

WELCOME TO KAHANA RIDGE



The Board of Directors and your neighbors here at Kahana Ridge want to extend you a warm welcome to our community. We are looking forward to meeting and working with you. As an introduction, we have our latest Newsletter which includes community news, projects and a listing of Board members. Our goal, as indicated in the covenants, is to maintain a family type environment with a sense of security, as well as being the pride and joy of West Maui. We encourage your participation in our association. May we suggest that you review the CC and R's and By-laws concerning our community in the packet you received at the closing of your purchase.

Attached is a brief summary of the covenants that may be of interest to you.

If you have questions or matters of concern, please feel free to bring them to our attention. We will try to answer your inquiries as they arise. You can contact the Board via our Managing Agent, Associa Hawaii, at the address on the bottom of this page or through our Website. Our Website address is <http://kahanaridge.org/>.

Again, from all of us at Kahana Ridge,

Aloha and Welcome.

*c/o Associa Hawaii
375 Huku Lii Place, Suite 207
Kihei, HI 96753-8996*

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Kahana Ridge Covenant Summary

The following is a summary from the CC&R manual you received at your property closing. If you wish more detail or have questions, please refer to the original copy or call the Managing Agent. Failure to comply with the Kahana Ridge Home Owners Association Covenants may result in fines.

3.01 Permitted Uses and Buildings

Kahana Ridge is a "single family" residential community. Only long term rentals are permitted. Short term rentals (less than 6 months), vacation rentals, room rentals, or sub-leasing is prohibited.

3.02 No Commercial use

No property will be used for any commercial, professional, or business use.

3.03 Vehicles and parking

Vehicles must be parked only in the driveway or in the garage with the door closed. No trailers, campers, boats, or stored vehicles are allowed except in garage with doors closed.

3.04 Animals and pets.

Only two domesticated pets of less than 65 lbs. All pets must be confined to the owners property, and must be leashed when outside the owners boundary.

3.05 Nuisances

No excessive or unreasonable noise, dust, or odors that may violate the privacy of others.

3.06 Maintenance of Structures/ Landscaping

All structures shall be kept in attractive condition, free from visible deterioration. Landscaping will be kept neatly trimmed and pruned. Owners shall maintain common areas adjacent to or in front of property.

3.07 Hazardous Materials

No owner shall use, generate, or store regulated or "hazardous materials" on the premises.

3.08 Antennas

Exterior antennas are not permitted unless enclosed/ hidden from view from the street.

3.09 Refuse/ Building Materials

All trash, refuse, or garbage must be kept in enclosed sanitary containers and not visible from the street. No building materials shall be stored on any property except during construction.

3.10 Clotheslines and tanks

Clotheslines and fuel storage tanks are not allowed except for standard BBQ grill tanks

3.11 Exterior lighting

Exterior lighting shall not cause unreasonable glare to adjoining properties or streets.

3.12 Pools

There shall be no above-ground free standing swimming pools. Fencing and/or landscaping around any swimming pool must have approval of ADRC

3.13 Grading

No property owner may alter or change the topography of the lot, which would increase the flow of drainage water from the property.

3.14 Construction

All construction, after approval, and once begun, must be completed within one year.

3.15 Landscaping, Drainage and Setback Areas

No structures shall be built within an easement or setback area.

3.16 Signs

Only realtor signs, or street signs are allowed.

3.17 Access Restrictions

Alternative access shall be provided to those lots not having access

3.18 Clarification of "Single Family Residence" Restriction

A dwelling must be rented in its entirety, and a single room or rooms within said dwelling may NOT be rented separately.