

# WAVECREST HOUSE RULES

*It is the responsibility of all occupants to familiarize themselves with the House Rules.*

## REGISTRATION and OCCUPANCY

1. **All occupants must register at the office upon arrival.** Check-in sheets are available 24 hours a day outside the office. **On-site speed limit is 5 MPH.**
2. It is recommended that the maximum number of overnight occupants is no more than 4 persons in a 1 bedroom unit and 6 persons in a 2 bedroom unit.
3. Owners are responsible for any person using their unit.
4. All outside workers must sign in and out at the Wavecrest Office daily.
5. Wavecrest is a DRUG FREE and PET FREE environment.
6. **SMOKING** is banned on all common/limited common elements of Wavecrest except in designated smoking areas. This includes but is not limited to lanais, halls, laundry rooms, parking lot, BBQ, pool, cabana, beach, landscape areas and streambed. (Smoking shall mean inhaling, exhaling, burning, lighting, or possessing any lit: cigarette, cigar, pipe, electronic cigarette, vaporizer, e-cig, electronic cigarillo, electronic pipe, electronic smoking device, or other smoking device whether for tobacco or marijuana in any form or any other smoked substance in an electronic form, and also includes incense.)

## HOURS of OPERATION

Quiet hours: 10:00 pm – 7:00 am

However, excessive noise and/or loud behavior are not permitted at any time.

Wavecrest Office (558-8101) 7:30 am – 1:30 pm Monday - Friday	Construction/Remodeling 8:00 am – 5:00 pm Monday thru Saturday, not on Holidays	
Laundry Room 8:00 am – 9:00 pm	In-Unit Washers/Dryers 8:00 am – 9:00 pm	In-Unit Dishwashers 8:00 am – 9:00 pm
Cabana Activities 9:00 am – 9:30 pm	Pool 9:00 am – 9:00 pm	Barbeque Grills 9:00 am – 9:00 pm

You may be in the cabana anytime, but please observe quiet hours.

## PARKING LOT

1. Each unit is limited to **ONE PARKING STALL.**
2. No loitering in parking lots, especially during Quiet Hours
3. Park in car stalls only. (Scooters/bicycles may share the stall with your car or can be parked in designated areas)
4. Do not repair vehicles in parking lot except for small emergencies, i.e. to fix a flat tire.
5. An owner leaving a vehicle at Wavecrest in their absence must (a) park away from buildings (b) make sure the office knows who has the key for emergencies.
6. Parked vehicles must be in good running order and be in compliance with state registration requirements.

## BBQ - CABANA and POOL

1. **Please SIGN-IN** with your name and unit number & follow the posted pool rules. Shower before entering pool and observe the “No Smoking” signs.
2. The BBQ pool and cabana are for the exclusive use of occupants and their guests. No more than five (5) people per occupied unit per day TOTAL are allowed at the BBQ/pool/cabana. Owner/occupant must accompany guests to the BBQ/pool/cabana.

3. Pool/Cabana Parties – parties of more than 10 occupants must be approved by Manager 48 hours prior to event. Pre-approved WC sponsored parties are exempt. No Renter hosted parties.
4. ALL children must be accompanied by an adult.
5. **\*\*Babies and toddlers MUST wear swim diapers in the pool. This is a health issue.**
6. Do not leave barbeque unattended. After using the barbeque, **TURN OFF GAS** on the barbeque unit **and** close the valve behind it, clean the grill and put trash in receptacles.
7. Pool toys must not create a disturbance, safety hazard or interfere with others enjoyment or use of the pool.
8. No “out loud” music is allowed at the BBQ/pool/cabana from electronic sources. Electronic music can be used with ear-buds & headphones. Special occasions approved by the RM are an exception.
9. As determined from time to time by the Board of Directors, limited kayak storage space may be available under the cabana. Requirements for storage may be obtained from the office.

### **DUMPSTERS**

1. Dumpsters are for the use of Wavecrest occupants only.
2. All trash must be wrapped or bagged in leak proof plastic bags.
3. No construction or large household items are allowed in dumpsters.
4. Cardboard boxes must be flattened before being placed in dumpsters.

### **OTHER COMMON/LIMITED COMMON AREAS**

1. Trees, shrubs, flowers, are not to be cut, damaged, or disturbed. **DO NOT CUT FLOWERS.**
2. Bicycles can only use driveway for ingress or egress.
3. Parents or guardians are responsible for the safety and conduct of their children.
4. Tricycles, skateboards, or riding toys can not be used on-site.
5. A carwash area is located across from building A. There is an electrical outlet on the small storage building adjacent to the carwash.
6. **\*\*Do not feed stray/neighborhood animals. It is against our “no pet” policy & a health issue.**
7. As determined from time to time by the Board of Directors, limited dry storage space may be available. Application forms and fee information are available from the office.
8. There is one designated area for Handicap & Disabled Person Assistance Animals (the only animals allowed at the resort) posted with signs with glove bags provided for clean-up. Allowing your animal to defecate in any other common or limited common area of the resort or failure to clean-up after your animal will result in an **immediate \$100 fine.**
9. **NO SLIPPERS** or door mats in hallways.

### **ALOHA for YOUR NEIGHBORS**

1. Lawn and landscaped areas may be used for activities which do not infringe on others’ right to quiet enjoyment or cause damage to the area.
2. Owner/Occupants leaving before 7:00 a.m. must park in stalls away from the buildings.
3. Please be responsible for any litter disposal and place it in the garbage cans.
4. Do not **back** into parking spaces near buildings except to briefly unload.

### **LANAIS**

1. **\*Beach towels** may be placed briefly on the lanai chairs to dry or hooks if available.
2. Personal grills or hibachis are not permitted on the lanais (or anywhere else).
3. Lanais are not to be used for storage except for storage units in compliance with WC specifications.
4. **\*Nothing** is to be attached to walls or ceilings except:

- a. The American or Hawaiian State flag
  - b. Holiday decorations (Dec. 1st thru Jan 10th).
  - c. Hooks
5. \*Lanais will have no more than seven pieces of outdoor furniture (in good repair).
  6. \*All plants (maximum of 5) must be in commercially made planters. Owners are liable for any water damage.

### **UNIT MODIFICATIONS AND REPAIRS**

1. No exterior modifications to the building or property are permitted by an owner.
2. \*Exterior doors to unit can be painted the current brown, the body color of building, or the trim color of the building. Paint will be supplied by Wavecrest.
3. In-unit clothes dryers must be vented to Maui County Code.
4. \*On lanais, tile is recommended for carpet replacement; however, a beige spectrum **INDOOR/OUTDOOR** carpet is acceptable. Tile or carpet **MUST** be approved in writing by the Manager **PRIOR** to installation.
5. The blinds and/or curtains as seen from the outside must be white or off white in color, of a commercial design for that purpose, in good repair and properly installed.
6. If you have tile or wood/laminate floors place felt pads on the bottom of barstools and chairs.
7. \*Any unit remodel/alteration involving electrical, plumbing, gas plumbing, partition walls or carpentry involving **common or limited common elements** must be done by a Hawaii licensed/insured contractor and requires a permit. Contact the Resident Manager to determine if your project is exempt and to obtain a **Request for Alteration Form**.

\* See Wavecrest Design Detail Sheet for more information

### **RULE VIOLATIONS**

Our managers and security staff are authorized to enforce all **House Rules, Declarations and/or Bylaws**. Violations will subject the owner to fines as follows:

First Notice	Verbal Warning
Second Notice	Written warning
Third Notice	Fine of \$100 (within a 12 mo period)
Subsequent violations	\$250 per incident (within a 12 mo period)

**Behavioral** violations require **immediate** correction or may result in **immediate** fine. Maintenance violations have a 30 day grace period before additional fines are assessed.

**\*\* Non compliance with these health issues is subject to an IMMEDIATE \$100 fine.**

### **VANDALISM**

\$250 per incident, plus cost of replacement and repairs.

**Medical Emergency: 911**  
**Wavecrest Office: 558-8101**  
**After Hours Emergency: 336-1048**  
**Evening Security: 658-0143**

Revised December 4, 2015