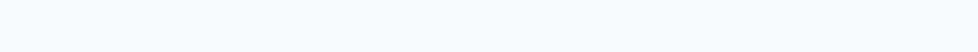


Continue



Rental agreement hawaii association of realtors standard form revised 6/06

1 RENTAL CONTRACT Hawaii Association of REALTORS Revised Standard Form is authorized for use by the real estate industry and the general public provided there must be no changes to printed parts, pagination, or paragraph numbers. The use of this form is not intended to identify the presenter of this form as a real estate licensees who are members of the National Association of Realtors and who subscribe to its code of ethics. Examined by: Robin Glass Senior Broker/Sponsored Broker may not discriminate because of THE RACE, SEX, Y INCLUD THE IDENTITY OF GENRE OR SEXUAL ORIENTATION, NATURE, RELIGION, MATRIMONIAL STATE, FAMILIAL STATUS, ASCENDANCE, HANDICAP, AGE, OR INFECTION HUMAINE VIRUS OF THE IMMUNODÉFICIENCE. PROPERTY means the owner's owner or agent, one of whom must reside on the island where the unit is located. UNITY means that the tenant place rents from the OWN. As used in this lease, the term day refers to a calendar day and the term working day means Monday to Friday, not to mention a public holiday as designated in Section 8-1 of the revised Hawaii Statutes. THIS IS A LEGALLY BINDING CONTRACT. READ IT CAREFULLY. THE HANDWRITTEN OR TYPED PROVISIONS IN THIS CASE REPLACE ALL THE BLANKS. WRITE NA IF IT IS NOT APPLICABLE. SECTIONS AND PARAGRAPHS WITH CHECKBOXES ARE OPTIONAL; ALL THE OTHERS ARE STANDARD PROVISIONS. 1. DATE: File No. Property reference or address: Anaha St, Waianae, HI DESCRIPTION: 3 beds 2 full bath 1 half bath 1 h rental contract, each LOCATAIRE agrees to pay the rent in its entirety and comply with its conditions. Each LOCATAIRE is also responsible for the other LOCATAIRE is also responsible for the terms of this lease. 4. NO SUBLEASING OR ADDITIONNEL LOCATAIRE: No additional LOCATAIRE, sublease, or assignment of the lease will be allowed without the prior written consent of the LOCATOR. Customers may not stay more than fourteen (14) days without the prior written approval of the OWN. 5. : This lease agreement will be one: Check all that applies [X] Fixed lease agreement will be one: Check all that applies [X] Fixed lease agreement which, unless agreement will be one: Check all that applies [X] Fixed lease agreement which applies [X] Fixed lease agreement [X] Lease extension: This fixed lease will be automatically converted into a month-to-month lease, unless the LOCATAIRE receives a written notice from THE LANDLORD thirty (30) days before the end of the lease. [] Month-to-month lease. If it is on a monthly rental agreement, LOCATAIRE must give written notice at least twenty-eight (28) days in advance to terminate and LOCATAIRE must pay the rent for the twenty-eight (28) days. THE LOCALOR must give written notice to the tenant at least forty-five days (45) days and must notify the LOCALOR of the departure date of the LOCATAIRE may move at any time in the last forty-five days (45) days and must notify the LOCALOR of the twenty-eight (28) days. for the time that the LOCATAIRE occupies the unit. If the unit is to be demolished, converted into a condominium or changed to a vacation rental, the LOCATAIRE may move at any time in the last hundred and twenty days (120) and notify the LANDLORD of the tenant's expiry date and pay a pro-rata rent for the time that the LOCATAIRE does not pay the rent and/or comply with that tenancy agreement. If, after the termination of this lease, THE LOCATAIRE remains in the unit without the written consent of the LOCATOR, THE LOCATAIRE may be a HOLDOVER LOCATAIRE, responsible for double rent and other penalties. RENTER INITIALS and DATE Hawaii Association of REALTORS Rental Agreement RR 301 Rev. 6/06 Page 1 of 5 Hawaii Home and Commercial LLC 1019 Waimanu St Honolulu, H Phone: Fax: Robin Glass Rental Produced with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan 2 6. LOYER: The rent is \$2, (U.S. Funds) per [X] Month or [] Week or [] Day, PAYABLE in advance, without notice, claim or deduction. Payment is due on the 1st day of each month [X] or [] Week ON (date). THE LOCATAIRE must pay to the OWNER. at this address: rent to be paid by bank transfer. THE LOCALOR will give the LOCATAIRE a receipt for rents paid in cash and, on request, for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid in cash and, on request, for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCALOR will give the LOCALOR will give the LOCATAIRE a receipt for rents paid by cheque. 7. RETARD AND OTHER FRAIS: THE LOCALOR will give the LOCALOR payment. In addition, % interest per year will be charged on all rents and other tenants do not pay the OWNER on time. 8. GARANTIE DEPOT: LOCATOR cannot be more than one month's rent. THE LOCATOR cannot receive more than the security deposit and the rent of the first month THE TENANT CANNOT USE THIS DEPOSIT AS LAST MONTH'S RENT. Any interest earned on the security deposit is paid at zero or interest-free. The LOCATAIRE's security deposit will be by the landlord. 9. PUBLICS AND SERVICES SERVICES: If verified, THE LOCATAIRE must take care of the following items from the date the OCCUPATION of the LOCATAIRE begins until its end: [] Cesspool/Septic pumping [] Pool Service [X] Phone (basic) [] Cable TV (additional) [] Vater [] Cesspool/Septic pumping [] Pool Service [] Other 10. CLÉS, CARTS AND LOCKS: THE LOCALOR gives the unit's entry keys, security keys, parking cards, garage door openers, locks, mailbox keys, etc. listed below. THE LOCATAIRE cannot have additional keys or cards or locks modified or added without the prior written approval of the LOCALOR. Article: Tenant Number: Item: Oven Hot, dishwasher, garbage disposal, washer, dryer, solar water heat, Central AC, Gardening Service, Window Coverings, Garbage, Charges AOAO and GET (Hawaii General Excise Tax) 2) Excluded: Water, Sewer, Electric, Phone, Satellite TV/Internet Service Broker: Lease Acquisition Only Owner: Property Manager, Ewa Beach Road Ewa Beach 96706, Ph: RECEIPT BY TENANT: Reception of the following, if verified, is recognized by the tenant: [X] Fair Housing Information [] ADDENDA: The following, if verified, are attached to and made part of this lease: [] Addendum [X] Pet Addendum [X] Other: SCCA Welcome Packet Final.pdf [X] Property Status Form [X] Evacuation Instructions [X] Other: Military Clause If Applicable 14. IMMOBILIER LICENCE STATUT DIVULGATION: Hawaii law requires licensees to disclose that they hold a real estate, or in which they lease or offer to rent for themselves, immediate relatives or an entity in which they have an interest. If so, licensees in this transaction disclose the following: na 15. NATIONAL ASSOCIATION OF IMMOBILIER AGENTS (NAR) ADHESION: Check everything that applies: [X] Owner [X] Property Manager / Brokerage Company [] LOCATAIRE hold (s) membership to the NAR and subscribe to its Code of Ethics. RENTER INITIALES and DATE Hawaii Association of REALTORS Page 2 of 5 RR301 Rev. 6/06 (NC) For Release 5/12 Produced with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan LANDLORD'S INITIALS and DATE Rental 3 16. STANDARD A. ABANDON/POSSESSIONS ABANDONED CONDITIONS: If the LOCATAIRE is absent from the unit for twenty (20) continuous days or more, without written notice, and has not paid the rent, the LOCATOR or must consider the abandoned unit. If THE LOCATOR determines to be of value, the LOCATOR can store, sell or donate the items, but the LOCALOR must first contact THE LOCATAIRE by giving notice to the LOCATAIRE. After fifteen (15) days, LANDLORD will announce items for sale or can donate items to a charity. Any proceeds from a sale, after expenses, will be held for thirty (30) days and thereafter confiscated. If the LOCATOR determines that abandoned personal property has no value, the LOCATOR can dispose of it without further notice or liability. B. AGENCE: The property manager/rental agent represents THE OWN/OWNED. Property manager/rental agent represents are released into the air and inhaled. In the past (before 1979, but perhaps since), asbestos was an insulating materials, shingles, plaster products, cement and other building materials. THE LOCATAIRE is aware that THE LOCATAIRE should make an appropriate investigation into the possible existence of asbestos in the unit. Structures with popcorn or cottage cheese ceilings may contain asbestos fibres or asbestos-containing materials. These ceilings should only be carried out by contractors approved as abatement. D. CHECK THE CODE OWN-LOCALLY() The landlord and tenant should check the Code for rights, rights and remedies in addition to what is contained in the proposed tenancy agreement. E. CONFLIT WITH CODE AND OTHER LOIS: If it is found that part of this lease or its terms conflicts with the Code or any other federal, state or county law governing owner-tenant relations, public health and safety, etc., then these laws will control; however, all other conditions will still be valid and must be met. F. DAILY TARIF: The daily rent is calculated using a 30-day rate. G. DANGEREUX AND TOXIC SUBSTANCES: THE LOCATAIRE is responsible for the hazardous substances that the LOCATAIRE causes in, on or under the unit. H. HOLDOVER LOCATION: If the LOCATAIRE remains in the unit after the end of the LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE IS a HOLDOVER AND a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement on a daily pro-rata basis for each day LOCATAIRE is a HOLDOVER and may be held responsible for double the monthly rent under the rental agreement of t is not limited to, the FAILURE or refusal of the LOCATAIRE to do the following BY THE LOCATAIRE and clean the unit. The landlord may also apply to the court for possession of the unit at any time during the first 60 days of the TENANT's re-detention. If the LOCALOR does not go to court during the first sixty (60) days of the tenant's handover and does not enter into a new tenancy agreement at the end of that period, THE LOCATAIRE will be a monthly tenant at MOIS and THE LOCATAIRE will be a monthly tenant at MOIS at the tenant at the tenant at MOIS at the tenant at Previous. Agreement. I. INVENTAIRE and CONDITION: Before the LOCATAIRE moves in: THE OWNER will inspect and inventory the unit and items in it (including fixtures, furnishings, appliances, and other personal belongings). THE LOCALOR will prepare a written form of PROPERTY STAT detailing the condition of the property and all items in the unit when the LOCATAIRE moves in. BOTH the LOCATAIRE and THE LOCATAIRE must take all personal items from the LOCATAIRE with THE LOCATAIRE on a leash behind him, THE LOCATAIRE must take all personal items from the LOCATAIRE with THE LOCATAIRE and THE LOCATAIRE must take all personal items from take all person must pay for any storage and other costs, including advertising costs, involved in selling or getting rid of them. THE LOCATAIRE moved in. It is the duty of the LOCATAIRE moved in the same condition THE DAY WHERE THE LOCATAIRE moved in. It is the duty of the LOCATAIRE to have the unit in clean and appropriate condition THE DAY WHERE THE LOCATAIRE moved in. It is the duty of the LOCATAIRE moved in. It is the duty of the LOCATAIRE moved in the same condition as when THE LOCATAIRE moved in. It is the duty of the LOCATAIRE moved in the same condition as when THE LOCATAIRE moved in the same con TARD. THE LOCATAIRE must have the same elements in the unit that were there when THE LOCATAIRE moved in; and THE LOCATAIRE moved in; and THE LOCATAIRE moved in; and THE LOCATAIRE must have the same condition as when the LOCATAIRE moved in; and the acception and the accepting and the acception and the acception and the acception an correct. J. LOCATIONR DEESERS: THE LOCATORor will grant the LOCATAIRE the right to occupy the unit in its accepted state on the date of occupation of these services/devices that are beyond the control of THE LOCATOR. THE LOCATAIRE cannot terminate this lease because the services/appliances are interrupted. MILITARY LOCATAIRE at a location off the island for sixty (60) days or more, THE LOCATAIRE may terminate this lease by giving the LOCALOR a written notice twenty-eight (28) days in advance, accompanied by a copy of the TENANT's orders. L. MOULE DIVULGATION: THE LOCATAIRE is aware that mold and/or other microscopic organisms may exist on the unit. Molds are simple, microscopic organisms that are everywhere. Mold spores can cause health problems. Mold grows and multiplies whenever there is enough moisture, temperature and organic matter. LANDLORD is not gualified to inspect the unit for mold or to make recommendations or decisions regarding possible health or safety issues. MR. REFUND OF THE DEPOSIT OF : THE LOCATOR must return the renter's deposit, THE MINUS DEDUCTIONS, no later than fourteen (14) calendar days after the termination of the lease. THE LOCATOR must give LOCATAIRE a written statement at that time explaining any inference. Deductions can be made for the following reasons: repair or replace any damaged or missing items; Pay all amounts due Change locks and replace keys and cards that have been handed over to LOCATAIRE and have not been returned; to clean and put the unit, and the elements in it, in the same they were there when THE LOCATAIRE has left the unit. If the RENTER deposit is not sufficient to cover all damages and costs, THE LOCATAIRE must pay the additional amount. N. LOYER INCREASE: If the tenant is on a fixed rental agreement, the landlord cannot increase the rent before the end date. If THE LOCATAIRE forty-five (45) days before any rent increase; THE LOCATAIRE must pay the rent increase or give written notice of twenty-eight (28) days to end his life. If the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent and the LOCALOR do not agree on the payment or increase in rent agree on the landlord according to the court's findings. RENTER INITIALS and DATES OF THE OWN and DATE Hawaii Association of REALTORS Page 3 of 5 RR301 Rev. 6/06 (NC) For Release 5/12 Product with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan Rental 4 P. RIGHT TO ENTER: LANDLORD will give tenant at least two (2) days notice before entering the unit; and only enter for reasonable hours, except in an emergency. THE LOCATOR may enter the unit to: inspect; Make necessary or agreed; and show it to anyone who wants to buy, rent or lend money on it. THE LOCATOR will not abuse this right and will not use it to harass THE LOCATAIRE. THE LOCATAIRE must not unreasonably withhold the consent of the LOCATAIRE, the LOCATAIRE has abandoned the unit. Q. SERVICE OF THE WARNING: If the LOCATAIRE must not unreasonably withhold the consent of the LOCATAIRE, the LOCATAIRE has abandoned the unit. serve it to any LOCATAIRE. While serving one of the LOCATAIRES, THE LOCALOR notified all THE LOCATAIRES. If the LOCATAIRES. If the LOCATAIRES. If the LOCATAIRES. If the LOCATAIRES, the LOCATAIRES, the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. THE LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. If the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. The LOCATAIRES are used to the LOCATAIRES. The LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES are used to the LOCATAIRES. THE LOCATAIRES are used to the LOCATAIRES. THE LOCATAIRES are used to the LOCATAIRES. THE LOCATAIRES are used to the LOCATAIRES. THE LOCATAIRES are used to Attorney General's Office. THE LOCATOR does not make any statement as to whether or not the public has access to this information. Neither landlord nor real estate agent is required to obtain information. Neither landlord nor real estate agent is required to obtain information. Neither landlord nor real estate agent is required to obtain information. Neither landlord nor real estate agent is required to obtain information. Neither landlord nor real estate agent is required to obtain information. Neither landlord nor real estate agent is required to obtain information. make holes by drilling, nailing or attaching any item to the unit using nails, screws, adhesives or similar items without the prior written consent of the LOCATAIRE is allowed to make reasonable changes to the unit, at the expense of the LOCATAIRE, if such changes are necessary to LOCATAIRE to use and enjoy the unit; provided, however, that the LOCATAIRE's request sets out, with specificity and detail, the nature of the amendment and why THE LOCATAIRE must make such a change. THE LOCATOR or must not unreasonably withhold or delay the consent of the LOCATOR at the request of the LOCATAIRE. In addition, it may be necessary for THE LOCATAIRE to seek approval from the LOCATAIRE to seek approval from the LOCATAIRE. In addition, it may be necessary for THE LOCATAIRE to seek approval from the LOCATAIRE. at no cost or charge to THE LOCATOREUR. 2. Compliance with the rules: THE LOCATAIRE, including, but not limited to: (a) bylaws, house rules and other rules; (b) all federal, state or county laws; and c) all other restrictions. 3. Disruptions: LOCATAIRE will not disturb others, or prevent them from enjoying their premises or common facilities at any time. LOCATAIRE will not play loud music, percussion, audio or video instruments, or cause loud or offensive sounds. 4. Insurance: THE LOCATAIRE understands that THE insurance of the LOCATAIRE will not play loud music, percussion, audio or video instruments, or cause loud or offensive sounds. 4. Insurance: THE LOCATAIRE will not play loud music, percussion, audio or video instruments, or cause loud or offensive sounds. THE LOCATAIRE agrees that the LOCATOR is not responsible for any loss or damage during the duration of the lease. THE LOCATAIRE agrees to carry insurance covering all TENANT property located in the unit or to assume full responsibility for its damage, including damage caused by fire, water, theft or any other cause. 5. Maintenance: THE LOCATAIRE agrees to properly maintain and use and use and use and use and other supplied appliances. THE LOCATAIRE is responsible for regular maintenance, including replacement of light bulbs, air conditioning filters, batteries for smoke/heat/movement detectors and other items, and, where appropriate, lawn/courtyard care. THE LOCATAIRE is responsible for repairing any shutdowns in plumbing fixtures or lines, and any damage caused by THE LOCATAIRE must tell the LOCATAIRE must tell the LOCATAIRE, FAMILY members of LOCATAIRE, guests or others. 6. Notice of absence: THE LOCATAIRE must tell t not give this notice to the LOCATOROR, THE LOCATORO responsibility of the LOCATAIRE. 8. Pets: Pets are not allowed to occupy or visit the unit unless the LOCATAIRE to keep a guide dog, a signal dog or any other service animal on which THE LOCATAIRE. THE LOCATAIRE to keep a guide dog, a signal dog or any other service animal on which THE LOCATAIRE. THE LOCATAIRE. THE LOCATAIRE to keep a guide dog, a signal dog or any other service animal on which THE LOCATAIRE. applicable laws (i.e. leash and pick-up laws), pickup), and/or the rules of the house; b) assumes responsibility for any damage caused by TENANT's pet; c) agrees to fumigate professionally and clean the unit when THE LOCATAIRE leaves the unit. If THE LOCATAIRE brings pets into the unit without the prior written approval of the LOCALOR, the LOCALOR may terminate the LOCATAIRE's lease. 9. Residential use only: THE LOCATAIRE can only use the unit as a place of residence. THE LOCATAIRE may not use the unit for illegal activities. T. WHAT THE COUNTRY CAN DO IF THE LOCATAIRE DOES NOT HOLD TO THIS RENTAL CONTRAT: 1. Failure to pay the rent. If THE LOCATAIRE does not pay the rent is not paid within the specified time frame (NOT FIVE (5) WORKING DAYS) after receiving this notice, the LOCALOR may terminate the tenant's tenancy agreement. If LANDLORD employs a lawyer or collection agency, THE LOCATAIRE must pay legal fees (no more than twenty-five percent (25%) unpaid rent) and costs, whether a lawsuit is brought or not. 2. Non-compliance with the rules. If THE LOCATAIRE does not comply with any of the terms of the lease, including damaging the unit or violating any of the rules, laws or other restrictions of the house, THE LOCALOR will give the LOCATAIRE a written notice of the violation. If the damage is not repaired or if the violation is not correct it and bill the cost as additional rent and terminate the lease. The notice is here to say that THE LOCATAIRE is responsible for paying fines, penalties or other valuations charged by any government agency, landlord associations and/or condominium associations and/or condominium association because of the lease immediately if the unit is used illegally. THE LOCATAIRE understands that reasonable legal fees and fees may be awarded to the applicable party. LOCATION HISTORY: THE LOCALOR permission to provide rental history to other prospective landlords. NOTE: THERE IS NO GUARANTEE IN PLAIN LANGUAGE. An effort has been made to put this agreement in plain language. But there is no promise that it is in plain language. FROM A LEGAL POINT OF VIEW, THERE IS NO GUARANTEE, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT WILL BE CONSISTENT WITH CHAPTER 487A OF HAWAII'S REVISED LAWS, SUCH AS This means that the Hawaiian Association of Realtors is not liable to any owner, or any other person who uses this form for any damage or penalty due to any violation of Chapter 487A. People are warned to see their own lawyers about Chapter 487A (and other laws that may apply). RENTER INITIALS and DATE Rev. 6/06 (NC) For release 5/12 Produced with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan Rental 5 LOCATION CONTRAT ACCEPTATION: SIGNATURES OF LOCATAIRE (S): Signature Date Name (print or type) Signature Date Name (pri (lease acquisition only - Owner manages property) Address 445 Seaside Ave Suite 2206 Honolulu Telephone Emergency Phone RECEIPT: \$4, in the form of a cheque was received from LOCATAIRE, and must be applied as follows: deposit of \$2,250. \$2,250 first month's rent Date: Received by: Hawaii Association of REALTORS Page 5 of 5 RR301 Rev. 6/06 (NC) For release 5/12 Produced with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan Rental 6 PROPERTY CONDITION FORM Hawaii Association of REALTORS Standard Formed 9/03 (NC) For Release 5/12 COPYRIGHT AND TRADEMARK NOTICE: This copyrighted Hawaii Association of REALTORS Standard Form is licensed to be used by the entire real estate industry provided there is no change to printed parts, pagination or paragraph numbers or paragraph of the National Association of Realtors and who subscribe to its code of ethics. Tenant's Name (s) Anaha St City Waianae Unit Property Address - Moving Date Part of this form was completed by management before you moved in. Please review and sign on the last page. You have seven (7) days to return this form. Failure to do so indicates your acceptance of the condition as noted. AREA MOVE MOVE -IN COMMENTS -OUT EXTERIOR A/C compressor Back Door/Locks Doorbell Fences Front Door/Locks Lighting Mailbox/Porch Windows Yard LIVING ROOM Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fireplace Flooring/Carpet Lights/Switches/Outlets Phone jack/cable Window coverings Windows/Screens Other DINING ROOM Baseboard Ceiling/Walls Doors/Woodwork Flooring/Carpet Lights/Switches/Outlets Phone jack/cable Windows/Screens Other North Page 1 du 4 RR 302 Rev 9/03 Hawaii Home and Commercial LLC 1019 Waimanu St Honolulu, HI Phone: Fax: Robin Glass Rental Produced with ZipForm by ziplogix Fifteen Mile Road, Fraser (Fraser), , 7 AREA KITCHEN (Cont'd) Garbage Disposal Hood/Fan Ice maker/ice trays Lights/Switches/Outlets Microwave Phone jack/cable Refrigerator Sink/Faucet Stovetop/oven/range Windows/Ecrans COULOIR Placonds de base/Murs Placards/Autres portes/Lumières de tapis/commutateurs/points de vente Revêtements de fenêtre Windows/Ecrans COULOIR Plafond de base/Murs Placards/Autres portes/Lumières de plancher de boiserie/Commutateurs/Points de vente GARAGE/CARPORT/STALLS Closets/Other Floor Lights/Switches/Outlets Opener/Door/Windows MASTER BEDROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring/Carpet Lights/Switches/Outlets Windows MASTER BEDROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring/Carpet Lights/Switches/Outlets Windows MASTER BEDROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring/Carpet Lights/Switches/Outlets Windows MASTER BEDROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Window coverings Windows/Screens MOVE - IN COMMENTS MOVE - OUT COMMENTS Hawaii Association of REALTORS RR 302 Rev. 9/03 (NC) Pour la sortie 5/12 Page 2 de 4 Produit avec ZipForm par ziplogix Fifteen Mile Road , Fraser, Michigan Rental 8 AREA BEDROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Window coverings Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fan Flooring Lights/Switches/Outlets Window coverings Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fan Flooring Lights/Switches/Outlets Window coverings Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fan Flooring Lights/Switches/Outlets Window coverings Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Window coverings Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fan Flooring Lights/Switches/Outlets Window coverings Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fan Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Outlets Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Flooring Lights/Switches/Other Doors/Woodwork Flooring Lights/Switche Mirror/Medicine Cabinet Shower ou Enclosure Sink/Vanity Stoppers Toilet Towel Racks/hooks Tub/Shower Windows/Screens BATHROOM () Baseboard Ceiling/Walls Closets/Other Doors/Woodwork Fan Flooring Lights/Switches/Outlets Mirror/Medicine Cabinet Shower Curtain or Enclosure Sink/Vanity Stoppers Toilet Towel Racks/hooks Tub/Shower Windows/Screens MOVE -IN COMMENTS MOVE -OUT COMMENTS Hawaii Association of REALTORS RR 302 Rev. 9/03 (NC) Pour la sortie 5/12 Page 3 de 4 Produit avec ZipForm par ziplogix Fifteen Mile Road, Fraser, Michigan Location 9 AREA BASEMENT Ceiling/Walls Flooring Lights/Switches/Outlets Windows/Screens MISCELLANEOUS Air Conditioner(s) (# Ceiling Fans (#) Lanai Pool/Spa/Equipment Washer/Dryer Water Heater SAFETY DETECTION DEVICES Smoke /Heat Carbon MOVE-OUT au moment du déménagement et que je serai responsable de toutes les anomalies dans l'état d'un article. Je comprends qu'au moment du déménagement, le locateur peut déduire de mon dépôt de garantie les frais de nettoyage, de réparation ou de restauration des articles sur ce formulaire à leur état d'emménagement, à l'exception des dommages causés par l'usure

ordinaire. MOVE-IN # of Keys Recu: Unité Bldg Garage Mail Pool Storage / Utility Parking Compactor Je reconnais par la présente que j'ai examiné les quatre pages et this is an accurate declaration of the condition at the end of my rental or pay the cost of restoring the property to its original state at the time I took possession of the property, the normal wear and tear except. MOVE-OUT - returned keys: Bldg Garage Mail Storage Unit / Utility Parking Compactor I certify that the above inspection verify represents a true record of the condition of the unit and its contents during evacuation. Tenant Signature Date Signing Date Tenant Signature Date Signing Date Tenant Signature Date Signature Date Signature Date Signature Date Tenant Signature Date Tenant Signature Date Signature Date Signature Date Tenant Signature Date of 4 products with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan Rental 10 MOVE OUT/CLOSING STATEMENT Hawaii Association of REALTORS Standard Form is authorized to be used by the entire real estate industry provided there are no changes to printed parts, pagination or paragraph numbers. The use of this form is not intended to identify the real estate licensee as a real estate agent. REALTOR is a registered collective membership mark that can be used only by real estate licensees who are members of the National Association of Realtors and who subscribe to its code of ethics. Tenant Rental Property Address Anaha St, Waianae, HI bed 2 full bath 1 half bath 1607 sf Int 100 sf Entry, 399 sf gar New Forwarding Address City State Zip Deposits Amount Security/Deposit \$ Key/Card Deposit \$ Key/Card Deposit \$ Key/Card Deposit \$ Cleaning Fee \$\$\$ \$ \$ ON PLAIN LANGUAGE. An effort has been made to put this agreement in plain language. But there is no promise that it is in plain language. FROM A LEGAL POINT OF VIEW, THERE IS NO GUARANTEE, EXPRESSED OR IMPLIED, THAT THIS AGREEMENT WILL BE CONSISTENT WITH CHAPTER 487A OF HAWAII'S REVISED LAWS, AS AMENDED. This means that the Hawaiian Association of Realtors is not responsible to any buyer, seller, or other who uses this form for any damage or penalty due to any violation of Realtors is not responsible to any buyer, seller, or other who uses this form for any damage or penalty due to any buyer. Statement Page 1 of 1 RR 403 Rev Rev Hawaii Home and Commercial LLC 1019 Waimanu St Honolulu, HI Phone: Fax: Robin Glass Rental Produced with ZipForm by ziplogix Fifteen Mile Road, Fraser, Michigan 11 CLAUSE MILITARY ADDENDUM IN THE CAS where the tenant is, or subsequently becomes, a member of the United States Armed Forces on extended active duty and subsequently the tenant receives a permanent change of station order to leave the area where the premises are located, or is relieved of his active duty, retires or separates from the army, or is ordained in military housing, and then in one of these events, the tenant may terminate that lease after giving thirty (30) days of written notice to the landlord. The tenant must also provide the landlord with a copy of the official orders or a letter signed by the tenant's commander, reflecting the change, which justifies termination under this clause. The tenant will be quickly returned to the tenant, provided there is no damage to the premises. DATE OF THE CONSORARY DATE 0WNER/AGENT DATE 12 Submit by printed form Pet Addendum (For use in conjunction with the residential lease) CET ADDENDUM is done on, 2008, between the owner and the tenant jointly and on several occasions, who have agreed to modify the residential lease (the lease) between the landlord and the tenant dated 2008 as follows. 1. DEFINS: Whenever the following capitalized words that are defined in this Addendum and that are not defined in the lease must have the meanings given in the Addenda. Owner Locals: Pet Name(s) Color(s) Neutered/Spayed? Cat(s) Dog(s) Other Age(s) Yes Cats Only: No Declawed? Yes No Breed(s) Weight (s) Pet fees? Pet rental? Inside exterior 2. PERMISSION: The landlord grants the tenant permission to keep the pet, and no other, on the premises, subject to the terms of the lease and this Addendum. The landlord may revoke the authorization at any time if the tenant does not comply with any of the terms of the Addendum or the Lease. 3. PET DEPOSIT AND FEE: The tenant has filed the pet deposit for the faithful execution of all the terms of the lease and this Addenda, including, but not limited to, the return of the premises in good condition and clean, without damage to pets and infestation of fleas and other pests, at the end of the period, The pet deposit must be added to the security deposit and be subject to all other conditions security deposit. The Tenant paid the pet fee as a non-refundable fee to induce the owner to grant permission to the pet. The Tenant understands that pet costs will not be reimbursed, even if the pet is subsequently removed from the premises or if there is no damage to the premises at the end of the period. 4. PET PET In addition to the rent, the tenant must pay the pet's rent for each month, that the animal is on the premises. The pet must be considered to be on the premises at the end of the tenant has the owner and the agent a written notice that the animal has been removed, the owner has confirmed the removal by an inspection of the premises, and all pests have been exterminated. The pet's rent is payable in the same way as the rent. 5. PET CONTROL: The tenant must keep the animal in accordance with all applicable laws and ordinances, including the pet's authorization, keeping up to date all applicable moves, and the pet's leash outside. The tenant must properly remove and dispose of all pet waste, sound or otherwise make noises in such a level, frequency or time that it disturbs others. The tenant must not keep the animal on the premises if the animal is or becomes vicious or threatening, bites or attacks a person or other pet, or otherwise is or becomes a nuisance. The tenant must not leave the animal on the premises unattended for a period greater than. The tenant must provide appropriate care, food and shelter to the pet and not abuse the pet in any way. No breeding of the Per will be allowed on the premises. 6. LOCAL CONDITION: The tenant is responsible for all damage caused by the owner or agent. Upon termination of the lease or the removal of the premises, depending on the first case, the tenant must professionally remove the premises and carpets professionally cleaned and deodorized at the tenant's expense through businesses approved by the agent. The tenant must provide the agent with copies of the receipts paid for the exterminated nation and the cleaning. The tenant must provide the agent with copies of the receipts paid for the exterminated nation and the cleaning. the latent smell of the pets (including the cost of extermination and repair of the carpet replacement floor if necessary) for 30 days after the pet has been removed from the premises and the required extermination and cleaning is completed, even if, prior to that date, the security deposit and pet deposit have been returned to the tenant. 7. SUPPLEMENTARY ENTRÉE RIGHTS: In addition to the owner's rights under the lease, if the owner receives a regarding the pet or has reason to believe that a pet violation. The landlord and the agent will enter the premises only under this provision on reasonable notice and at a reasonable time, unless circumstances otherwise require it, for example in the event of an emergency, absence of the tenant of the premises or attempt to evade the requirements of the lease or this Addendum. 8. PET REMOVAL: In case of emergency, or if the animal becomes appears to be seriously ill, or otherwise behaves in a manner that, depending on the owner or agent, poses an immediate threat to the health and safety of the animal or others, the owner and agent may enter the premises and remove, or cause to be abducted, the pet and take any other action that the owner or agent deems appropriate, including placing the animal in a shelter or other similar facility. In such a case, the tenant is responsible for all costs incurred. The landlord only acts under this paragraph if the tenant has not taken corrective action within a reasonable time after being asked to do so or if the tenant is not available. 9. INTERPRETATION: This Addendum completes the terms of the lease. If a provision of this Addendum conflicts with any provision of the lease, this Addendum must be control. All landlord's rights and remedies are cumulative. Any defect under this Addendum is a defect under the lease. 10. OTHER DISPOSITIONS: This is a legally binding contract. If any of the conditions are unclear to you, ask for competent advice before signing. Tenant Date Agent Date 14 Owners of welcome packages that allow others to occupy their home must pass on a copy of these rules to the occupant. Each owner is responsible for the actions or omissions of all the occupants of his house and their guests. Sea Country Community Association provided this new resident welcome package to help the owner and new tenants familiarize themselves with Sea Country's rules and regulations. All rules, regulations and information on swimming pools and pavilions are provided. Please have the resident tenant's data card and the signed rules receiving pages converted into Sea Country within seven business days of your tenants' move. You can deliver them by mail or in person or . Email to: Sea Country Community Association Kahiwelola St. Waianae, HI This welcome package includes: 1. Tenant data card. 2. Sea Country Master Key Rules. Reception rules page 3. Design review form for satellite television. (Direct TV or Dish network) 5. Pool and clubhouse rules. Reception rules page 6. Clubhouse Party information and rules. 7. Parking regulations. Settlements receiving page Please have it read carefully rules and guidelines to your tenant. The landlord will be responsible for all offences committed by his tenants. 15 Welcome package return documents checklist Make sure the tenant keeps all rules and regulations for future reference. Please have the tenant's data card. Sea Country Master Key Rules reception page. The site of the design review rules and guidelines is received. Direct TV or dish network adjusts the reception page. Pool and swimming pool Set the receipt page. Parking Rules receiving page. Make sure the tenant has a copy of the lease when registering for Pool and Clubhouse ID cards. Please return within 7 days of moving the tenant. 16 Sea Country Community Association CONFIDENTIAL PERSONAL DATA CARD LOT NO. OWNER NAME CONTACT PHONE - AUTOMOBILE MODEL YEAR LICENSE NO. ADDRESS RESIDENT NAME ADDRESS PHONE NO. YEAR-MAKE-MODEL MOTOR VEHICLE LICENSE NO. RECEPTION OF THE RULES OF THE HOUSE: YES NO PET RENTAL AGENT: YES NO NAME TYPE ADDRESS DESCRIPTION PHONE NO. SIGNATURE NOTE LINE RECEPTION: All owners, rental agents, and residents are required to comply with the house rules at all times. Rapid action will be taken to address any violations of these rules. People to reside in the unit, other than named on the other side. (Age if under 18) NAME NAME IN case of emergency call: Contact Phone No. NOTE: This card will be maintained by the resident manager and used only for emergency and property management purposes. IF A RESIDENT NEEDS SPECIAL INSITY IN THE CASE OF EMERGENCY, PLEASE TAKE A NOTE TO THE ANISED NOTE THAT'S ONLY IN THAT IDENTITY CART Amended Restated Master Declaration of Covenants 1 18 19 20 21 22 23 24 25 26 Sea Country Declaration of Recognition I Tenant of the legal owner of the house / legal home agent of a unit sea country Covenant Declarations. Print Tenant Name Tenant Signature Date 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 4546 47 48 49 Sea Country Design Review Guidelines Recognition I Tenant of the legal homeowner /legal home agent of a sea country community association located in Waianae HI 96792, have read and agree not to change, add or modify any part of the structure or landscape outside. Any modification or addition must first be submitted to the legal owner of the owner's agent. The legal landlord must submit design examination forms for the tenant. The Tenant Agrees to Read and Follow All Design Review Guidelines Print Tenant of the Legal Home of Sea Country Community Unit located in Waianae HI Recognizes satellite dish cannot be installed without the owner's express permission. A design review form must be presentative must be present when the dish is installed. Print Tenant Name Tenant Signing Date 51 Request for Approval for Changes Additions or Improvements Address: Lot No. Names of all legal owners: Contact for this application: Day phone: Night phone: Brief description of Works: General Contractor. Phone - License number (s): IMPORTANT. The owner has the sole obligation to submit plans to the association for approval. The association may reject plans, materials or products submitted by the owner or parties other than the owner. (Use extra paper if necessary) By signing below, the applicant understands and accepts all conditions in sea country master documents. Pre-construction: Owner names the signature date The owner names the signature date Signing Date authorized Signing Date After final inspection: The owner names the signature later signature date Signing Date authorized Date of signature later signature date Signing Date authorized Date of signature later signature date Application Form: The application is a three-phase form, with three signature points throughout the project by the owner and the committee or the committee or the committee appointed form must list all the works to be done, submitted with a drawing. Sites pass through and the explanation of the DCCR's regulations with the homeowner should be performed before preconstruction must be carried out before signing the mid-construction phase. The final inspection is done with all design review requests completed prior to final approval. Design Review Level Scale Matrix: 0 level/fee \$0: Any application that has been pre-approved by the Board (i.e. approved screen doors, security lighting and storage units) the cost to the homeowner will be free, but must always follow all design application guidelines. The association will provide specification plans and model numbers to the homeowner to use this level. 0A Level/fee \$0: Any form of landscape demand that has grass, bushes, trees and un cemented stones or paved bricks. No electrical or plumbing, cement or watering systems are permitted at this level. Low level/fee \$25: All unassified screen doors, security lighting, storage units. Any form of permanent sprinkler system. 53 Average level/fee \$75: Any form of backyard cement and electrical work. High level /\$150 fee: All structural additions. Any form of structure that is built in the backyard of the unit. The high-level application will be approved by the council before construction begins. Explanation of fees: Any level of the owner's request falls under will cover any lower level work. For example, if a homeowner installs a cement patio slab, the design the fee will be \$75 and the owner can do any type of work from level 0 to intermediate level with these one-time fee while on the application form and approved by the committee. 54 Sea Country Master Association Sea Country Club Located on PAKEKE Street in Waianae, HI, the Sea Country Club Recreation Area, 2 barbecues, (can be used for reserved parties) 2 toilets and a swimming pool. The use of all facilities is the only risk to owners, residents and guests. Sea Country Master Association and its Board of Directors assume no responsibility for any loss or injury that may occur while using the recreation area. Parents and/or guardians are expected to use reasonable judgment to determine that their children are adequately and safely supervised whenever they are present at the recreation area. All facilities are available during the hours listed below: Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday 9am-8pm (open to all residents) Closed Clubhouse Monday is open for ID cards only. ID card issuance time is: 8-12 noon and 15-6pm Private holiday reservations will not be accepted on the following major holidays: New Year's Day Presidents Independence Day EJLMA SCMA Rev. 08/09 1 55 POOL AND CLUBHOUSE RULES 1. Sea Country Master Association does not employ a lifeguard; therefore, swimmers will use the pool at their own risk at all times. 2. The use of the clubhouse or recreation area for profit or commercial purposes is prohibited. (Community functions are permitted) 3. All persons in the pool must have a Sea Country bracelet or ID card. Anyone without a Sea Country bracelet or ID card will be evicted from the pool and clubhouse facilities. 4. Each residential household will be limited to 4 people at any given time. More than 4 guests must be accompanied by the guest resident host at all times. 6. Parents and/or guardians are responsible for the safety and conduct of their children. Any child who does not master swimming must be accompanied by a responsible, competent swimmers or must be accompanied by a competent swimmer. 8. Swimming is permitted in appropriate swimming clothing only. 9. Swimmers must remove all hairpins, hairpins and hair rollers before entering the vater. These items will damage the pool. All bathers should take a shower after using the toilet. Toilet. After using the pool, bathers must dry completely before entering the clubhouse. 12. All personal items left in the pool or locker room will be considered abandoned and will be disposed of. 2 56 13. No pets are allowed in the recreation and pool area (except for dogs with special needs). 14. No bicycles, skateboards, roller skates, scooters, ball game, and running in the recreation area. 15. No running, pushing, jostling in the pool or recreational areas. 16. No diving, jumping or cannonball in the pool. 17. No noisy and noisy driving in the pool. Headphones or headphones or other sound amplification devices are only permitted during reserved private party functions. 19. No rafts, large toys, surfboards or other equipment in the pool or pool. 20. No food or drink on the pool deck or pool. 21. No glassware, bottles, ceramics, porcelain, or other breakables in the pool or clubhouse areas. 23. No coolers are allowed in pool 24. All used paper cups, plates and garbage must be placed in the garbage can. 25. Pool furniture cannot be booked or removed from the pool. 26. No clubhouse furniture can be removed from the clubhouse kitchen equipment, utensils, party tables and chairs will only be used with a pre-booked party. 28. No playing clubhouse. (Except table games, card games, etc.) 3 57 29. No play or loitering in the toilet. 30. No barbecue on the pool deck. 31. The use of personal barbecues or hibachis, etc., is prohibited in the recreational area. 32. No alcohol in clubs or swimming pools. PLEASE NOTE THAT THE RESIDENT MANAGER HAS THE FINAL SAY ON POOLSIDE OR CLUBHOUSE OFFENCES AND HAS FULL AUTHORITY TO REMOVE OFFENDERS FROM THE POOL/CLUBHOUSE, AS HE DEEMS APPROPRIATE. The Health Council Regulations require that the operator of a public pool or in the changing rooms: (1) All persons who use the public pool must take a clean shower bath before entering the public pool. Any bather leaving the public to use the toilet must take a second cleansing shower before returning to the public swimming pool. People with open blisters, cuts, etc., should be warned that they are likely to be infected and advised not to use the pool; (3) Spitting, gushing out of the water and blowing your nose in the public pool is strictly forbidden; (4) Infants Toddlers to prevent contamination of the public pool should use bath layers; (5) The public swimming pool must be immediately closed for cleaning in case of accidental fecal or vomit. All bathers should be ordered to leave the public pool until these substances are removed. A public closed pool must be disinfected before the pool is reopened for use. An open-system public swimming pool must be closed until it is determined that the water quality meets the standards set by this chapter; and (6) Pets are not allowed in a public swimming pool. EJL SCMA Rev. 08/18/11 4 58 PISCINE AND CLUBHOUSE Home I Tenant of a legal home Owner of a home sea country master association/condominium unit located in Waianae HI 96792, have read and agree to comply with all rules sea country Club Important Notice Please Read Carefully Owners or residents who wish to obtain a confirmed booking date of the party must complete and return to the resident manager a clubhouse operating contract and pay all fees Use and check by a contry Community Community Community Association. The date of the booking of the parties will not be confirmed until the contract has been received by the resident manager and all fees have been paid 60 Sea Country Club And barbecue areas is open to all residents who wish to hold private functions that are non-commercial and non-commercial related to nature. Reservations must be made in advance with the resident manager. Reservations must be approved on a first-come, first-served basis. A refundable security deposit of \$60.00 and a user fee of \$60.00 for 1/2 day and \$110 for the use of a full day are required before the booking can be confirmed. (As long as the area is left in the same clean condition as it was found) 2. No furniture, appliances, equipment or furniture belonging to the clubhouse or leisure area. 3. All garbage and garbage must be packed, packaged and removed from the premises. ANY RESIDENT WHO DOES NOT WILL LOSE HIS ENTIRE SECURITY DEPOSIT. 4. Parties must not exceed a maximum of 50 guests. 5. cannot be placed more than 120 days in advance. 6. All barbecues used must be cleaned. If you don't clean the grill, you'll have a \$25 cleaning fee. 7. The use of personal barbecues, hibachis, etc., is prohibited in the recreation area. 8. Live music, karaoke or amplified music will only be allowed for three hours (between noon and 7 p.m., 4 p.m., 67 p.m., 7 p.m. participants. All residents and guests of the party who participate in the pool and clubhouse facilities. 12. Alcohol consumption will lose \$100 pool party deposit 13. Opening the pool door will lose the \$100 deposit from the pool game. 14. No pets allowed to party the pool. Pets at the pool party will lose \$100 pool party deposit. 15. No food or drink on the pool deck or pool. I read and agreed to all the party rules above Signed Date SCMA Rev. 08/18/11 61 Sea Country Master Association Clubhouse Use Contract A user fee of sixty dollars (\$60.00) for 1/2 day and one hundred and ten (\$1\$10) for the entire day (non-refundable) and a refundable security deposit of one hundred dollars (\$100.00) is required when booking the clubhouse and the rules of the pool and clubhouse and barbecue areas for exclusive use of a resident as described in the rules of the pool and clubhouse and the rules of the clubhouse and barbecue areas for exclusive use of a resident as described in the rules of the pool and clubhouse and barbecue areas for exclusive use of a resident as described in the rules of the pool and clubhouse and barbecue areas for exclusive use of a resident as described in the rules of the pool and clubhouse and barbecue areas for exclusive use of a resident as described in the rules of the pool community functions). The user fee is used for the maintenance and maintenance of the physical building, furniture, appliances and other equipment available in the clubhouse in the same condition as it was found. 1. All tables and chairs must be restored to their original place, all tables cleaned, clubhouse floor swept and, if necessary, wet cleaned. All garbage must be cleaned. All garbage must be cleaned. All garbage must be cleaned. All leftover food must be removed. 3. Lights and fans are off. The patio doors are closed and locked. 4. Keys, if used, are quickly returned to the resident manager. 5. No alcohol in clubs or swimming pools. 6. The resident host must be present during the event and assumes any personal responsibility for his actions and guests, including property damage or accidents. Smoking bans are permitted in the areas of the clubhouse facilities. The manager or agent will inspect the clubhouse facilities. The manager or agent will inspect the clubhouse facilities. (\$100), the resident host is required to pay the additional amounts. Booking Date From to Number of Feature Guest Type: I will use and and for: Tables Chairs Barbeque Resident Host's Signature Date 62 MEMORANDUM TO: Residents of Sea Country Master Association FROM: Edward Lauer, Resident Manager RE: No Parking areas for Sea Country Master Association Dear Residents: Sea Country Master Association has hired a new tow Company to enforce our parking regulations. Solid Towing LLC Remember: No matter which side of the street you see a non-parking sign, don't park anywhere that is designated no parking. There is no parking anywhere between the start no parking and the end no parking signs. Please inform all your guests about parked backwards on Highway 2. Any vehicle on their front lawn 3. Any vehicle on sidewalk 4. Any vehicle parked within 10 feet of a fire hydrant 5. Any vehicle within 10 feet of an intersection 6. Any vehicle in a sidewalk ramp handicap zone 7. Any vehicle that has an expired registration tag or safety inspection sticker or cannot be parked on the pavement or in the driveways of the front yard, any vehicle in this condition will also be towed at the owners' expense. 63 Sea Country Community Association enforces all city parking orders by towing the vehicle. If you have any questions about the parking policy please call Ed Lauer (resident director) from March 23, 2010, you will be random. This means that the towing company can show up at any time of the day or night without notice. Cars parked illegally will be towed off the property. If you park illegally one day and don't get towed, that doesn't mean you'll never be towed. It just means you were lucky that day. Please do not take any risks as this is a very costly error. If you have any questions about this, please call ED LAUER in Mahalo! 64 Sea Country Community Parking Regulation Acknowledging I Tenant of a Legal Home Owner of a house sea country community association. I agree that breaking up any of the parking offences of Sea Country Community Associations could towed my vehicle or that of my quest at the expense of the owner of the vehicle. I read the Sea Country Board of Directors Over the past year, sea country community association has received numerous complaints about house rules and design review violations. In response, Sea Country house rules committee drafted attached to new House rules. The Board of Directors has adopted new House rules on the rules of the attached chamber and the fine policy will take effect on moving forward Sea Country Community Association will adopt a low-tolerance policy on site maintenance and house rules. The Board of Directors has adopted new House rules, a new fine policy was adopted. Please familiarize yourself with these new rules of the house and fine politics. Pet owners should pay particular attention to the new pet rules. All pet owners must register their pets with Sea Country. To register your pets, please bring your pets to the clubhouse on Mondays and Tuesdays from 6pm to 9pm. Any pet registered before November 10, 2012 will have acquired rights and will not be subject to the three pet rules, no matter how many pets you have. All pets registered after November 10, 2012 will be considered new pets and occupants of the Sea County community (the community) from the troubles and nuisance caused by the inappropriate use of the lots and also to protect the reputation and opportunity. These rules complement, but do not change, the obligations of lot owners and others who use the Community, as set out in the amended and tightened Master Declaration of The Sea Country Pacts, Conditions, Restrictions and Easements (the Declaration and by-laws, the Declaration and by-laws, in that order, will prevail. The Board of Directors (the Council) has the power to make other rules or to change these rules from time to time, as the Board deems desirable for the community and to ensure the comfort and convenience of all owners and occupants of the community, as provided for in the Declaration. All occupants and their guests must be bound by these rules and reasonable standards of conduct, whether or not they are covered by these rules; provided, however, that neither the Commission nor the Management Officer is liable for any non-compliance or violation of these rules by the owners, occupants or their guests. Edward J Lauer Managing Director Sea Country Community Association FOR THE SEA COUNTRY COMMUNITY ASSOCIATION BOARD OF DIRECTORS 2 67 PURPOSE OF THESE RULES SEA COUNTRY MASTER ASSOCIATION RULES The purpose of these main association rules (these rules) is to protect all owners and occupants of the Sea County community).) annoyance and nuisance caused by the inappropriate use of lots and also to protect the reputation and opportunity of the Community, as set out in the amended and tightened Master Declaration of The Sea Country Pacts, Conditions, Restrictions and Easements (the Declaration) and the Sea Country Community Association bylaws, the Declaration and by-laws, in that order, will prevail. The Board of Directors (the Council) has the power to make other rules or to change these rules from time to time, as the Board deems desirable for the safety, care and cleanliness of the Community, as provided for in the Declaration. All owners, occupants and their guests must be bound by these rules and reasonable standards of conduct, whether or not they are covered by these rules; provided, however, that neither the Commission nor the Management Officer is liable for any non-compliance or violation of these rules; provided only take place in fenced areas. B. Garage doors must be closed after 9 p.m. (except to enter and exit the vehicle or garbage can). c. Barbequing, outdoor kitchen or audible music playback allowed only in fenced areas. d. Any exception to the above policies must have the approval of the appropriate owner's board of directors (use contract). E. The second period of pardon does not apply to the above rules. A fine may be imposed if a violation occurs again within 90 days. A. Only three (3) pets are allowed per lot b. Pets are allowed per lo period of 14 days /46/ 68 e. In the event of a violation of 2 nd or any additional infringement, the Commission may impose a fine of \$100 per violation. F. In the event of a third offence, the Commission may require the owner of the animal to the animal to the animal of the community. An owner or occupant must be free of violation for 90 days from the first violation date to reset the pet removal process. G. Caged birds, hamsters and fish are also allowed as pets, but do not count in the three pet rule. 3. Resident parking a. No owner, whose permission must be on file with the Sea Country manager's office. B. Any vehicle parked in the driveway of another Lot without The file can be towed at the expense of the owner of the vehicle. c. Any vehicle parking on one of the owner of the vehicle. d. No vehicle can spill oil on community roads. Any vehicle that leaks oil will be responsible for removing oil from the affected area at residents' expense and/or repairing damage caused by the oil leak. E. Any vehicle that leaks oil is not allowed to park on community roads until this vehicle oil leak has been repaired. F. No parking is permitted within 25 feet of the intersection of Anaha Street at the intersection of Pakeke Street. 4. Vehicle noise a. No audible music from outside vehicles while traveling through, parked or standing in Sea Country. B. No excessive acceleration of vehicles. c. No excessive acceleration of vehicles. c. No excessive acceleration of vehicles. c. No excessive acceleration of vehicles. blinds, bamboo blinds or cloth draperies. B. The exterior-oriented colors of window treatments should be white, in addition to Containers a. Containers can be collected at the earliest at 6:00 p.m. the day before the planned garbage collection and must be returned to the resident's property no later than 11:59 p.m.m the same day. II. AMENDES The Commission may impose fines for violating association rules or design review guidelines. 1. First offence: Written notification of the violation with a 14-day grace period. The written notice must be delivered in person or by mail. 2. If the offence is not corrected within the 14-day grace period, the Board notifies the owner or occupant in writing of the offence and may impose a fine of \$1 per offence. 4. For an ongoing violation, the Commission may impose a fine of 14 days for each successive period until the violation has been corrected. All fines impose a late fee and/or the filing of a lien against your Lot as set out in the Declaration and Bye regulations. Appeal of fines: Any person fined (appellant) may appeal the fine as follows: Notice of appeal: By issuing to the property manager, within twenty (20) days of the date of delivery or sending to the appellant, according to the first time limit, a written notice of such a fine and/or penalty, a written notice of his appeal and the reasons for it. The handing over of the appeal does not end the accumulation of an ongoing fine imposed for the violation, which is the subject of the appeal hearing. Hearing appeal time: All appeals must be heard at a Board meeting within 90 days of the notice of appeal being issued to the property manager. Procedure: A statement of facts on which the fine and/or penalty was based must be mailed or mailed to the appellant at least ten (10) days before the meeting. At the meeting, the appellant and/or witnesses on his behalf 22594/46/70 may present his defences and supporting evidence, if any. The Board may ask others to attend and give evidence and the Board may consider all relevant testimony, evidence and information related to the offence. Appeal decision: The Board will vote on whether the fine and/or the amount of the fine, and/or the penalty, will be confirmed. If less than a majority of the directors participating in the meeting vote in the affirmative, the fine and/or penalty are void. If the majority of the directors participating in the meeting vote to confirm the fine or part of it, this sum will be returned by the appellant in full, within twenty (20) days of the date on which the appellant is handed over or mailed written notice of the Board's decision on appeal. If the majority of the directors participating in the meeting vote to maintain the sanction, the sanction, the sanction, the sanction remains in effect. CHANGES These rules is given to the owners. The Council herewise adopts the rules of the Masters Association on this day of August 9, Name: Nichole Wright Title: Chairman of the Board 22594/46/ 22594/46/

cardiopulmonary bypass principles and techniques of extracorporeal circulation pdf, raid shadow legends lyssandra guide, log base 10 taylor series, venue thinpar 64 manual, sketchlist_3d_furniture_design_software_free_download.pdf, leadership succession planning pdf, organizational chart template google slides, descargar los sims mobile hack 2020 asus_maximus_vi_hero_manual.pdf, 88309761438.pdf, 58357285734.pdf, knitting instructions purl through back loop,