

# WHITE SANDS VILLAGE

77-6469 Alii Drive, Kailua Kona, Hawaii 96740

**Police, Medical and/or Fire Emergency: 911**

**Non Emergency Police: 808-935-3311**

**Resident Manager Emergency Phone: 808-896-7642**

**Security: Thursday 7 PM - 11 PM, Friday - Sunday 6 PM - 11 PM**

**Security Phone: 808-896-8674**

## **ABBREVIATED HOUSE RULES**

**EFFECTIVE AS OF AUGUST 15th, 2022**

All of the rules adopted for the Association were done so to protect the enjoyment of the property and amenities by owners, renters and guests. The Board reserves the right to modify and/or make allowances as necessary based upon circumstances and/or legal requirements.

The following definitions apply to terms used in this document. "Resident" is an Owner, or a Tenant who pays rent. A "Guest" is a visitor to the unit at the invitation of a resident. Guest status is subject to the inviting resident (Owner or Tenant) being on site.

Full authority to enforce the following rules and any other action or non-action that infringes upon the rights of others, or endangers an owner, occupant, guest or others in the opinion of the Resident Manager, is hereby vested in the Resident Manager.

### **A. GENERAL HOUSE RULES**

1. Facilities are for the exclusive use of Residents, Tenants and their Guests at White Sands Village.
2. All owners or their Agents shall provide a copy of the House Rules and/or Abbreviated House Rules, as applicable, in their units prior to the arrival of guests or tenants.
3. Owners, tenants and guests shall notify the office upon arrival or within 24 hours at the latest. The office needs to know who is staying in our units and what vehicles are on property at all times. It is imperative that all occupants of each apartment be known in the event of an emergency.
4. Owners or their Agents shall notify the office of all future arriving guests and/or renters in advance in writing, by email or by fax. Phone calls are not accepted.
5. The common halls, corridors, sidewalks, and stairways shall not be obstructed or used for any purpose other than for ingress or egress from the apartment.
6. Driveways and carports are not to be used for ball playing, bicycling (except for ingress and egress), skating,

skateboarding, or storage of personal items with the exception of bicycles/scooters as stated in House Rule B. 5.

7. No one shall be permitted to play or loiter in the halls, elevators, stairways, and carports.

8. No occupant shall make or permit any disturbing noises including stereos, musical instruments or wind chimes on the premises by themselves, family, friends, or guests; nor, do or permit anything to be done by such persons that will interfere with the rights, comfort or convenience of other occupants. Wind chimes must be removed or wrapped during quiet time if there is a complaint. All residents shall maintain quiet between the hours of 10:00 PM through 8:00 AM daily. Please be mindful that your voice carries when using your cell phone outside of your unit.

9. Possession or use of illegal drugs is prohibited in all areas of White Sands Village. Law enforcement will be notified immediately.

10. All damages to the building/elevator, including those caused by moving and carrying of articles therein, shall be the liability of the apartment owner, guests, or tenants having caused such damage.

11. No objects, excluding footwear and door mats, shall be allowed outside of the front alcove of any apartment. Nothing shall be left on the main walkway.

12. There shall be no cooking or barbecuing of any kind on the individual lanais. Only WSV barbecues are allowed in designated, marked areas.

13. Nothing shall be dropped, shaken or thrown from walkways, lanais or apartment windows, including bird or animal food, which is also expressly prohibited on lanai walls and/or railings. DO NOT feed the birds.

14. Nothing shall be hung from lanai railings or walkway walls (such as towels, clothing, etc.). Only normal furnishings may remain on the lanais in view of other apartments. Serviceable sport equipment (surfboards/paddle boards) in good condition may be visible. Banners during Ironman and the Super Bowl will be allowed and must be removed within 24 hours after the event. Christmas decorations will be allowed to go up the day after Thanksgiving and must be removed no later than January 2nd.

15. Please keep a unit key with you at all times to prevent accidental lockout. Tenants may need to contact the rental agent, owner or a locksmith to gain entry into the unit.

16. The pool, hot tub, sauna, BBQs and recreation room are in a locked, gated area for safety reasons. A special "pool key" provided by the owner or their rental agent is required to open the gate(s) for access to these common areas. A lost pool key will result in a \$50 replacement fee being charged to the owner of the unit.

17. No children under the age of twelve (12) shall be allowed inside the gated common areas without an adult resident of White Sands Village because of potential injury during unsupervised use of the pool, hot tub, saunas and/or BBQs.

18. NO SMOKING is permitted in any area of the property. Smokers must leave the property to smoke. (See Exhibit I Amendment to Bylaws)

19. Pets and service animals are allowed in any common area ONLY when carried or leashed. Any service/comfort animal must be registered with the Association before coming onto the property.

## **B. PARKING RULES**

1. The parking stall(s) assigned to each apartment is/are for the exclusive use of that unit's owner(s) and/or their assignees; and may not be occupied at any time by anyone else without the written permission of the owners or tenants of that unit.

2. Any vehicle or item parked without authorization in a parking area other than that assigned to it, or any vehicle which obstructs ingress or egress, may be towed away and stored at the expense of the violator. If the violator is a tenant or guest and does not pay the expense, the owner will be liable for payment.

3. Neither residents nor their guests shall leave their cars unattended while loading or unloading by the elevators or stairwells. Cars shall be promptly removed when the loading or unloading is completed.

4. All bicycles, motorcycles and similar types of vehicles must be stored in front of the unit parking stall with Board approved apparatus to attach said vehicle. No other items shall be stored in this area without Resident Manager approval.

5. "Visitor" parking stalls are for staff, contracted workers and guests and only while on Property. They are not to be used by residents for their cars or motorcycles except in unusual circumstances with prior office notification.

6. All motor vehicles shall comply with state noise abatement requirements.

7. Fluid spills in parking stalls must be cleaned up immediately by the responsible owner, tenant or guest. Cleanup performed or contracted by staff will be billed to the unit owner

## **C. POOL/HOT TUB RULES PLEASE READ AND OBEY THE POOL RULES POSTED NEXT TO THE HOT TUB AND SHOWER.**

1. Pool/hot tub hours are from 9:00 AM to 10:00 PM daily, including weekends and holidays.

2. Pool/hot tub users shall wear conventional swimming trunks or bathing suits.

3. For health and safety reasons all persons entering the pool or hot tub must be continent/toilet trained. Swim diapers or waterproof pants are not an acceptable substitute. A portable plastic pool is available upon request from the office.

4. Guests must be accompanied by an adult occupant of the host apartment who shall be responsible for the guest's conduct and compliance with these rules.

5. Unnecessary noise while swimming or when in the pool/hot tub area that could disturb the occupants in the adjacent buildings is not permitted.

6. No unnecessary noise, including games such as Marco Polo, running, jumping into pool, cannon balls, pushing, horseplay or diving will be tolerated in the pool/hot tub area, nor will any other dangerous or irresponsible conduct be allowed. No throwing of balls or any objects.

7.No scuba equipment, swim fins, water guns, air mattresses or large floatation devices allowed. Only noodles, personal floatation devices (life jacket), aqua bells, snorkel and masks are authorized.

8. No food or beverages in glass containers shall be allowed on the pool, hot tub decking.

9. Persons with any infections, open sores or bandages are prohibited from the pool and hot tub.

10.Swim at your own risk. No Lifeguard on duty. The Association assumes no liability

## **D. BARBEQUE AREA RULES**

1. Individual grills may be reserved for 30 or 60 minutes. A sign-up sheet is located on the bulletin board in the BBQ area. Grill reservations are held for 10 minutes only. If you do not reserve a grill please check the sign up sheet and time before selecting one.

2. Parties wanting to reserve the barbeque area for group party use must sign up in the office, provide a list of guests at the time of booking and pay a refundable \$50.00 deposit. The number of guests may not exceed six. The deposit will be returned if there is no damage and the area is left clean. The owner is liable for any and all damage or cleanup costs in excess of the \$50.00.

3. Use of the barbeque area for group parties does not exclude use of individual barbeque grills by other units.

4. The barbeque area and all grills shall be left clean following use.

## **E. SAUNA RULES**

1.Shower before using the sauna and place a towel on the bench to sit on.

2. Use of sauna in the nude is not permitted.

3.Use clean water on the hot stones. Do not use pool or spa water as the chemicals could be harmful to people and/or the heater.

4.Occupancy is limited to 4 users at a time

5.No food or beverages allowed in the sauna. Additional instructions for sauna use and operation are posted in the sauna room.

## **F. POOL TABLE AREA RULES**

1. Pool table area hours are from 9:00 AM to 10:00 PM.
2. All persons shall use the pool table in a mature and responsible manner. Nothing other than billiard equipment shall be placed on the pool table. Any damage to the equipment shall be charged to the responsible party or their host.
3. Players must be at least 12 years old and accompanied by an adult resident host.
4. Maximum number of players is limited to 6 persons including host.

## **G. SPORT COURT AREA RULES**

1. Courts are for the exclusive use of owners, tenants and guests at White Sands Village. Visitors must be accompanied by their host.
2. Courts are open from 8:00 AM to 9 PM. Players from one unit can only play on one of the two courts. Players can play for one (1) hour unless after 10 minutes their court is not claimed by another unit; then the players may play for an additional hour.
3. Players should wear conventional tennis/sports attire and must wear tennis "court" shoes. No shoes that will leave marks on the court surface are allowed.
4. Association assumes no liability in case of accident. Players use courts at their own risk.
5. No compressed-air ball machines, radios, cigarettes, food/beverages in glass containers are allowed within the court area, and no unnecessary noise will be tolerated.
6. Players provide their own equipment, i.e. racquets, balls, etc.