	71	.322
	3218	H	616	71	.338
	3219	B	588	71	.322
	3220	B1	588	71	.322
	3221	B	588	71	.322
	3222	A1	605	79	.332

	<u>Apt. No.</u>	<u>Type</u>	<u>Sq. Ft. Apt. Area</u>	<u>Sq. Ft. Lanai Area</u>	<u>% Interest Common Area</u>
<u>Bldg. 3</u> (cont'd.)	3301	A	605	79	.332
	3302	B1	588	71	.322
	3303	B	588	71	.322
	3304	B1	588	71	.322
	3305	B	588	71	.322
	3306	B1	588	71	.322
	3307	B	588	71	.322
	3308	B1	588	71	.322
	3309	H1	616	71	.338
	3310	B	588	71	.322
	3311	B1	588	71	.322
	3312	B	588	71	.322
	3313	A1	605	79	.332
	3314	J	603	73	.332
	3315	B1	588	71	.322
	3316	B	588	71	.322
	3317	B1	588	71	.322
	3318	H	616	71	.338
	3319	B	588	71	.322
	3320	B1	588	71	.322
	3321	B	588	71	.322
	3322	A1	605	79	.332
	3401	D	845	79	.463
	3402	E1	822	71	.451
	3403	E	822	71	.451
	3404	E1	822	71	.451
	3405	E	822	71	.451
	3406	E1	822	71	.451
	3407	E	822	71	.451
	3408	E1	822	71	.451
	3409	K	855	71	.469
	3410	E	822	71	.451
	3411	E1	822	71	.451
	3412	E	822	71	.451
	3413	D1	845	79	.463
	3414	L	842	73	.462
	3415	E1	822	71	.451
	3416	E	822	71	.451
	3417	E1	822	71	.451
	3418	K1	855	71	.469
	3419	E	822	71	.451
	3420	E1	822	71	.451
	3421	E	822	71	.451
	3422	D1	845	79	.463

THIRD RESTATEMENT OF DECLARATION OF
CONDOMINIUM PROPERTY REGIME OF MAUI VISTA

ENDNOTES

The following Declaration provisions have been restated for the reasons set forth below:

1. A new subsection “e” was added to Section 9 “USE” to incorporate the language in the instrument recorded in the State of Hawaii Bureau of Conveyances (“Bureau”) on June 28, 2013, as Document No. A-48960134.
2. Section 9, subparagraph (a) was deleted in its entirety and replaced with the language in the instrument recorded in the Bureau on April 14, 2015, as Document No. A-55820126.
3. Section 15 “FIRE AND EXTENDED COVERAGE INSURANCE”, subparagraph g.(4) was deleted in its entirety and replaced with the language in the instrument recorded in the Bureau on May 22, 2018, as Document No. A-67160632.



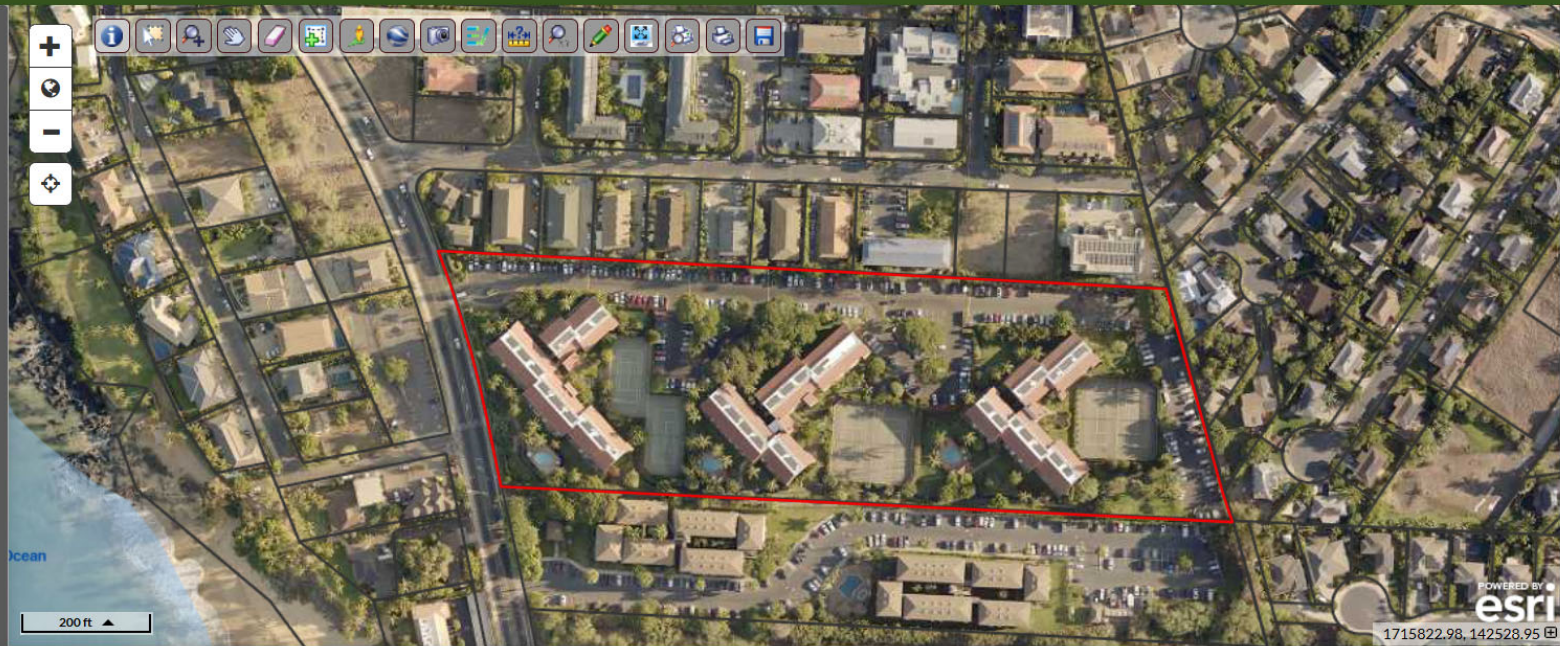
Layer List Legend

Quick Links:

- [Property Search](#)
- [View Map](#)

Layers:

- ☒ Parcels 2025
- ☐ Parcel Numbers
- ☐ Address Points
- ☐ Roads
- ☐ SLR Exposure Area
- ☐ Flood Hazard Areas
- ☐ Tsunami Evacuation Zones
- ☐ Extreme Tsunami Evacuation Zones
- ☐ State Land Use Districts
- ☐ Special Management Area
- ☐ Neighborhood Code
- ☐ Apt Zoned TVR
- ☐ Zoning Districts
- ☐ Sales
- ☒ Street Map
- ☐ Kula 2025
- ☐ Lahaina 2025
- ☒ Aerial Pictometry 2023
- ☒ qPublic BaseMap
- ☐ Apt Zoned TVR
- ☒ City Labels



Parcel ID390180030000	Situs/Physical Address	2191 S KIHEI RD UNIT C377	Assd Land Value	\$14,599,600	Last 2 Sales			
Acreage 8.82	Mailing Address	MAUI VISTA- CONDO MASTER	Assd Building Value	\$0	Date	Price	Reason	Qual
Class	TVR-STRH		Total Assd Value	\$14,599,600	6/8/2023	0	n/a	U
			Exempt Value	\$0	8/31/2007	0	n/a	U
			Taxable Value	\$14,599,600				
Brief Tax Description		n/a						

Results:

Parcel ID - 390180030000
Address - 2191 S KIHEI RD UNIT C377
Owner - MAUI VISTA- CONDO MASTER
Acres - 8.82
View: [Report](#) | [Pictometry Imagery](#) | [Google Maps](#)

STATE OF HAWAII)
CITY AND COUNTY) SS
OF HONOLULU)

David Miller, having first duly sworn on oath deposes and says:
that he is the registered architect above mentioned; that he has
read the foregoing statement; and that his statement is true to the
best of his knowledge and belief.

David A. Miller

Subscribed and sworn to me on this 27 day of

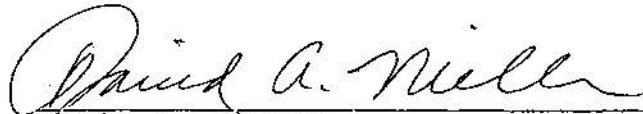
December, 1978.

Margie M. Jones
NOTARY PUBLIC

First Judicial Circuit
State of Hawaii
My Commission Expires: 1/19/80

ARCHITECT'S CERTIFICATION

I, David Miller, hereby certify that I am the registered architect under whose supervision was prepared the attached building plans and that the attached folio is an accurate copy of portions of the building plans of the Maui Vista as filed with and approved by the County and City & County officer having jurisdiction over the issuance of permits for the construction of building and that the same show the layout, location, apartment number and dimensions of the apartments of said Maui Vista.

A handwritten signature in cursive script, reading "David A. Miller", written over a horizontal line.

David A. Miller
Registered Professional Architect
No. AR03047

CONDOMINIUM FILE PLAN
(No. _____)

**ARCHITECTS
HAWAII LTD.**

Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

SITE PLAN

SCALE: 1" = 40'

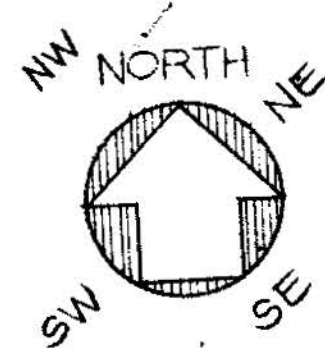
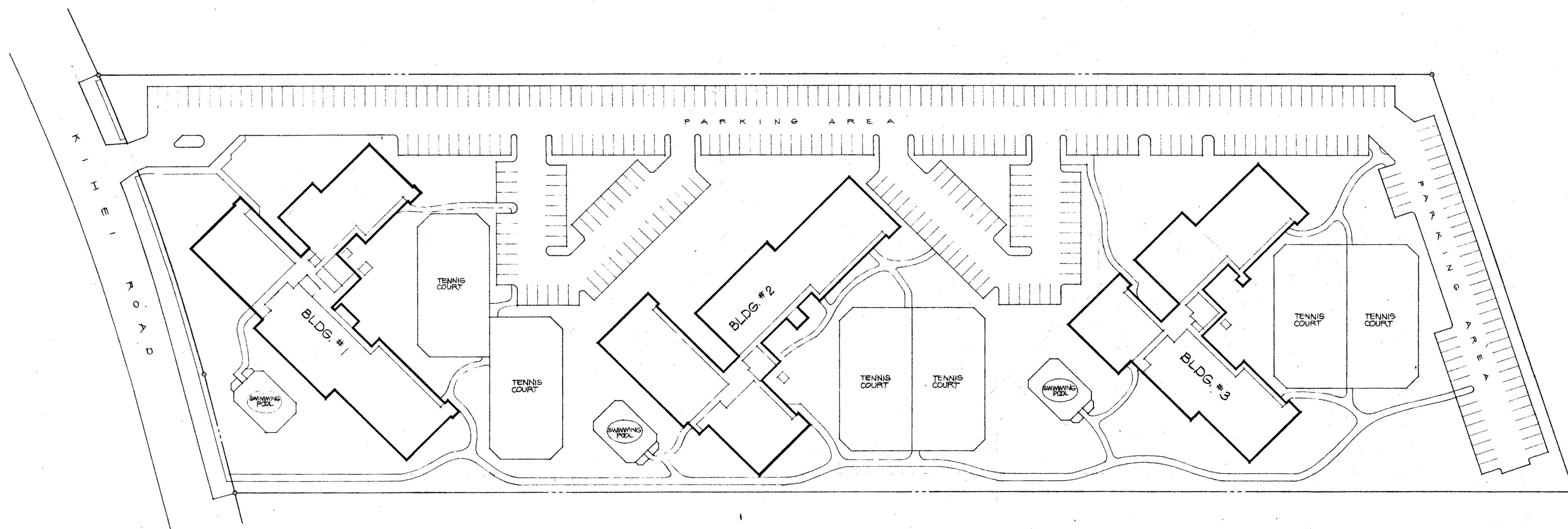
This work was prepared by me or under my supervision and construction of this project will be under my supervision. Supervision of construction as defined in Section 1.2 (a) of the rules and regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

Signature
NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

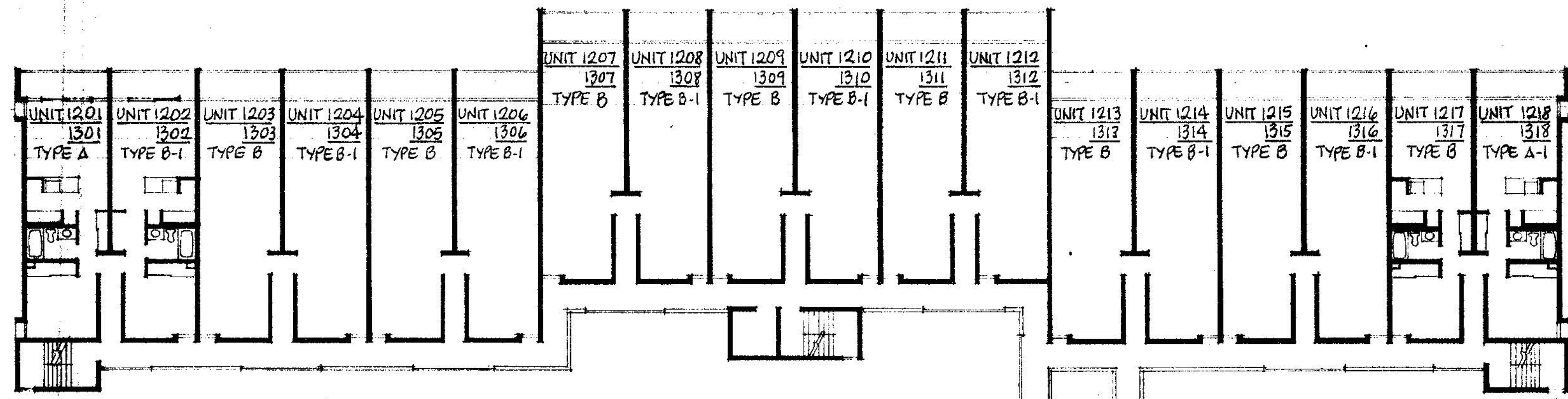
Revision

Designed by DM
Drawn by FC
Project No. 25521
Date 9-11-78
Sheet No.

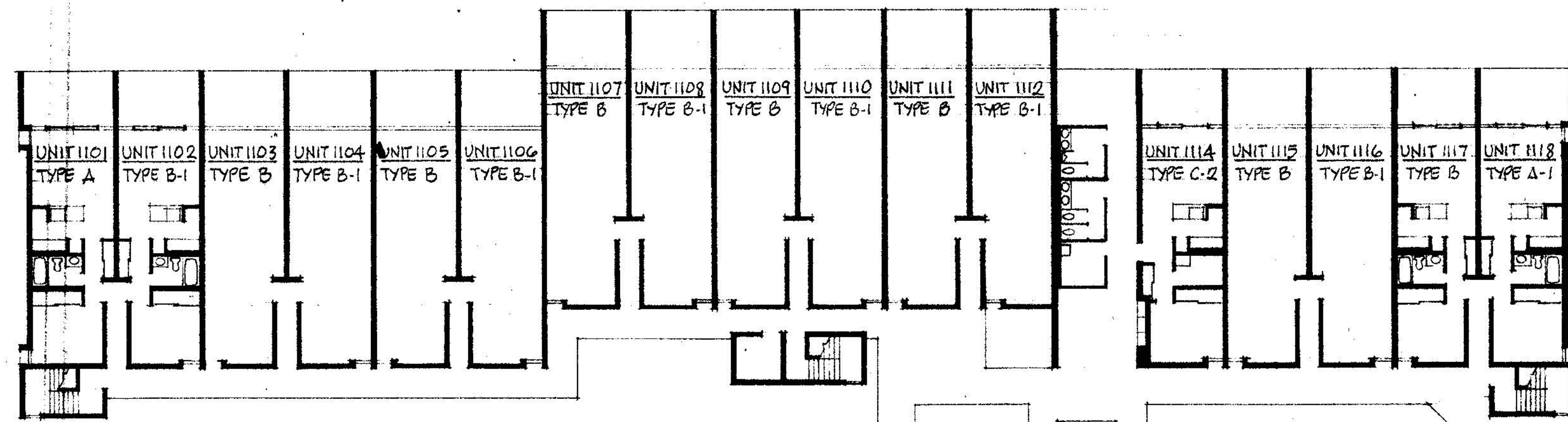
1
of 8 Sheets
Copyright © 1978



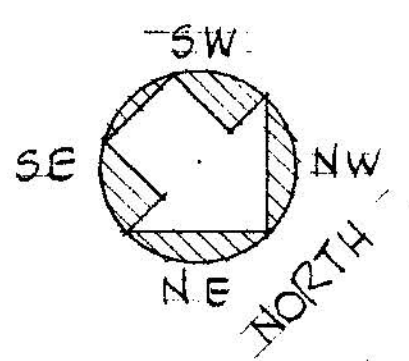
SITE PLAN



SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)

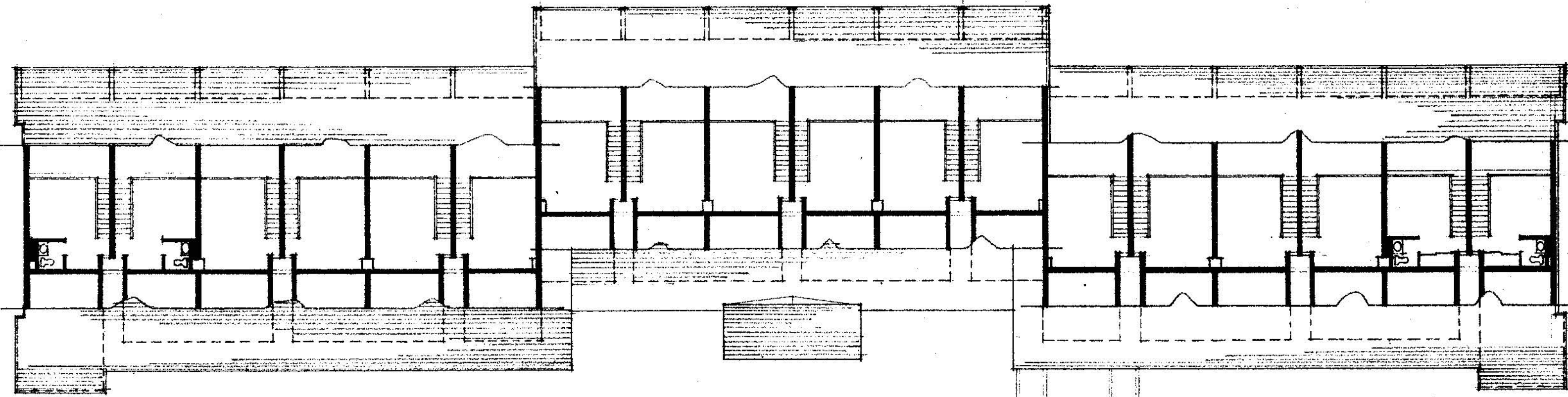


GROUND FLOOR PLAN

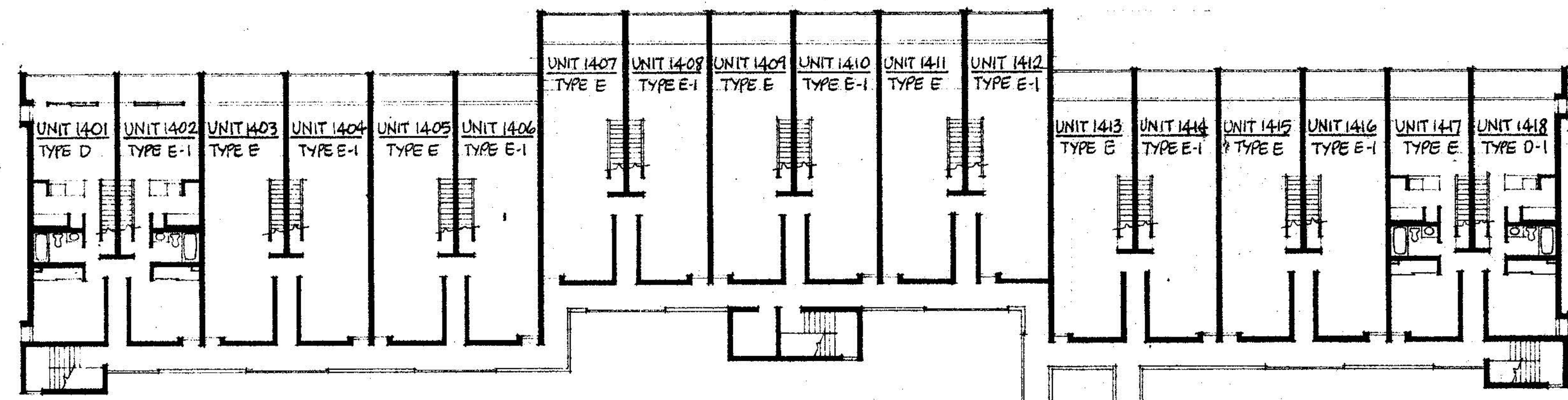


1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418
1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318
1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218
1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	LOUNGE	1114	1115	1116	1117	1118

ELEVATION



MEZZANINE FLOOR PLAN



FOURTH FLOOR PLAN

1419	1420	1421	1422	1423	1424	1425
1319	1320	1321	1322	1323	1324	1325
1219	1220	1221	1222	1223	1224	1225
1119	1120	1121	1122	1123	1124	1125

ELEVATION

NOTE:
BUILDING DIMENSIONS DO NOT
REFLECT THE 2'-0" LENGTHENING
OF INDIVIDUAL UNITS AS REFLECTED
ON SHEET NO. 8

**ARCHITECTS
HAWAII LTD.**
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Cima AIA
Alex Weinstein AIA
David A. Miller AIA
Architecture
Planning
Interior Design
Graphic Design
Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

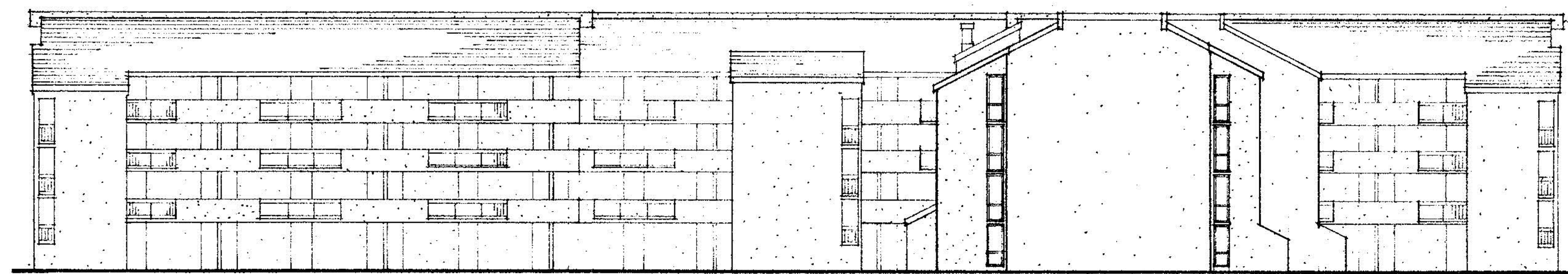
MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

**BUILDING #1
FLOOR PLANS**
SCALE: 1/16" = 1'-0"

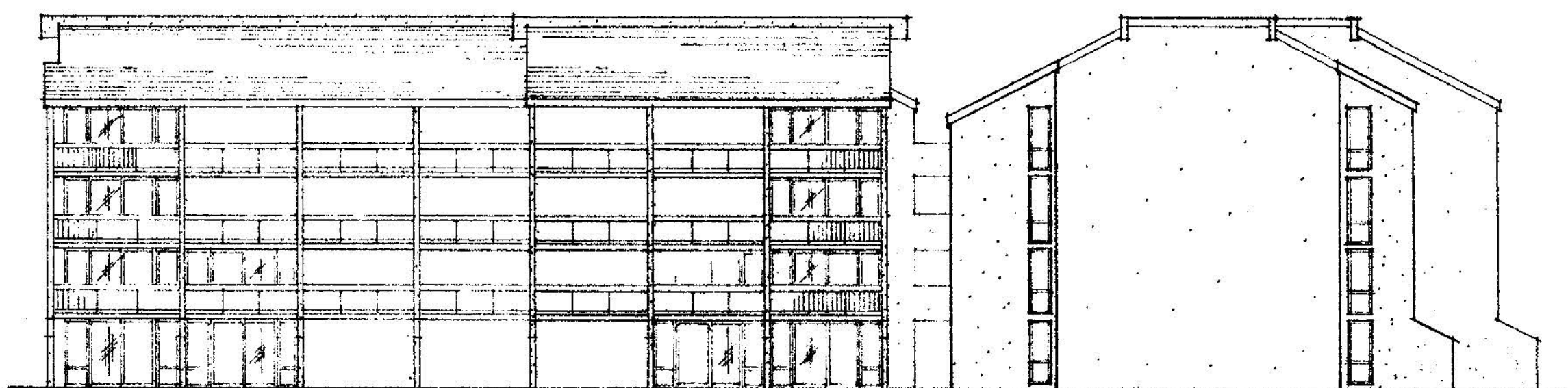
This work was prepared by me or under my supervision and construction of this project will be under my supervision. I am a duly licensed Professional Engineer, Architect, and Surveyor of the State of Hawaii.
Signature: _____
NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

Revision

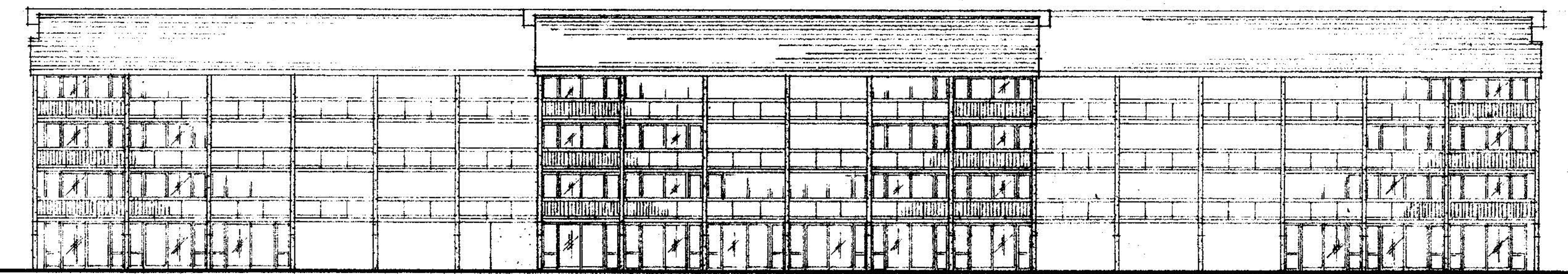
Designed by DM
Drawn by DP
Project No. 25521
Date 9-11-78
Sheet No.



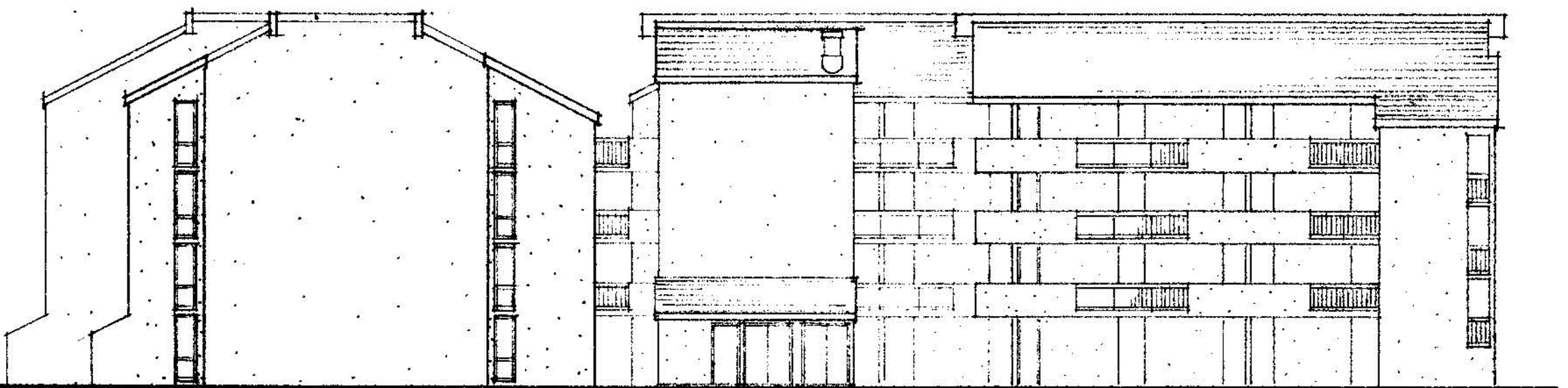
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

NOTE
BUILDING DIMENSIONS DO NOT
REFLECT THE 2'-0" LENGTHENING
OF INDIVIDUAL UNITS AS REFLECTED
ON SHEET NO. 8

ARCHITECTS
HAWAII LTD.
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

BUILDING #1
EXTERIOR ELEVATIONS
SCALE: 1/8" = 1'-0"

This work was prepared by me or under my supervision and construction of this project will be under my supervision. Supervision of construction as defined in Section 1.2 (a) of the rules and regulations of the Board of Professional Engineers, Architects, and Surveyors of the State of Hawaii.

signature
NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

Revision	
△	
△	
△	
△	
△	
△	
△	
△	

Designed by DM
Drawn by DP
Project No. 25521
Date 9-11-78
Sheet No.

3
of 8 Sheets
Copyright © 1978

ARCHITECTS HAWAII LTD.

Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

BUILDING #2
FLOOR PLANS

SCALE: 1/8" = 1'-0"

This work was prepared by me or under my supervision and control. I am a duly Licensed Professional Engineer, Architect, and Surveyor in the State of Hawaii.

Signature
NOTE: Contractor to check and verify all dimensions at job before proceeding with work.

Revision

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Designed by DM

Drawn by FC

Project No. 25521

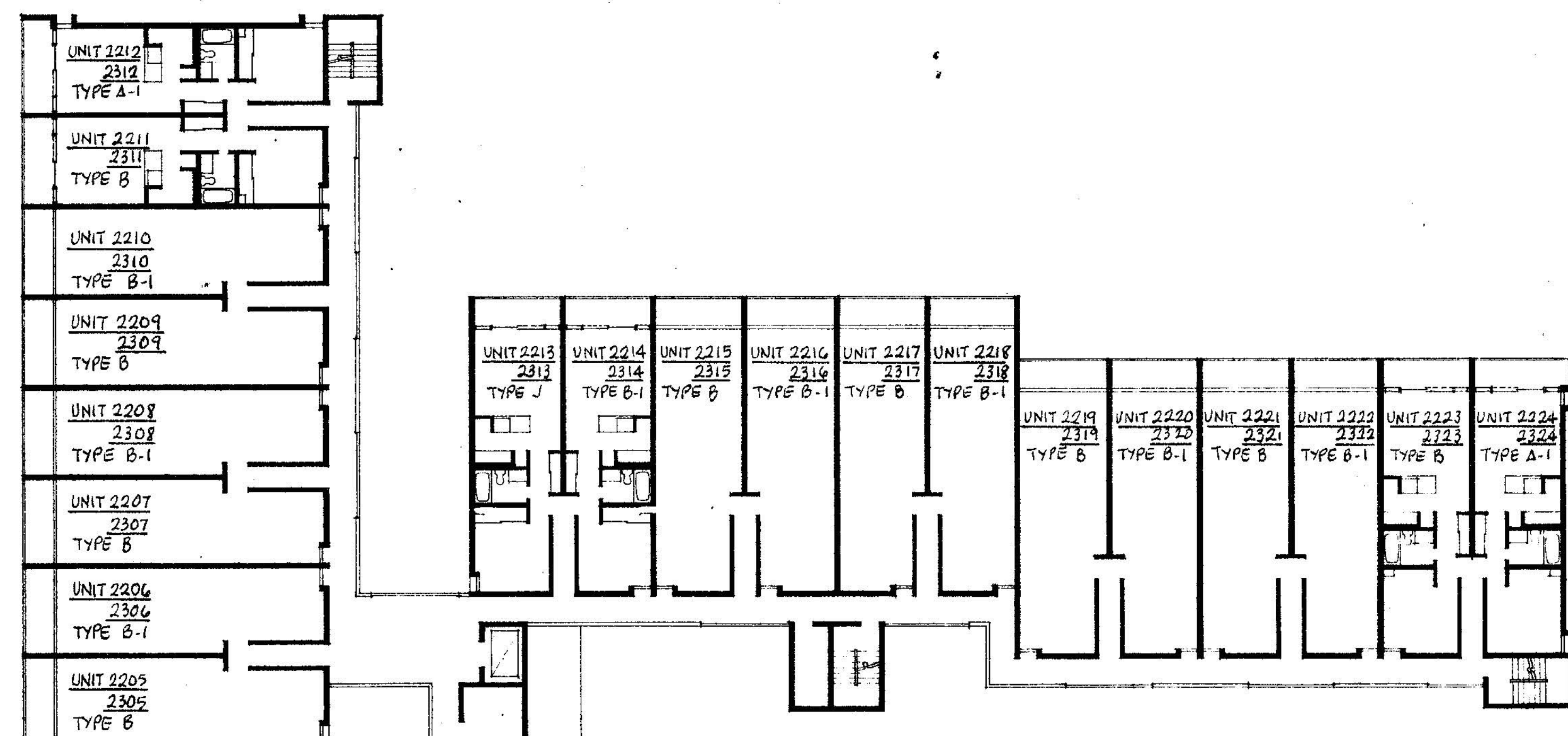
Date 9-11-78

Sheet No.

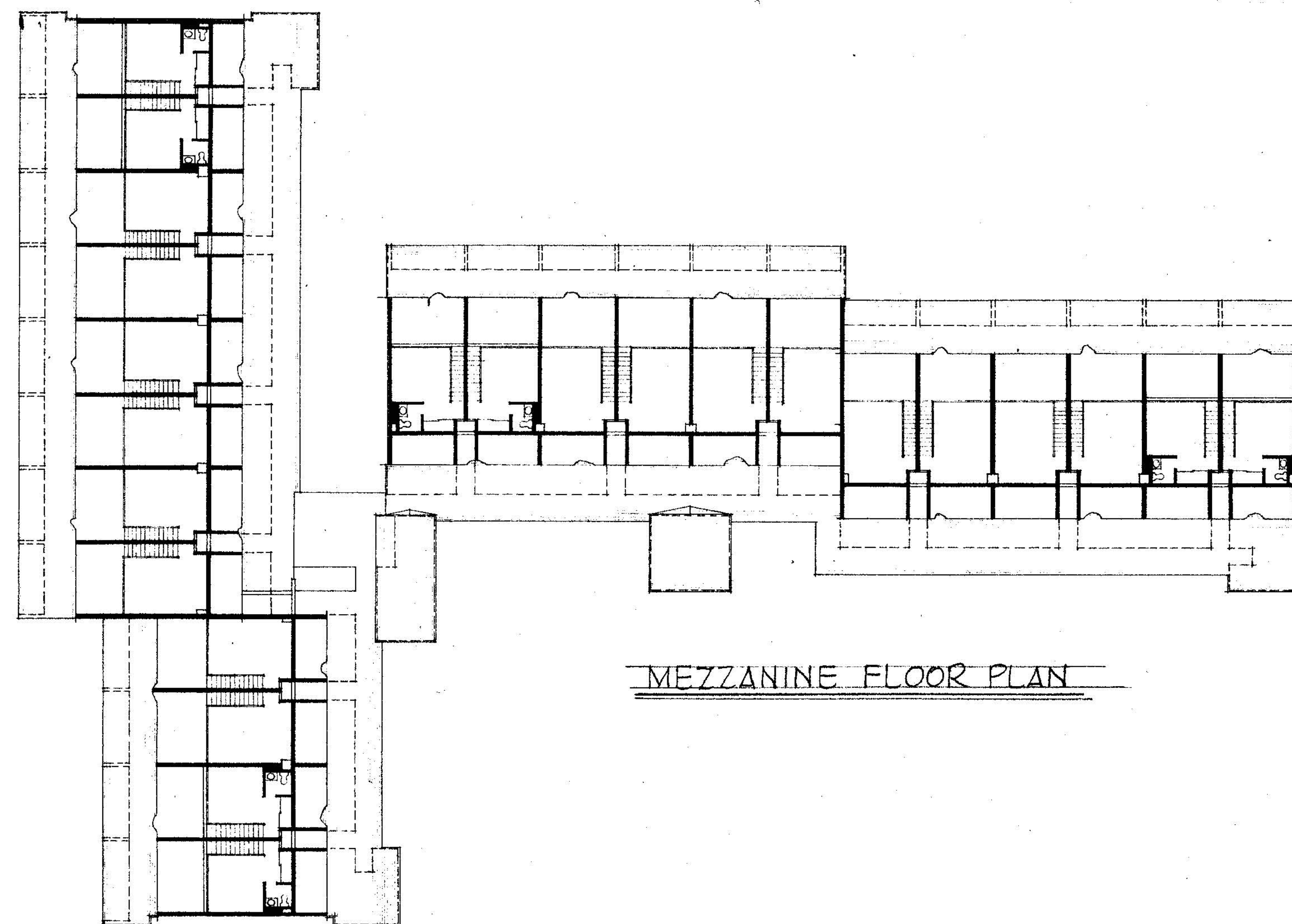
4

of 8 Sheets

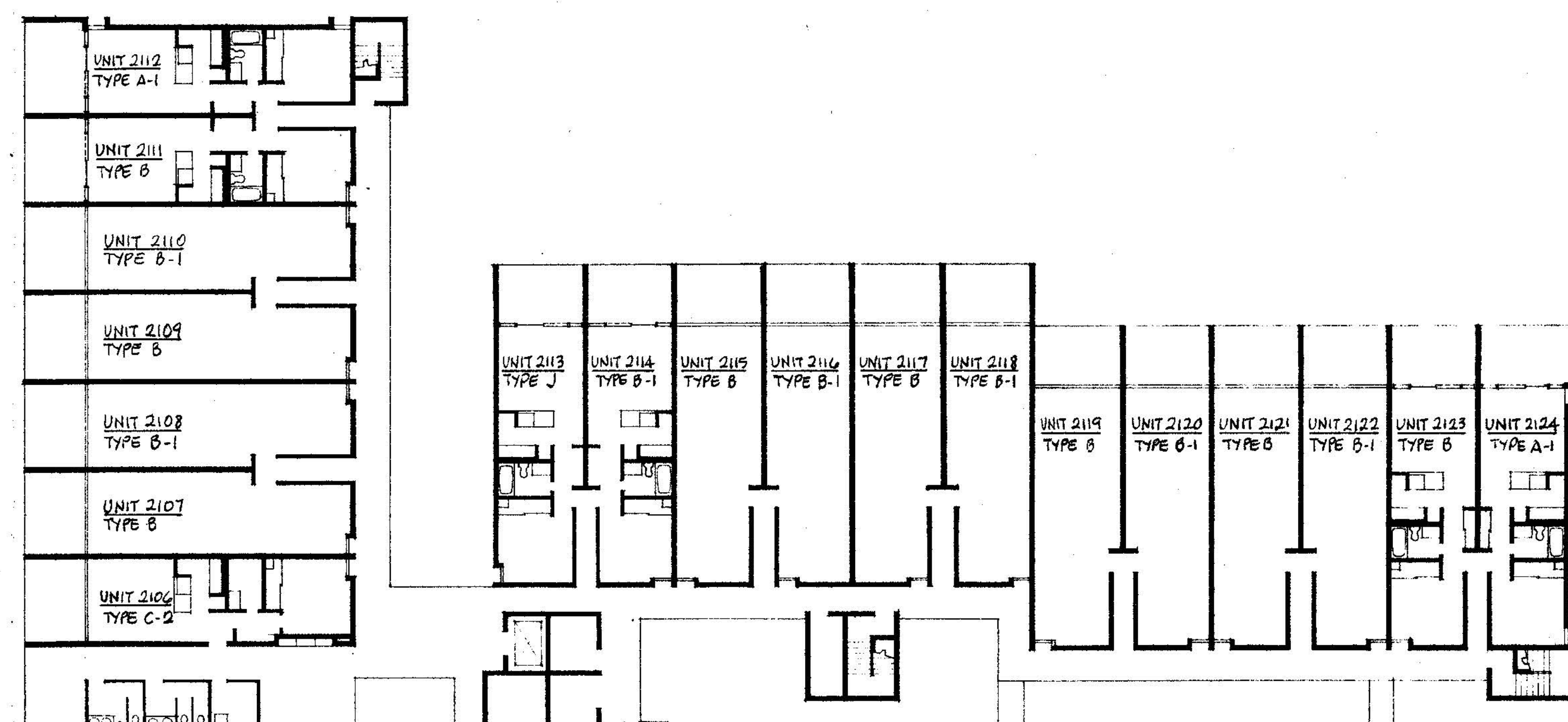
Copyright © 1978



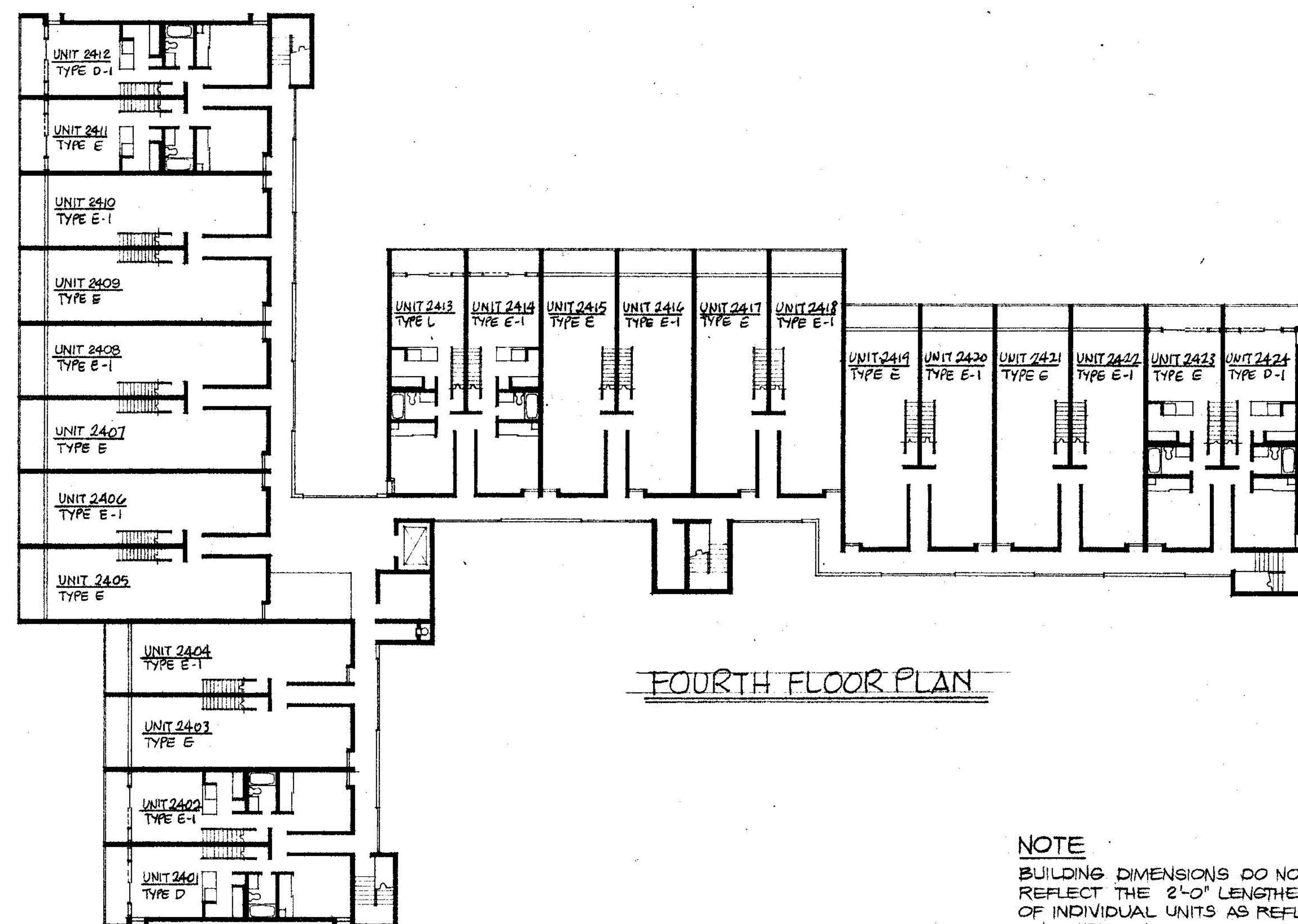
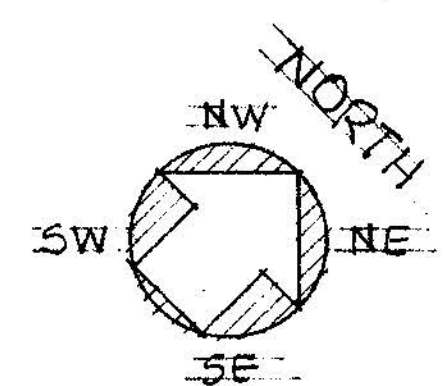
SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN



FOURTH FLOOR PLAN

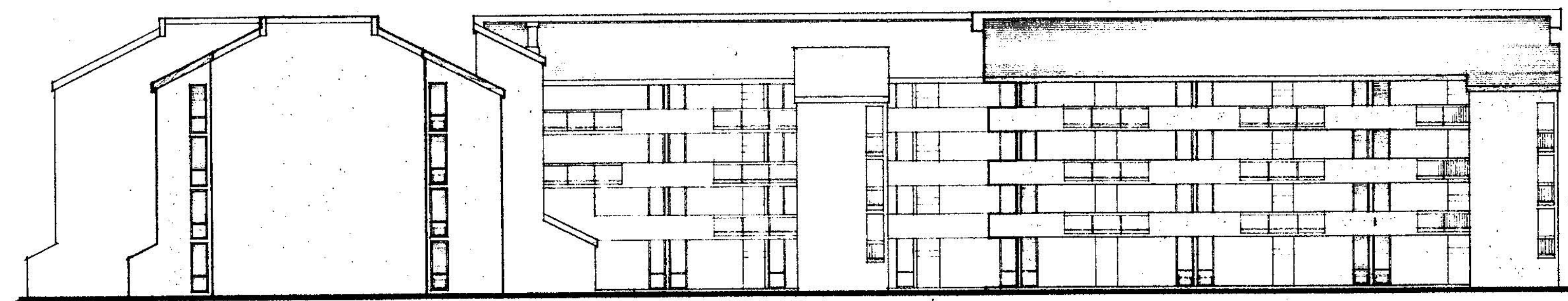
NOTE
BUILDING DIMENSIONS DO NOT
REFLECT THE 2'-0" LENGTHENING
OF INDIVIDUAL UNITS AS REFLECTED
ON SHEET NO. 8

2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412
2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312
2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212
2101	2102	2103	2104	LOUNGE	2106	2107	2108	2109	2110	2111	2112

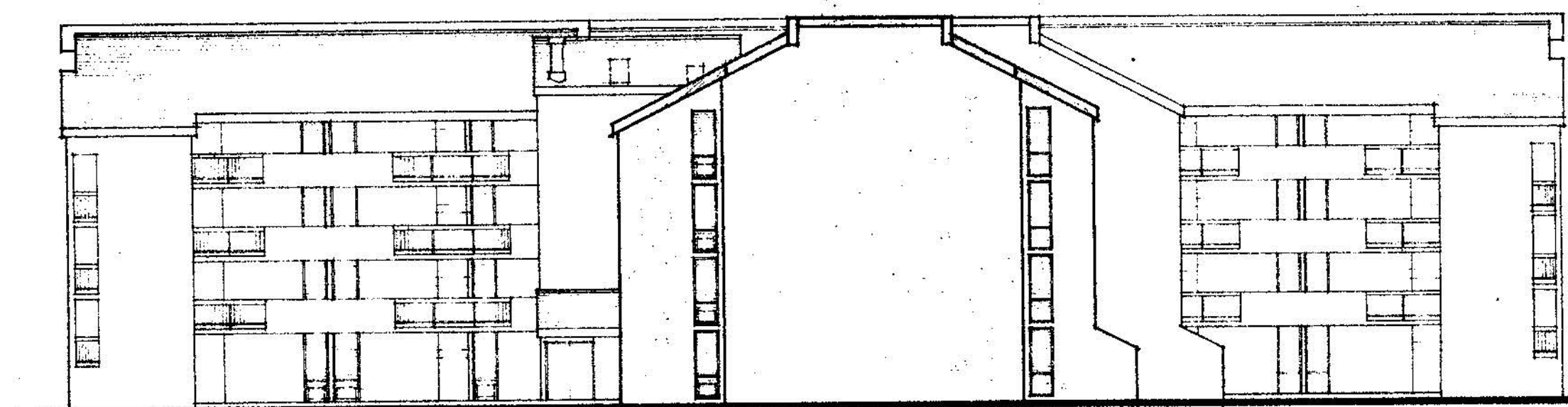
ELEVATION

2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424
2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324
2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224
2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124

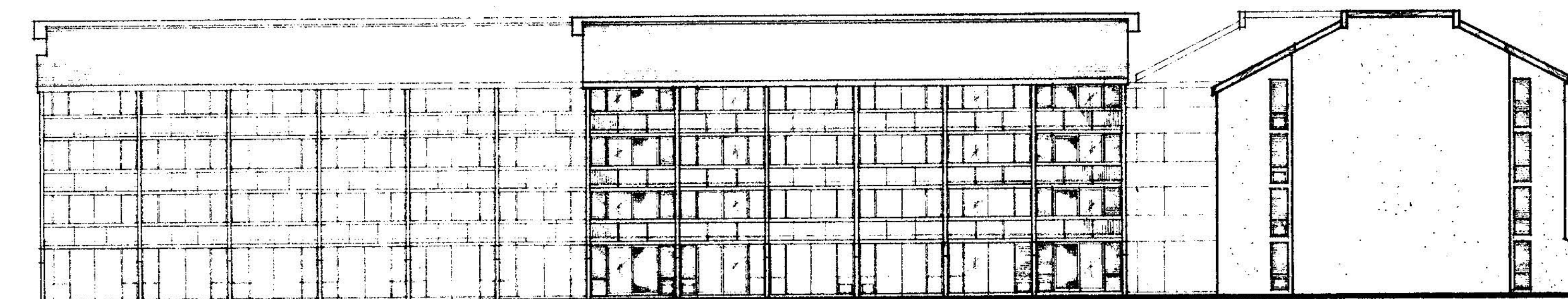
ELEVATION



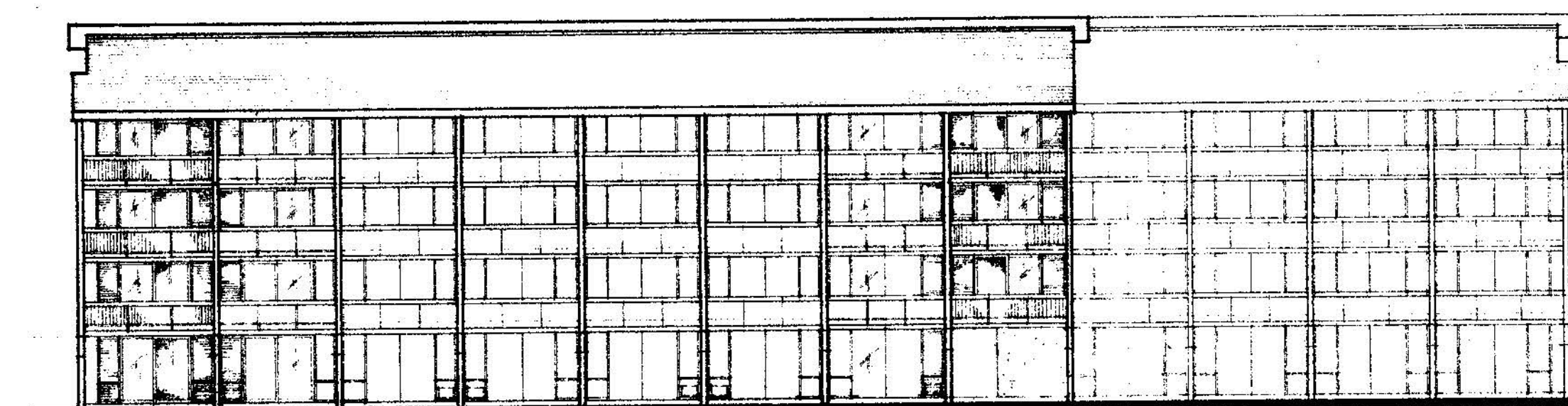
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

NOTE
BUILDING DIMENSIONS DO NOT
REFLECT THE 2'-0" LENGTHENING
OF INDIVIDUAL UNITS AS REFLECTED
ON SHEET NO. 8

ARCHITECTS HAWAII LTD.

Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

BUILDING #2
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

This work was prepared by me or
under my supervision and con-
struction of this project will be
under my supervision. (Supervision
of construction as defined in
Section 1.2 (a) of the rules and
regulations of the Board of
Professional Engineers, Architects,
and Surveyors of the State of
Hawaii.)

Signature

NOTE: Contractor to check and
verify all dimensions at job before
proceeding with work.

Revision

- △
- △
- △
- △
- △
- △
- △
- △
- △
- △

Designed by DM

Drawn by PC

Project No. 25521

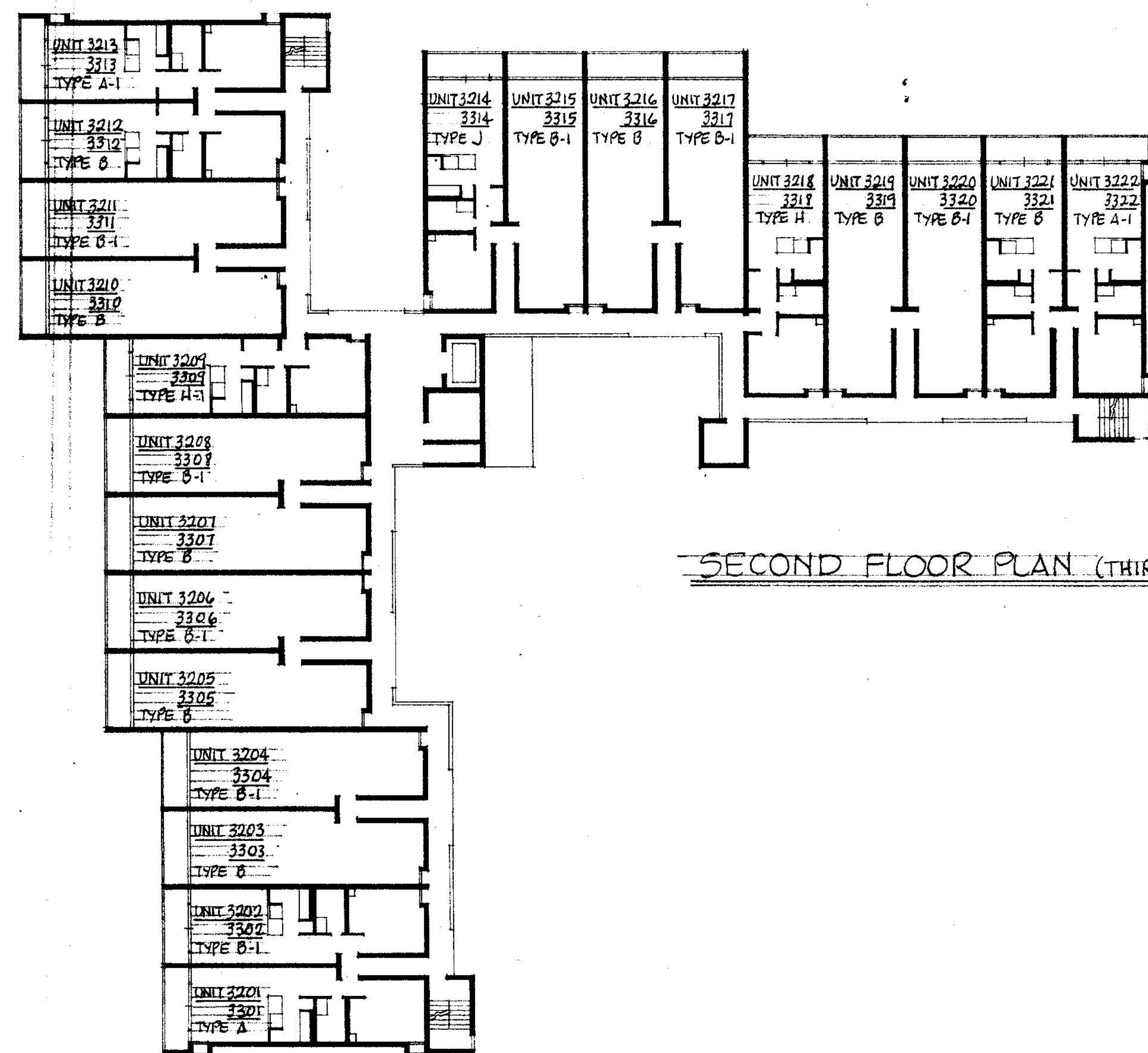
Date 9-11-78

Sheet No.

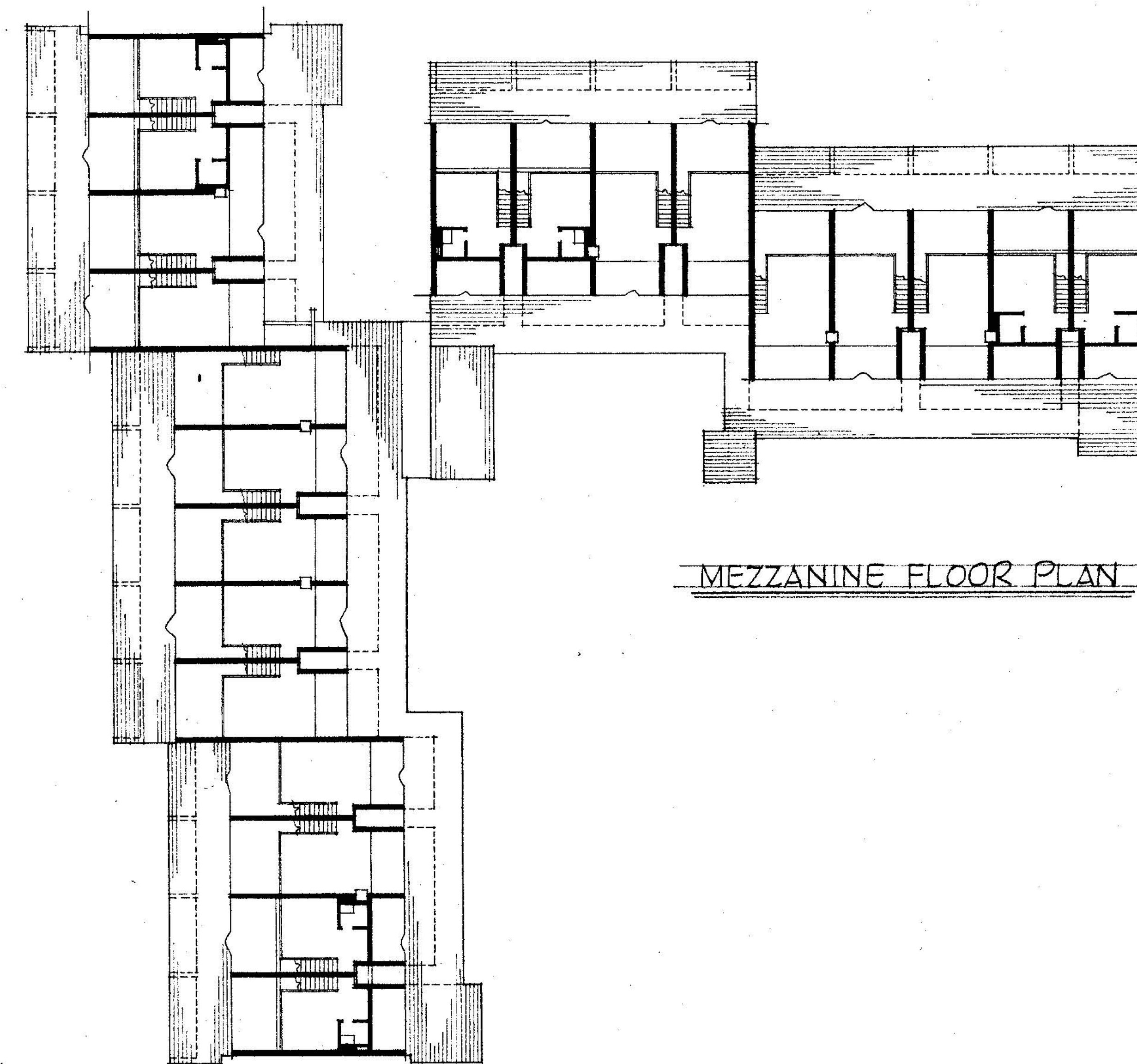
5

of 8 Sheets

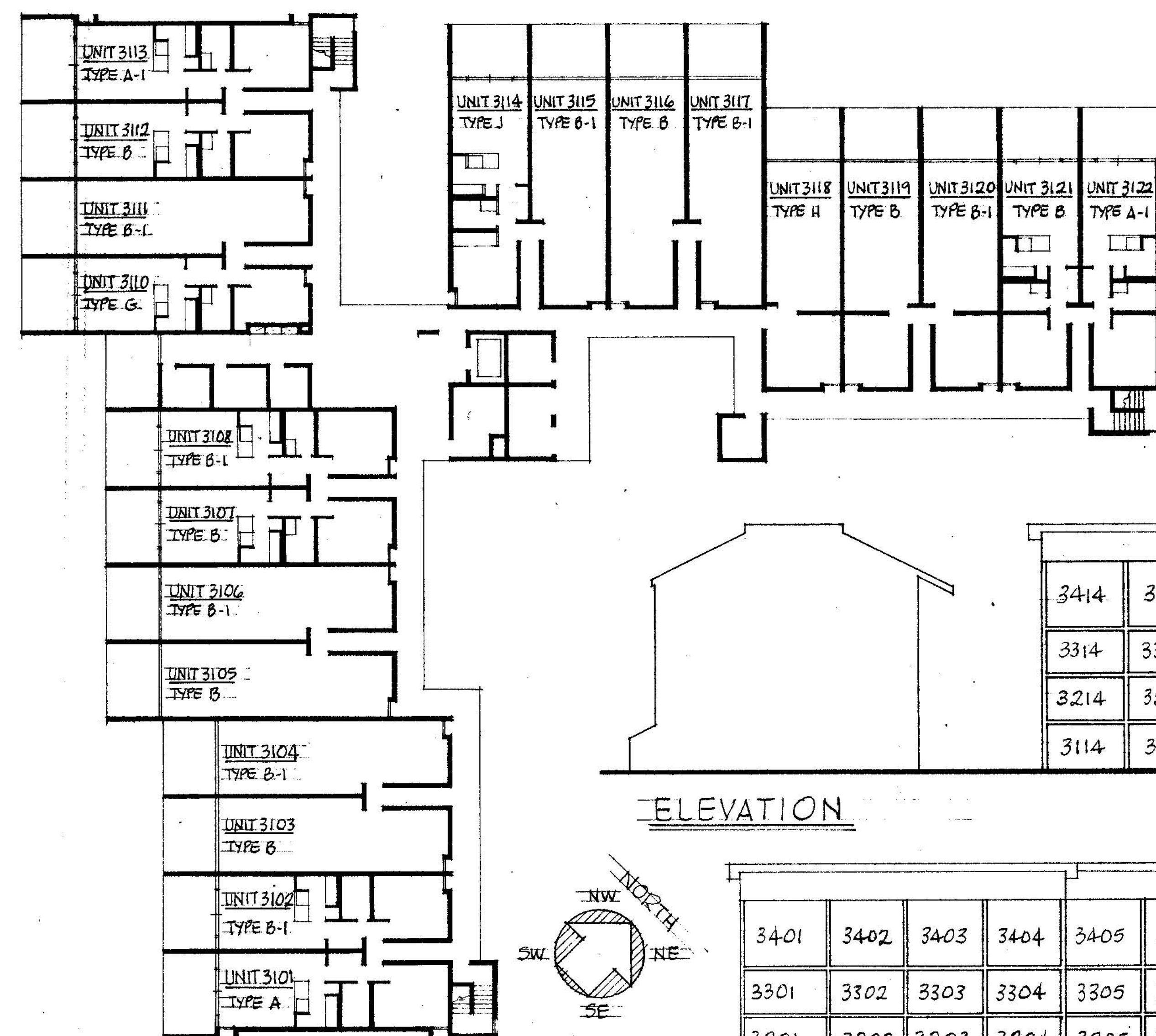
Copyright © 1978



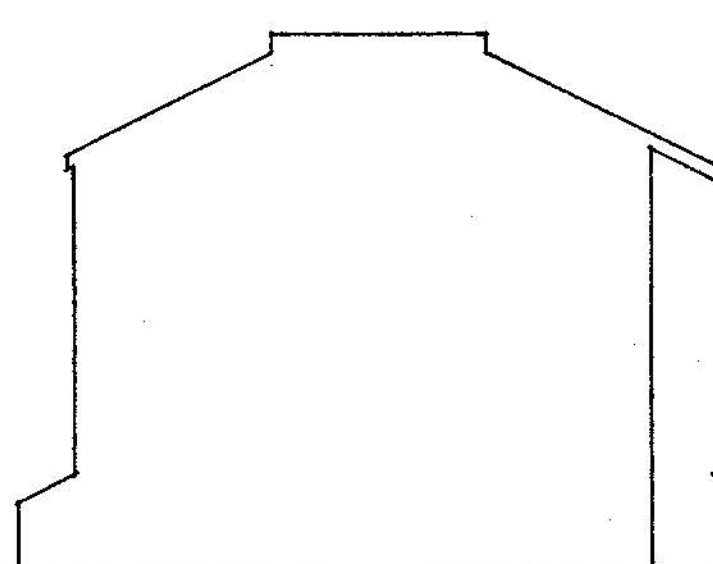
SECOND FLOOR PLAN (THIRD FLOOR SIMILAR)



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

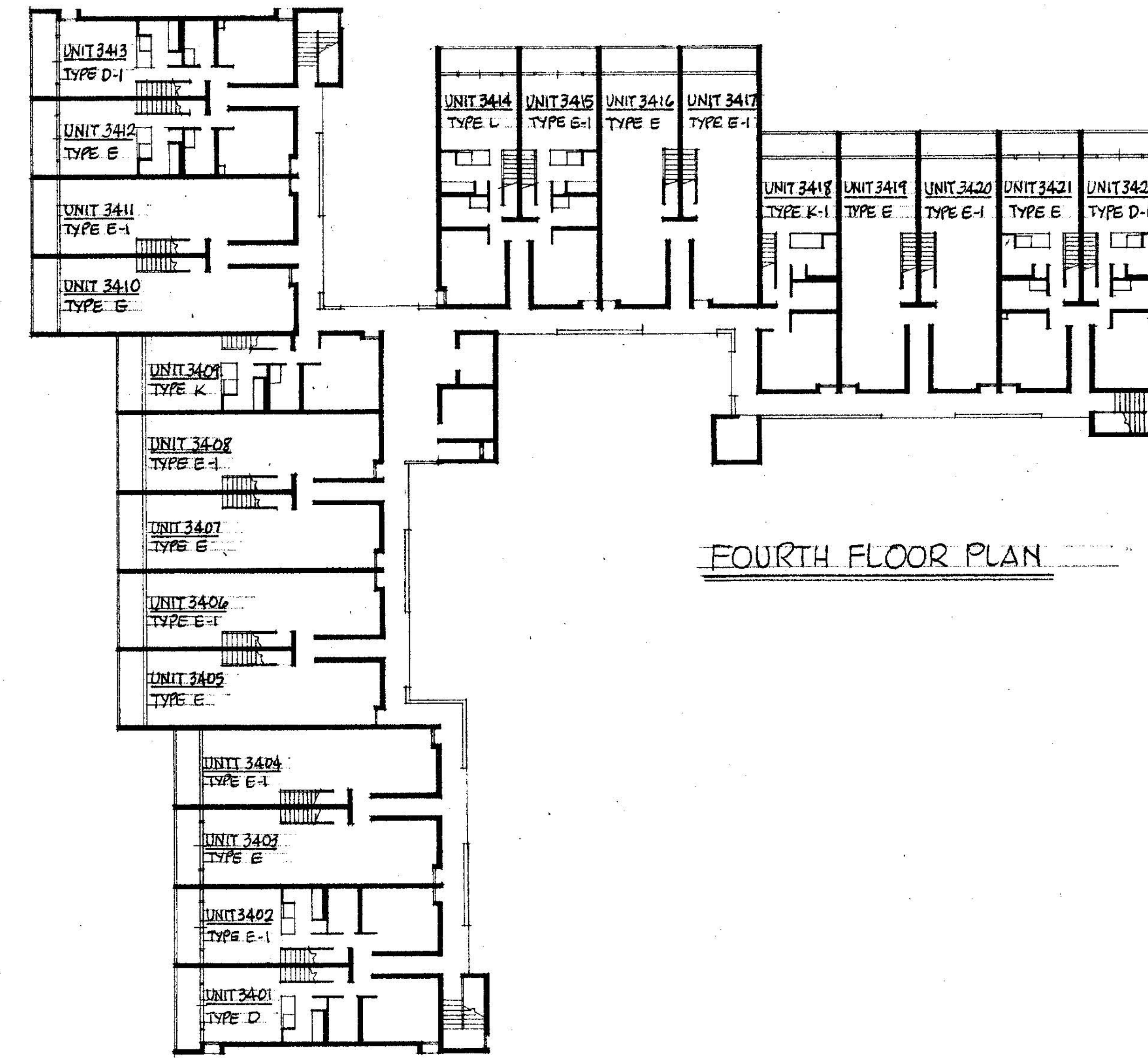


ELEVATION

3414	3415	3416	3417	3418	3419	3420	3421	3422
3314	3315	3316	3317	3318	3319	3320	3321	3322
3214	3215	3216	3217	3218	3219	3220	3221	3222
3114	3115	3116	3117	3118	3119	3120	3121	3122

3401	3402	3403	3404	3405	3406	3407	3408	3409	3410	3411	3412	3413
3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313
3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213
3101	3102	3103	3104	3105	3106	3107	3108	LOUNGE	3110	3111	3112	3113

ELEVATION



FOURTH FLOOR PLAN

NOTE
BUILDING DIMENSIONS DO NOT
REFLECT THE 2'-0" LENGTHENING
OF INDIVIDUAL UNITS AS REFLECTED
ON SHEET NO. 8

ARCHITECTS
HAWAII LTD.
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

BUILDING #3
FLOOR PLANS
SCALE: 1/8" = 1'-0"

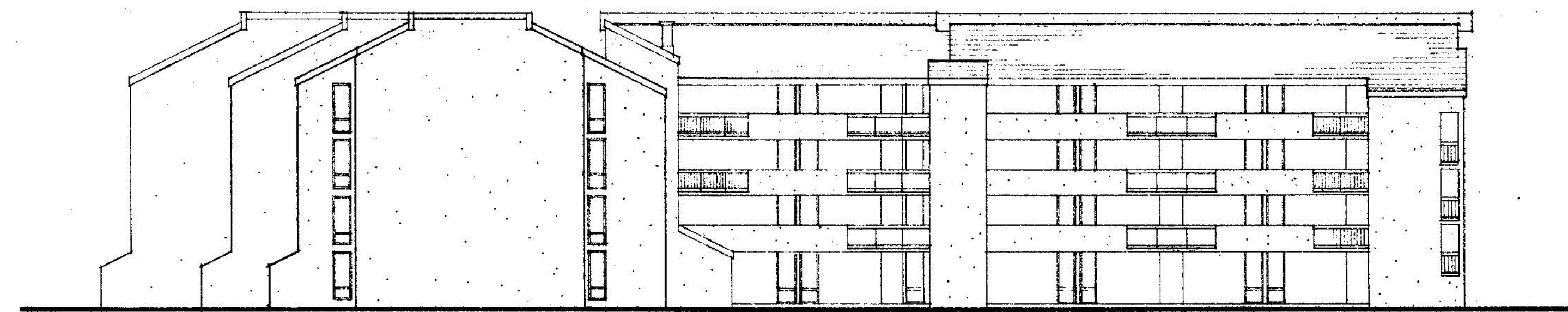
This work was prepared by me or
under my supervision and con-
struction of this project will be
under my supervision. Supervision
of construction as defined in
Section 12.01 of the rules and
regulations of the Board of
Professional Engineers, Architects,
and Surveyors of the State of
Hawaii.

Signature
NOTE: Contractor to check and
verify all dimensions at job before
proceeding with work.

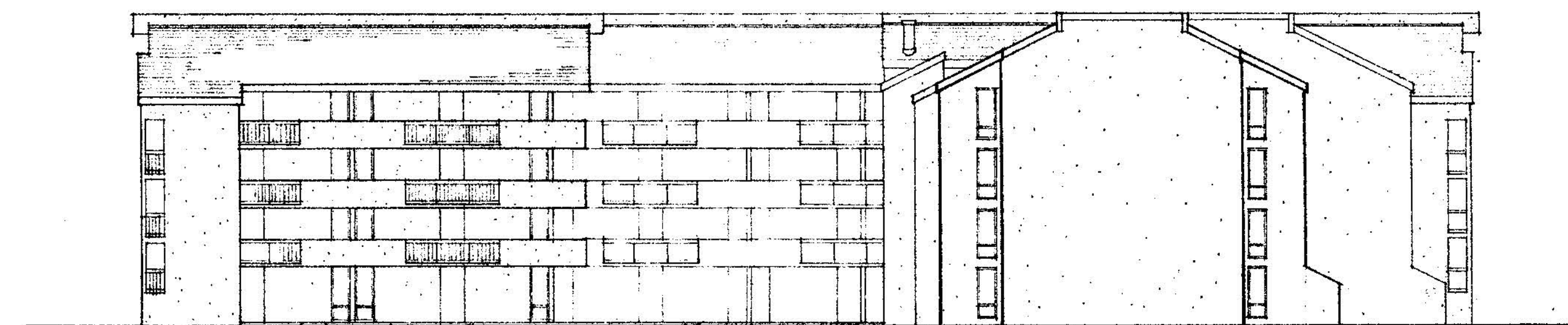
Revision

Designed by DM
Drawn by KY
Project No. 25521
Date 9-11-78

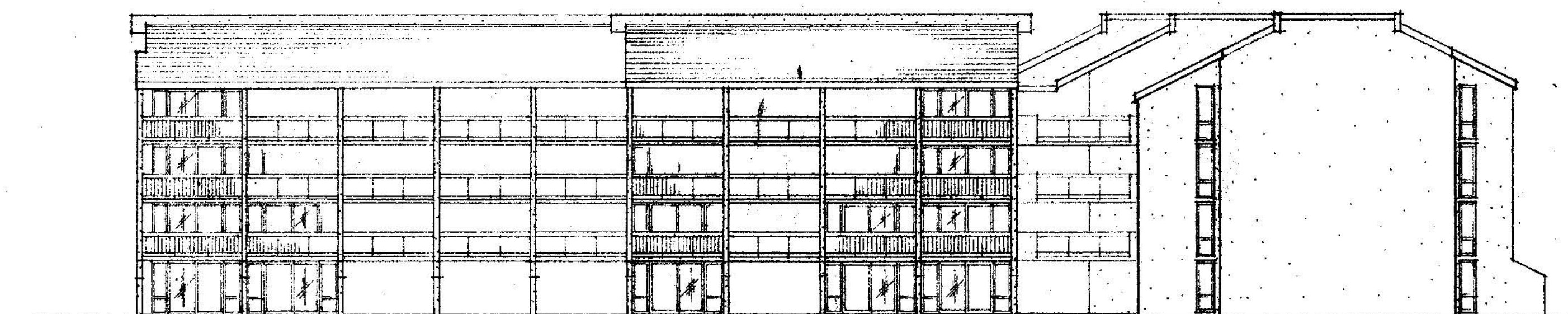
Sheet No.
6
of 8 Sheets
Copyright © 1978



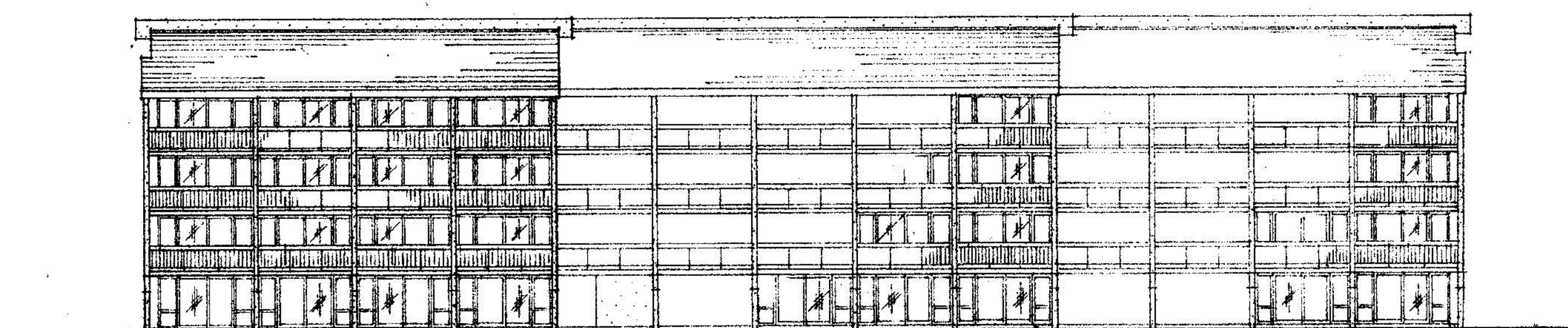
SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION

NOTE
BUILDING DIMENSIONS DO NOT
REFLECT THE 2'-0" LENGTHENING
OF INDIVIDUAL UNITS AS REFLECTED
ON SHEET NO. 8

**ARCHITECTS
HAWAII LTD.**
Francis S. Haines FAIA
Paul D. Jones AIA
Joseph Farrell AIA
Fred R. White AIA
Stanley S. Gima AIA
Alex Weinstein AIA
David A. Miller AIA

Architecture
Planning
Interior Design
Graphic Design

Offices:
Honolulu, Oahu, Hawaii
Wailuku, Maui, Hawaii

MAUI VISTA
A PROJECT FOR
KACOR REALTY, INC.
KIHEI MAUI, HAWAII

BUILDING #3
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

This work was prepared by me or
under my supervision and con-
struction of this project will be
under my supervision. Supervision
of construction as defined in
Section 1.2 (a) of the rules and
regulations of the Board of
Professional Engineers, Architects,
and Surveyors of the State of
Hawaii.

Signature
NOTE: Contractor to check and
verify all dimensions at job before
proceeding with work.

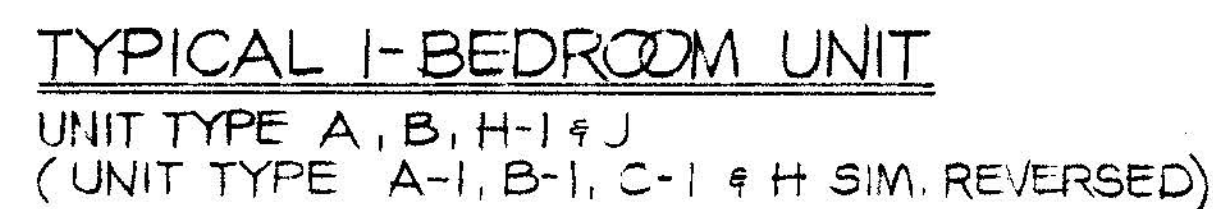
Revision
△
△
△
△
△
△
△
△

Designed by DM
Drawn by DP
Project No. 25521
Date 9-11-78
Sheet No.

7
of 8 Sheets
Copyright © 1978

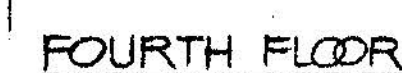


1 - BEDROOM UNIT
UNIT TYPE "G"



1- BEDROOM UNIT
UNIT TYPE C-2

TOTAL	74	71	65
-------	----	----	----



TYPICAL 2-BEDROOM UNIT
UNIT TYPE D, E, K & L
(UNIT TYPE D-I, E-I, F, K-I SIM. REVERSED)



1. FOR INDIVIDUAL UNIT TYPE LOCATIONS & ORIENTATIONS, WHICH CLARIFY WHETHER A PARTICULAR UNIT IS AS DRAWN ON THIS SHEET OR REVERSED, SEE BUILDING FLOOR PLANS, SHEET NOS. 2, 4 & 6
2. UNIT AREAS ARE CALCULATED BASED ON THE FOLLOWING:
 - A. INTERIOR PARTY WALLS; DIMENSION IS MEASURED TO THE CENTERLINE OF WALL.
 - B. EXTERIOR WALLS; DIMENSION IS MEASURED TO THE OUTSIDE OF WALL, WINDOW MULLION, OR LANAI RAIL.
 - C. UNIT AREAS INCLUDE INTERIOR WALLS AND DUCTSPACES.

 $\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & -i \\ 0 & 1 \end{pmatrix}$

Copyright