

AOAO Lanai Policy

Lanais must be kept in a generally clean, orderly and uncluttered condition so as not to detract from the appearance of the property.

Allowed items. Only Lanai furniture, designed for outdoor use, may be visibly kept or stored on the lanais. “Visibly kept or stored” means items left dormant, unused and visible (from a distance of 10 yards) for longer than 24 hours.

Temporary items may be placed on lanais but only while in active use and visible for no longer than 24 hours; i.e., trunks, coolers, boxes, recreational equipment, bicycles, surfboards, construction equipment, tools, garbage containers, cleaning supplies and equipment.

Prohibited Items. The following items are prohibited on lanais at all times: Anything that presents a health, safety or damage risk, electrical appliances, indoor furniture and fixtures, shelves, cupboards, cabinets, clothes lines, drying racks, wall hooks, towel bars, planters and pots, or any items hanging from or attached to the ceilings, rafters, posts or railings.

Decorations. Homeowners may decorate up to 8% of each lanai wall (excluding windows) with discreet decorations that blend in with the surrounding area and are designed for outdoor use. Example: An 8’ x 10’ wood wall surface can be decorated up to 6.4 sq. ft. (roughly a 2’ x 3’ decoration). Bold, flashy, fluttering or dominating decorations (or curtains) that clash with the building’s color and features are prohibited.

Lanai Lighting. Only pre-authorized and professionally installed exterior light fixtures which do not shine direct light off the lanai are permitted.

Sunshades. Only the following Board approved exterior roll-up sunshades are allowed to be used on lanais. Primary Recommended Product: Coolaroo Premier or Designer Models, color: Sandalwood or Desert Sand. Secondary Products: Weathershield Exterior Models, color: Chestnut. Phifer Sheerweave or Suntex Models, color: Brown, Bronze or Charcoal/Chestnut. All shades must be the roller shade type with the continuous loop “clutch” mechanism and must be installed according to manufacturer’s instructions. When the lanai is not being used sunshades must be rolled up neatly. Sunshades must be kept in good physical condition at all times. Upper units should install sunshades so they are hidden by the overhang of the roofline when rolled up. Lower units must install them on the front-most beam of the lanai ceiling. Rollup chains must be secured to wall or post to keep them from rattling and blowing in the wind.

Damaged Items. Any item in a distressed condition, or visibly in disrepair, must be immediately removed from sight. Failure to do so may result in AOAO removal and storage at owner’s expense.

No items of any kind are to be kept or stored, nor decorations displayed, outside the boundaries of the lanais.

Kepuhi Beach Resort House Rules

Draft

QUIET HOURS are from 10 pm to 8 am

(Please respect your neighbors by keeping noise to a minimum between these hours.)

1. No animals or pets of any kind are permitted on the premises or around any unit, with the exceptions of guide dogs, signal dogs and/or service animals as may be required for persons with disabilities pursuant to applicable provisions of the Federal Fair Housing Act and/or Chapter 515 of the Hawaii Revised Statutes. Exceptions are subject to reasonable restrictions for leash control, noise levels and cleanup requirements.
2. Do not feed the birds, cats, turkeys, or other animals.
3. Outdoor barbecuing or cooking is permitted at the barbecue grill only. Barbecuing or cooking on the lanais or outdoors in any other area is prohibited.
4. Lanais must be kept in a generally clean, orderly and uncluttered condition so as not to detract from the appearance of the property. **Allowed items.** Only Lanai furniture, designed for outdoor use, may be visibly kept or stored on the lanais. "Visibly kept or stored" means items left dormant, unused and visible (from a distance of 10 yards) for longer than 24 hours. **Temporary items** may be placed on lanais but only while in active use and visible for no longer than 24 hours; i.e., trunks, coolers, boxes, recreational equipment, bicycles, surfboards, construction equipment, tools, garbage containers, cleaning supplies and equipment. **Prohibited Items.** The following items are prohibited on lanais at all times: Anything that presents a health, safety or damage risk, electrical appliances, indoor furniture and fixtures, shelves, cupboards, cabinets, clothes lines, drying racks, wall hooks, towel bars, planters and pots, or any items hanging from or attached to the ceilings, rafters, posts or railings. Homeowners and long-term renters should see the full AOA lanai policy for additional details.
5. Hanging laundry or towels out on the bushes, or over the railings is not permitted at any time.
6. All common area walkways and stairways must be kept clear, providing for safe unobstructed passage.
7. No roller blades, skates, scooters or other wheeled devices are allowed on the property except for reasonable mobility assistant devices used by persons with disabilities. Bikes should be walked in and out of the Resort.
8. The operation of Golf Carts on the walkways or on any lawn area is prohibited except by association or management company employees while undertaking their job functions.
9. Hitting Golf balls in the Courtyard or engaging in any recreational activity that damages the property, fixtures, buildings, or any lawn area is prohibited.
10. Sleeping in vehicles, house trailers, campers, tents or any other type of conveyance upon the resort grounds is prohibited.
11. Repairing, servicing, or changing oil of motor vehicles in any of the parking lots is prohibited.
12. Each occupied unit is allowed one vehicle in our "Active Lots." All other vehicles must be parked in the "inactive lot" across the road.
13. Driving motor vehicles of any kind on the walkways or lawn areas at anytime is not permitted without the prior consent of the Kepuhi Beach Resort manager.
14. POOL HOURS AND RULES are posted in the pool area. Use showers to rinse off sand before entering pool. The pool is for Kepuhi Beach Resort Renters and Owners ONLY (not visiting guests please).

None of the above rules are intended to violate the
Federal Fair Housing Act and/or Ch 515 of the Hawaii Revised Statutes.

7. Check what you think is appropriate or not appropriate on the wall of or on the floor of each lanai, add your own thoughts if necessary. (all these have been recently seen on lanais)

ITEM	Appropriate	Not appropriate
Work equipment	4	15π 65
Electrical items, ie TV, large fans	1× 5 1¥	79
Small refrigerators	4α 10	69
Hammocks	32 1β 1π 1 ^L	44
Hanging chairs*	29 1 ^L	55
Kites, windsocks, whirly gigs	1 TM 34 2£	51
Bamboo shades	42 6Ω 3®	32
Rolled shades	49 7Ω 3®	24
Door mats or throw rugs	70 1±	14
Hose	24 3β	55
Brooms, mops	9 broom 5	69 1 mop 1π
Drying racks	14 1£	65 3π
Older antique style pictures	29 1α 4£ 2△	48
Framed photos, oil paintings	31 1α 2£	49
Dried arrangements	35 1α 1£	42
Coat hooks	28 2£	55
Track lights	38 1Ω	49
String lights	29 5© 1π	48
Dressers, cabinets	7 1÷ 1α	75
Desks	6	77
Towel racks	17	68
Decorative items, ie wooden, metal, clay	45 8£ 1α 2△	26
Bicycles	16 6 TM 1π	60
Wind chimes	27 1 TM	58
Waste baskets	13	65
Boogie boards	19 1α 5π	63
Shelves	11	70
Hanging plants (fake or real)	35 3£ 6√	40
Furniture left out if unit unoccupied, ie cushions, pillows, fish nets, calendars, etc	9 1 fish nets, calen.	74
Hanging lanterns	25	57
Wooden end tables, nightstands	13 1≤	68
Flags (flying or tacked down), burlap decorations	16 1±	64
Fishing lines on railing or covering lanai	23 8≠	54
Picnic coolers	2∞ 2α 19 4π	55
Shoe racks by front doors	37 1Ω	41
Wooden/folding furniture	34	42
Plastic, stackable furniture	36 1≥	46 1μ
Planters & flower boxes	1£ 7β 31	42
Bar signs or message signs	16	69
Wood or coconut carvings	48 1£ 2△	33

- ∞ Only to dry out
- × Ceiling fan OK
- Π Only when under construction, short term, temporary
- ™ Only when occupied
- £ Small, subtle, limited, within reason, tasteful, only 1-2, pending board approval
- ≠ For bird control
- μ Tough call- are we dictating aesthetics or practicality
- α Upper lanai
- β Lower lanai, or on floor surface
- © Christmas
- Ω Uniform, standardized
- ± anchored, hooked down
- ¥ if not too loud
- ® if rolled up when not used
- ÷ cabinet only, no dresser
- ≤ end table if low
- ≥ if uniform, standardized
- √ Real only
- △ Hawaiian, island, ocean themes only
- └ Not hooked to the building, free standing only