

# KAHANA RIDGE

## HOUSE RULES SUMMARY

May be viewed at the Kahana Ridge Website at:  
[http://kahanaridge.org/docs/House\\_Rules.pdf](http://kahanaridge.org/docs/House_Rules.pdf)

September 19, 2011

**Permitted Uses** – Kahana Ridge is intended to be a high quality single-family residential community. Only one detached single-family dwelling per property, with an attached and enclosed garage for no more than three, no less than two automobiles.

**Parking** – Vehicles shall be parked only in the driveway or garage. Overnight street parking is not permitted between the hours of 12:01 a.m. and 5:00 a.m., except with special permission from the Board of Directors. This policy is enforced by a private security service. No repair work will be performed on vehicles; nor will they be stored, except within the garage.

**Sidewalks** – Are not to be blocked by cars parked in driveways, landscaping equipment tools, trash cans, bags, or foliage. Hedges along sidewalk should not hang or extend over the edge.

**Animals and Pets** – No more than two domesticated household pets – dogs or cats - shall be permitted on any property. All animals will be confined to the borders of their respective properties and shall be controlled so as not to create noise, odors or other nuisance which would disturb other residents.

**Nuisances** – No noxious or offensive activities shall be carried on upon any property, nor anything be done which may be or may become an annoyance or nuisance to other residents, including but not limited to noise, dust, odors. Every resident will be expected to respect and preserve the privacy and quality of life of their neighbors.

**Structures** – Will be maintained in attractive condition, in good order and repair and free from visible deterioration.

**Landscaping** – All grass and vegetation on each property will be kept neatly trimmed, including the area between the sidewalk and the curb, which are the responsibility of the property owner.

**TV Dish Antennas** – Diameter may not exceed one (1) meter.

**Hazardous Materials** – No hazardous materials shall be generated, used, stored or disposed of on any property or any other part of the neighborhood. “Hazardous Materials” are those materials as defined under federal, state or local environmental laws, rules or regulations.

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**Refuse** – Trash, garbage and other waste shall be stored inside the dwelling or the garage, and not visible from any street. Trash cans and/or properly secured bags may not be placed on the curb for pick up until the afternoon before the day trash pick up is scheduled.

**Maintenance Fees** – Are due on the 1<sup>st</sup> of the month. If there is a balance due by the 16<sup>th</sup> of the month, a penalty of \$40 will be added automatically.

**Renters/Guests** – Every owner is responsible for their renters and/or guests and should endeavor to inform them and ensure that they follow these House Rules. Owners should supply a copy of the Kahana Ridge House Rules to their renters and emphasize that they must abide by them because the owner is ultimately held responsible in case of non-compliance.

**Enforcement** – This is an abbreviated version of the House Rules. The complete version of the House Rules Covenant Enforcement and Administrative Rules Manual has been given to every owner. Additional copies may be obtained from Destination Maui, Inc., the Management Company, for a fee or downloaded from the Kahana Ridge website.

**Fines/Penalties** – The Board of Directors has established a system of fines and penalties to be applied in case of non-compliance with the House Rules or the CC&R's of Kahana Ridge Association, Inc.

**Architectural Modifications/Additions** – No changes may be made to the exterior appearance of a building without prior approval from the Architectural Design Committee. Applications may be obtained from the Site Manager.

**Communications** – Owner may contact the Site Manager to report matters concerning the development, i.e. street lights inoperative, etc. Communications involving the Board of Directors should be addressed to the Property Manager.

**Site Manager** – Gary George. Phone: 250-4384

**Property Manager** – Kelly Young, Destination Maui. Phone: 244-9021. Email: [Kelly@destinationmaui.net](mailto:Kelly@destinationmaui.net)

**Kahana Ridge Website** - <http://kahanaridge.org>