

MAUI LANI COMMUNITY ASSOCIATION CONSTRUCTION RULES & REGULATIONS

The Maui Lani Community Association has established Construction Rules and Regulations to assure the safety and proper maintenance of the subdivision. All *property Owners* shall advise their Contractors, sub-contractors and suppliers of the following rules and regulations.

Contractor Registration

- ❖ Each contractor shall be registered with the Sub-Association property manager who will assign the contractor a company specific gate code. The contractor will supply the gate entry code to only the subcontractors for use during the hours listed below
- ❖ Owner codes are for resident's use only.

Hours of Construction

- ❖ Construction is limited to the following hours and days.
 - 7:00 AM - 6:00 PM Monday through Friday
 - 8:00 AM - 4:00 PM Saturday
 - **No Construction on Sunday**

Vehicular Traffic

- ❖ Vehicular traffic shall follow all posted traffic signs, **including speed limit.**
- ❖ No vehicles shall **exit** through an **entry gate.**
- ❖ Parking is restricted to the outer circle & cul-de-sacs only, no parking on/over any curb or adjacent Lots, or the on the roadway in the wrong direction.
- ❖ Construction traffic shall be limited to contractors and subs actively working on site.

General Conduct

- ❖ Noise from radios is not allowed to emit from a Unit/vehicle at any time.
- ❖ **Animals are not** allowed on property, including animals confined to vehicles.

General Site Maintenance

- ❖ Construction shall be conducted in accordance with the approved plan and the Associations' Design Guidelines.
- ❖ Trash must be contained within a covered receptacle & maintained on the Lot, not the street.
- ❖ Dumpsters and other trash facilities shall be emptied regularly and be emptied when full.

Maui Lani Design Review Committee
PO Box 1642
Kahului, HI, 96733

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- ❖ Lots shall be cleaned of trash and construction debris and kept in an orderly condition daily.
- ❖ Trash and construction debris blown off the Unit Lot and shall be picked up immediately.
- ❖ Sand shall be kept from blowing by either daily irrigation and/or dust screens.
- ❖ Sand from a Unit Lot blowing or spilling onto adjacent Unit Lots or the street right-of-ways including sidewalks, curbs, gutters and landscape areas shall be removed immediately.
- ❖ Oil and other materials spilled onto street right of ways and common areas must be cleaned immediately.
- ❖ Lots must be cleared and kept free of all weeds during construction.
- ❖ Adjacent residential lots, common areas, and street right-of-ways shall not be used for dumping, material staging, or equipment storage.
- ❖ An Adjacent lot may be used for material staging only, with appropriate written authorization of the vacant lot Owner, a copy of which shall be submitted to the Association prior to use of the adjacent lot or lots.
- ❖ Restoration and maintenance of said vacant lot, upon such written authorization, shall become the responsibility of the Property Owner using the vacant lot.
- ❖ Materials illegally placed on vacant lots or common areas without appropriate written authorization shall be hauled off-site at the Property Owner's expense.
- ❖ The Property Owner shall be responsible for the immediate repair and cost to repair any damaged Lot or common area, including landscaping, irrigation, and street trees caused by the placement of construction material on such areas or caused by the Contactor.

Sign Policy

- ❖ A single sign shall be permitted on any Unit being provided it does not exceed two (2) feet by three (3) feet in size, does not stand higher than two (2) feet from the ground, and is not visible from any portion of any golf course located adjacent to or within the Properties.

Notification of Imposition of Fines for Violation of the Construction Rules and Regulations and/or Design Guidelines

- ❖ All Property Owners and Contractors must have their construction sites in compliance with the above regulations at all times during construction to avoid the imposition of fines.
- ❖ Association Documents and Declarations allow the Board to fix a fine of up to \$10,000.00 for failure to obtain any required approval from the DRC and may require security deposits to assure compliance.
- ❖ The first notification of violation imposes a \$100.00 fine, the second notice is a \$200.00 fine, and a third notice is \$300.00. A fourth violation is a fine of \$400.00 and such violation will be forwarded to the Association attorney for action.

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Construction Rules & Regulations Acknowledgement Exhibit B

RE: Lot _____

The following is acknowledgement that the undersigned have read, understand, and agree to follow the Maui Lani Construction Rules & Regulation, and have read the notification of imposition of fines for violation(s) of the Construction Rules and Regulations as they pertain to the above referenced Lot. Please be advised that the Unit Owner is responsible for the acts of his guests and invitees, including employees, contractors, and subcontractors, and that fines issued for noncompliance of the Construction Rules & Regulations and the Association Governing Documents, and fines imposed for violations shall be posted to the Unit Owner(s) account without further warning to the Unit Owners.

Print Contractor Company Name

Contractor Name	Signature	Date
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Owner(s) Signature	Date
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Owner(s) Signature	Date
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Owner(s) Signature	Date
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It is recommended that the Owner retain a copy of the Construction Rules and Regulations and give a copy to their contractor/sub contractors.

Proper site preparation is required prior to start of construction: i.e. Construction fencing, toilet facilities, and covered trash receptacle.

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