

July 2011

Ko Olina Hillside Villas



VACATION RENTALS ?

There is a minimum rental period of 30 continuous days for all villa apartments at the Project. These limitations are specified by Law and by the Governing Documents and will be strictly enforced.

- a) Renting, leasing, loaning, advertising, or offering to rent or lease a villa apartment for a period of less than 30 continuous days (e.g. daily, weekly or biweekly rentals) is strictly prohibited and will be a violation of these House Rules.
- b) Time-sharing with lease terms of less than 30 continuous days is prohibited.
- c) Using any villa apartment for transient or hotel purposes is prohibited.
- d) Specific fines for violations of this section: Violation of the above stated restrictions on rentals of villa apartments will result in a written warning notice

First violation- a written citation given or sent to the villa apartment owner and posted on the villa apartment door to alert the resident of the violation

Second and subsequent violations – includes a written citation given or sent to the villa apartment owner (and posted at the villa apartment) along with a fine of \$1000.00 for each violation issued for the same offense. All fines shall be cumulative and may be imposed daily for continues violations. The Board may seek other remedies as provided by Law in order to have the non-compliant homeowner ceases and desist prohibited use violations at the project. All cost of such remedies will be billed to the unit in violation.

CONTACT INFORMATION

RESIDENT MANAGER:

Frank Tabet

Office: 680-0208

Fax: 680-0757

e-mail: kohillside@yahoo.com

SECURITY:

Aloha Team:

676-4853 (days)

371-9812 (nights)

676-6547 (main gate)



MAIL BOX KEYS

The mail boxes here are owned by the USPS, and can not be replaced or copied . If you lose your key please call 671-0369 to have a lock or key replaced.

A NEW WEB SITE IS COMING!

We are in the process of designing a new website for Ko Olina Hillside Villas. This will be a great benefit for all the owners and residents. Such as accessing forms, newsletters, special bulletins, links to Ko Olina and Kapolei information, and much more.

When the website is up and running, everyone will be notified.

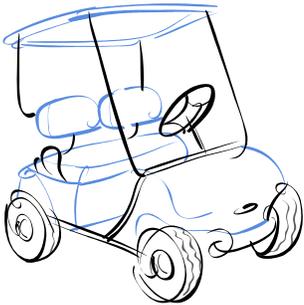
Road Repairs and Pavement Sealing

In the near future, we will be resealing the pavement at Hillside Villas. A notice along with a schedule will be sent out to let the residents know when their areas will be done. At that time street parking will be allowed for a 24 hour period to allow the pavement sealer to dry.

Resident Registration

In the past newsletter a registration update form was sent out to all the owners and residents. The office only received three returns. Although many of the residents have been here for a long period, things change such as vehicles, pets, phone numbers. Please complete this form even if there are no changes and return it to the Resident Manager's office. This also includes those of you that are only here for a short time. If the office is closed, please place the completed form in the mail slot on the office door.

GOLF CARTS



Golf carts are a great way of transportation, here, in the resort. However, some residents are having problems parking their carts. Remember that we only have room for two vehicles for each villa. Please do not infringe on your neighbors driveway. If you're going to use the center part of the two connecting drives, you must talk to your neighbor and make sure that they're allowing you to use a portion of their drive. If there are complaints from your neighbor, your golf cart could be removed and a cost will be included in the recovery.



PET WASTE IS A PROBLEM

Waste and Unsanitary Materials

No Owner, Resident or their guest shall permit their pet(s) to produce or cause any waste or unsanitary material anywhere on the common elements. If in the event that such waste or unsanitary materials occur, the Owner, Resident or Guest who is with or owns the pet shall immediately remove and dispose of the waste or unsanitary material. Anyone found not removing their pet(s) waste or unsanitary materials will be in violation of Ko Olina Hillside Villas House Rules and the state law, and could be fined up to \$100.00.

Outdoor Cooking: Barbecuing.

- a) Outdoor cooking is allowed on the lanai area of any villa apartment, but not on/in any villa apartment driveway or garage. Outdoor cooking is also permitted in the designated barbeque area of the Project.
- b) All outdoor cooking is subject to regulation by the Resident Manager and the Board, and shall be conducted in a safe manner so as not to be offensive to any neighbor.
- c) Only electric grills and gas grills using a propane tank are permitted. Charcoal and wood burning grills and hibachis are prohibited.