

KAHANA RIDGE

HOUSE RULES SUMMARY

May be viewed at the Kahana Ridge Website at:
http://kahanaridge.org/docs/House_Rules.pdf

June 14, 2018 Update

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 sidewalk.

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, and obnoxious 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 (parkway), which are the responsibility of the property owner.

TV Dish Antennas – Satellite dish antennas measuring one (1) meter or less in diameter are permitted provided they are installed professionally, according to the Federal Code of Regulations. (47 CFR – Chapter I – Part 1, Section 1.4000)

Satellite dish antennas measuring more than one (1) meter in diameter require written permission by the Kahana Ridge Architectural Design Committee prior to installation by a qualified professional.

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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.

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 should not be placed on the curb for pick up until the day before the day trash pickup is scheduled.

Maintenance Fees – Are due on the 1st of the month unless other arrangements are made. If there is a balance due by the 16th 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 Associa Hawaii for a fee. A free copy can be downloaded from the Website - http://kahanaridge.org/docs/House_Rules.pdf

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, including painting, unless it is the same color, without prior approval from the Architectural Design Committee. Applications may be obtained from the Site Manager.

Communications – Owners 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 Community Manager.

KR Site Manager – Wes Weigel Cellphone 866-4745 Email: site_mgr@kahanaridge.org

Kahana Ridge Community Manager – Sandra Martinsen Office Phone: 808- 792-3033.
Or her Email: smartinsen@associahawaii.com

See the Kahana Ridge Website for details - <http://kahanaridge.org/>