**HOUSE RULES**

VISTA WAIKOLOA OWNERS ASSOCIATION

These “House Rules” represent the initial rules for the Vista Waikoloa Owners Association, and  supplement, but do not change the obligations of owners and tenants contained in official condominium  documents pertaining to the Project. They apply specifically to owner-residents and tenants of Vista  Waikoloa as well as to members of their families and guests, and shall be enforced by the Board of  Directors (“Board”) of the Vista Waikoloa Owners Association (“Association”), the Managing Agent  and/or the Manager.

These rules are intended to serve as a guide for the consideration of others and for the application of  common sense in order to create a friendly, pleasant and congenial atmosphere in the project.

The Board has the responsibility and authority to make such other rules from time to time or to amend  the foregoing rules as may be deemed needful for the safety, care and cleanliness of the premises and  for securing the comfort and convenience of all the occupants of Vista Waikoloa.

**Section A. RULES PERTAINING TO APARTMENTS**

**A.1** No awning, shades, window guards, towels, swimwear, wiring, radio or television antenna or  other objects shall be attached to or hung from the exterior of any building verandas, balconies, lanais,  or windows or protrude through the walls, windows or roof thereof. No notice, advertisement, bill or  poster shall be placed on or about the Project, although not visible outside of the Project, except as shall  have been approved in writing by the Board or the Manager. Nor shall anything be projected from any  windows of any building without similar approval. This approval may be granted or refused in the sole  discretion of the Board or Manager.

**A.2** The repair and maintenance of the interior of the apartment are the responsibility of the  individual owners.

**A.3** Nameplates and names shall be in the form approved by the Board and located only in the  places designated by the Board.

**A.4** All radio, television or other electrical equipment of any kind or nature installed or used in each  apartment unit shall fully comply with all rules, regulations, requirements or recommendations of the  public authorities having jurisdiction and the apartment owner alone shall be liable for any damage or  injury by radio, television or other electrical equipment in such apartment owner’s unit.

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**A.5 QUIET HOURS ARE 10:00 pm to 8:00 am.** All occupants shall avoid making noises and using  musical instruments, radios, televisions and amplifiers in such manner as may disturb other occupants.  All noises from whatever source shall be discriminately controlled in order that the other residents of  the building are not disturbed or annoyed.

**A.6** Any emergency that requires immediate attention **CALL 911**. Emergencies, particularly such as  flooding, fire, theft, etc., should be brought to the attention of the Manager. A list of important local  emergency numbers is available in the Manager’s office. This list should be placed in all units.

**A.7** The Association shall not be responsible for packages or other deliveries left at the doors of  apartments or other designated places on the premises, or for any personal property placed on or left in  or about the premises.

**A.8** No clothes lines or other outside drying or airing facilities shall be permitted on any part of the  common elements or lanais so as to be visible from other apartments or common elements of the  project.

**A.9** Potted plants may be placed on verandas, balconies and lanais in containers of a subdued tone  or color in a manner that is attractive and aesthetically pleasing as not to create a nuisance to persons  residing in adjacent apartments or persons below. Porcelain or other suitable saucers shall be placed  under all flowerpots. Proper safety precaution must be taken to prevent plants from falling from the  verandas, balconies or lanais. The watering and care of plants and the sweeping and mopping of the  verandas, balconies and lanais shall be the responsibility of the individual apartment owner and shall  not affect adjacent apartments, verandas or lanais.

**A.10** No occupant shall use or permit to be brought into any apartment or common areas anything  deemed hazardous to life, limb or property, such as gasoline, kerosene, methanol or other combustibles  of like nature, or any gunpowder, fireworks or other explosives. No activity shall be engaged in, nor  shall any substance be introduced or manufactured within the apartments, which may result in a  violation of the law or in the increase of premium rates or cancellation of insurance on the building in  the project.

**A.11** Except for the designated recreational area, the use of lighter fluid and charcoal barbecues is  prohibited on the premises. Electric barbecues, which utilize ceramic or rock briquettes, are permitted  only during the hours of 5:00 pm to 9:00 pm.

**A.12** All window coverings shall be appropriately attached to windows or doors and shall be of a  subdued tone and color.

**A.13** No livestock, poultry, rabbits or other animals, including dogs, cats, and other household pets,  whatsoever shall be allowed or kept in any part of the project.

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**A.14** Garments, rugs, mops or other objects shall not be dusted or shaken from windows, verandas,  balconies or lanais. Dust, rubbish, or litter shall not be swept or thrown from any apartment on to any  part of the premises; furthermore nothing shall be thrown or emptied by occupants or their guest out of  windows, doors, and verandas, balconies or lanais on to any part of the premises.

**A.15** Verandas, balconies and lanais may be furnished appropriately with typical lanai furniture,  which includes chairs, lounges and tables, which shall be kept in orderly fashion and maintained in good  clean condition. Verandas, balconies and lanais will not be used for storage areas for sports and play  equipment, nor surplus cartons, boxes, or any other type of excess belongings except in lanai storage  areas designated in the building plans as usable for storage. Any furniture, plants, or other articles that  in the opinion of the Board, are unsightly, shall be removed and kept from the verandas, balconies and  lanais upon request by the Board of Directors.

**A.16** Kitchen food waste disposers should be utilized for disposing of soft waste. Water should be  used when operating disposers and should be left running for a brief period after the disposer has been  turned off.

**A.17** No refuse, garbage or trash of any kind shall be thrown, placed or kept on any common  elements of the Project outside of the disposal facilities provided for such purpose. All garbage should  be first placed in appropriate garbage bags.

**A.18** Termites affect all owners. If termites are found a professional must be called. The manager  must be notified.

**Section B. Common Areas**

**B.1** No soliciting of goods and services, or religious or political activities shall be permitted on the  premises unless approved by the Board.

**B.2** Surfboards, bicycles, skate boards, roller skates, etc., shall not be left or allowed to stand on any  part of the premises, other than within the confines of an apartment or storage areas set aside or  assigned for such purposes.

**B.3** Skateboards, roller skates and related equipment shall not be operated or used on any part of  the premises

**B.4** Vehicles, including bicycles, mopeds and motorcycles shall be operated only on roads and  roadways; provided that said vehicles shall comply with state and county registration and vehicular  requirements for use on public streets and highways. The use of such vehicles is not permitted on the  premises except on paved areas and solely for ingress and egress.

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**B.5** Boats, canoes, rafts or other navigable craft shall not be left or allowed to stand in the parking  spaces and stalls, driveways and other areas designated as common and limited common elements in  the Declaration.

**B.6** Group sports such as football, baseball, basketball, volleyball or golf shall be prohibited in the  common areas, pool and the parking area unless approved by the Board in writing.

**B.7** Move–in and moving of large items should be coordinated through the Manager. Any damage  to any common element caused by moving of furniture or other personal effects shall be repaired at the  expense of the resident causing the damage.

**B.8** The planting and caring of foliage in the common and limited common areas is within the sole  discretion and responsibility of the Board. Owners, occupants and guests shall not be permitted to plant  or place shrubs, trees, vines or other types of plants in the common and limited common areas.

**B.9** Furniture, furnishings and equipment of the common areas have been provided for the safety,  comfort and convenience of all residents and guests and, therefore shall not be altered, extended,  removed or transferred to other areas without permission from the Manager.

**B.10** The grounds, walkways, driveways and other similar common areas shall be used strictly for  ingress and egress from the parking and apartment building areas, and must be at all times kept free of  obstructions.

**B. 11** Smoking is prohibited anywhere on the Vista Waikoloa property, including within any of the Vista units or on their lanais and on any part of the Vista common areas. The sole exception in that an Owner may permit smoking within the interior (but not on the lanai) of that Owner’s unit, provided that to keep smoke from migrating to adjoining units or common areas, all windows and doors from the Owner’s unit to the outside must be closed during the smoking and for at least 30 minutes after the smoking has finished.

**B.12** The use of drones is prohibited throughout all properties within the Waikoloa Beach Resort area. This prohibition includes drones used for any purpose, whether filming or videotaping, personal purposes, or by media and journalists.

**Section C. GENERAL**

**C.1** If any key or keys are entrusted by an apartment owner or occupant or by any member of his  family or by his agent, servant, employee, licensee or visitor to the Board or the Manager, whether for  the apartment owner’s or occupant’s apartment unit or an automobile, truck or other item of personal  property, the acceptance of the key shall be at the sole risk of the apartment owner or occupant and the  Board or the Manager shall not be liable for the injury, loss or damage of any nature whatsoever,  directly or indirectly resulting there from or connected therewith.

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**C.2** Nothing shall be allowed, done or kept in any apartment unit or common area of the Project  which would overload or impair the floors, walls or roofs thereof, or cause any increase in the ordinary  premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the  Association, nor shall any noxious or offensive activity or nuisance be made or suffered thereon.

**C.3** Complaints and suggestions regarding the Project shall be made in writing to the Board or the  Managing Agent.

**C.4** There shall be no shooting or use of fireworks of any type at any time in, from or around any  building or common area of the Vista Waikoloa property.

**C.5** The names, addresses, phone numbers, mortgage information and proof of interior insurance of  all the Owners shall be given to the Managing Agent. This information shall be given at the time of  available occupancy and as requested by the Managing Agent.

**C.6** Each apartment owner is at all times personally responsible for the conduct of his family, guests,  guest of his family, tenants and all occupants. Each occupant is at all times personally responsible for the  conduct of his family, guests and guests of his family. This responsibility extends but is not limited to any  damages or destruction to common or limited common areas.

**C.7** No person shall place, store or maintain on the walkways, grounds or other common elements  any object of any kind to obstruct transit through any common element, or leave any personal  belongings on any of the common elements.

**C.8** Whenever possible, infractions of these House Rules should be reported to and enforced by the  Manager. The Manager will handle all complaints on an anonymous basis, if possible. It is suggested  that, if possible, minor disagreements should be settled between the individual occupants affected.

**C.9** The Board of Directors reserves the right to make House Rules from time to time as may be  deemed necessary.

**C.10** An Apartment shall be used only for family living accommodations and shall not be used for  business or any other purpose; provided however, this provision shall not affect such apartments from  being rented or leased for residential or living accommodations.

**C.11** No structural changes of any type shall be permitted either within or outside a unit without  prior consent and written approval of the Board of Directors. The Manager must be notified of any  interior remodeling. The Vista Interior Remodeling Standards must be followed to assure our continued  insurance coverage. These Standards are available from the Manager.

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**C.12** Any changes in landscaping must receive prior consent and written approval from the Board of  Directors.

**C.13** Owners are required to make request on maintenance matters to the Manager and not directly  to the Maintenance Personnel.

**C.14** The expected arrival of large delivery trucks should be cleared with the Manager. **C.15** Guest of owners must have written permission from owner prior to being given keys.

**C.16** Quiet hours are from 10:00 pm to 8:00 am. Construction hours are from 8:00 am to 5:30 pm  Monday through Saturday.

**SECTION D. PARKING**

**D.1** Damage to cars and other objects or to common areas shall be the responsibility of the person  causing the damage.

**D.2** No major repairs to automobile or motorcycles shall be permitted on the premises.

**D.3** Owners of all motor vehicles are required to operate same within the Project at a reasonable  level so as not to constitute a noise nuisance to other occupants. No racing of motors, etc., is permitted

**D.4** No personal Items such as, but not limited to, lumber, furniture or crates shall be permitted in  the public/guest parking area nor may be stored in the resident’s respective parking stall.

**D.5** Vehicles shall travel at speeds no greater than the posted speed limits. Drivers are expected to  observe traffic and directional signs for the safety of all. Unregistered cars and illegally parked cars may  be towed away and the towing fee shall be paid by the owners of the cars.

**D.6** All vehicles shall be parked in their designated parking stall. No vehicles shall be parked on the  interior roads of the Project.

**D.7** No one is permitted to play in the parking areas.

**D.8** Owner may wash their vehicles only in the designed areas of the parking lot. **SECTION E. POOL AREA**

**E.1** The pool and the surrounding areas are for the exclusive use of residents and their guests  between the hours to be determined by the Board. **THE HOURS are 8:00 am to 9:00 pm.**

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**E.2** Residents and their guests shall use the swimming pool at their own risk. **NO LIFEGUARD IS ON  DUTY.**

**E.3** Children under the age of twelve (12) will not be allowed in the pool area unless accompanied  by an adult responsible for such child. Parents or guardians are completely responsible for their children  or wards and shall not permit them to enter the pool area, regardless of age, if they are not competent  swimmers, unless a responsible adult accompanies them at all times.

**E.4** Anyone susceptible to 102-104 degrees temperature should use the spa with caution, especially

young children.

**E.5** Swimming is not allowed in other than proper swimming apparel. Swim diapers are required for  infants and toddlers.

**E.6** No diving in allowed.

**E.7** “Horseplay,” running, screaming and playing of games or other boisterous conduct is not  permitted in the pool area. The playing of games, such as water polo shall be prohibited.

**E.8** No food is allowed in the swimming pool area.

**E.9** All persons known to be or suspected of being afflicted with an infectious disease, suffering  from a cough, cold sores or wearing bandages shall be excluded from utilizing the pool.

**E.10** Spitting, spouting of water, or blowing the nose in the swimming pool shall be prohibited. **E.11** No pets are allowed in the pool area.

**E.12** No glass or other breakable containers shall be brought into the pool area.

**E.13** Scuba equipment, inner-tubes, surfboards, toys or other inappropriate equipment shall not be  allowed in the pool. However, small children may use small tubes, water wings, or other similar devises  for safety purposes, when accompanied in the pool by an adult.

**E.14** Radios or other listening devices used in the pool area shall be operated at a volume level so as  not to create a nuisance to other tenants or pool users.

**E.15** Suntan oil, bobby pins, hair pins, and other such material shall be removed before entering the  pool. All persons using oils, etc., shall protect the furniture and the deck area.

**E.16** Personal belongings such as towels, sunglasses, books, etc., shall be removed upon leaving the  pool area.

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**E.17 NO SMOKING IS ALLOWED IN THE POOL AREA.**

**Section F. Pavilion**

**F.1**          The Vista Waikoloa Pavilion may be used by Vista owners, renters, and their guests between 8 am and 10 pm. No amplified sound (music, movies, loud speaker) is permitted after 9:30 pm and no amplified sound at an excessively high level is permitted at any time.  All setup and cleanup activities must take place during the permitted hours of use.

**F.2**          Smoking is not permitted.

**F.3**          Alcohol may not be sold at the pavilion.

**F.4**          Clean barbeque grills after use.

**F.5**          Dispose of trash properly.

**F.6**          After use, return tables and chairs to their standard position.

**F.7**          Any gathering of 15 or more persons is deemed an “event” for purposed of these rules and requires registration in advance with the Manager.  In general, the Manager will approve requests for the use of the pavilion on a first-come, first-served basis.  If the Manager received more than one request to use the pavilion for a particular time and date before a permit has been issued for that time and date, preference will be given to a request for an event that is open to everyone over a request for a private event.

**F.8**          The Manager will post each month (and update, as required) in the pavilion and in the management building, a calendar for the current month that shows all pavilion events that have been scheduled, including the sponsor of the event, whether the event is open to all or private and the event starting and ending times.

**F.9**          The individual registering an event must be a Vista owner or renter.

**F.10**   Permission to use the pavilion does not include permission to use the pool.

**F.11**   Access to barbeque grills and mailboxes must remain open to all Vista owners and renters throughout an event.

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