

The KEALIA

RENOVATION AND

CONSTRUCTION RULES

These rules are for Kealia Owners, contractors or any person doing work in an individual owners unit. The owner is responsible for compliance and the coordination with the Resident Manager. The intent is to ensure (compliance with Association documents for the protection and benefit of all owners). Individual unit expenses are not transferred to the AOAO owners. No work shall commence until written approval is issued.

Manager or Board approval is required on all projects or alterations.

These guidelines are for any work on a unit, including but not limited to the following:

- A. Minor and major renovations must be registered with the manager prior to starting.
- B. Tile, flooring, painting, draperies, changing windows, etc.
- C. Changing of furniture, water heaters, appliances, etc.

Construction Times:

- A. Hours: 8:00 a.m. to 5:00 p.m. – Monday through Friday
- B. QUIET work may be done after hours or on weekends.
(The intent is to minimize the impact with owners and guests.)
- C. Major renovation or construction should be done in non-peak rental and owner times (May through November). Communication with the Rental and Resident Managers is required to allow posting of notices advising building disruptions unless in an emergency, no renovation work shall be performed from December 1, through April 30.

Use of Common Property:

- A. Persons doing the work must provide their own tools and equipment.
The Kealia AOAO tools and equipment are not available.
- B. The elevator must be shared with others. (It must be protected) and every effort made to avoid long usage.
- C. Construction people are responsible for keeping the elevator cab, walkways, stairways and all common areas cleaned daily. (No work or storage in walkways or common areas without approval)
- D. Nothing may be left in the common area without prior approval.

Dumpster Use and Recycling :

- A. Disposal of materials is the responsibility of the owner or contractor.
Subcontractors should be advised to remove old materials. Major renovations require the ordering of a dumpster and if a common area is not available it should be placed in the unit's parking stall.
- B. Disposal of materials must be coordinated with the Resident Manager.
Materials requiring temporary storage for pick up by charities, etc. must be removed as quickly as possible.
- C. Owners and contractors are responsible for taking all recyclables to the Recycle Center in Kihei. The downstairs system cannot take the extra materials.

D. The recycling and dumpster area must be kept clear and clean so the containers can be accessed. Owners doing major renovations are required to install WATER SHUT OFF VALVES in their units. The Association documents prohibit the changing of any common element or anything on the exterior of the building.

I have read and understand these rules and agree to follow them.

SIGNATURE

DATE UNIT #