



REMINDER OF RULES FOR OWNERS AND TENANTS

EXCERPTS FROM CC&R'S, PROJECT RULES AND DRC GUIDELINES

Single-family use: No lot or home shall be occupied by more than one single family. No business or profession on any lot/home except qualified home businesses under State of Hawaii/County laws. – CC&R Article IV Sec. 4.4 (a) and Project Rule 1.

Rental of Lots: An Owner who leases or rents his home shall be responsible for assuring compliance by the Occupant (tenant) with all of the provisions of the Governing Documents and shall be held responsible for any violations by the Occupant. (CC&R Article IV Sec.4.4 (o) and Project Rule 2.

Animals: Personal pets are not allowed to run free; owners are responsible to pick up pets' feces on lawns, sidewalks or roads. No farm animals or poultry of any kind may be kept on any property in Pualani Estates. – CC&R Article IV Sec. 4.4 (e) and Project Rule 13 and HCC 4-19.

Trash and Garbage: Containers at curb no sooner than the evening before pick-up. Containers must be returned to property after pick-up and not be visible from the street. – CC&R Article IV Sec. 4.4 (p) and Project Rule 6.

Temporary structures /Tents: No temporary structures are allowed except during construction or improvement to the property. Such structures are to be removed promptly after construction is complete. Party tents may be erected for a party, however, must be removed within 24 hrs. after the event. –CC&E Article IV Sec. 4.4 (p) and Project Rule 4.

Landscaping and Drainage: Homeowner/tenant is to maintain property in a clean and neat condition, including removal of weeds on property, sidewalk and gutter area of property, as well as in the water-drainage channel either above or below the property. - CC&R Article IV Sec. 4.4 (n) and (q), Article V Sec. 5.9 and Project Rules 11 and 12.

Guns, Projectiles and Fireworks: The discharge of firearms, including blanks, other projectiles and fireworks within the property are strictly prohibited except by police officers and security personnel while acting in an official capacity. – CC&R Article IV Sec. 4.4 (x) and Project Rule 15

Parking: Owners/tenants are reminded that all streets in the subdivision are subject to Hawaii County Ordinances and must abide by the law. Vehicles may park in the garage, on the paved driveway, on the road or on the side of the driveway on the opposite side of the front door, provided that the area is paved or covered in gravel. At no time shall a vehicle be partially or fully parked on the sidewalk nor across the driveway entrance. –HCC (Section 24-189) and Project Rule 14.

Dog Houses, Shade Houses, Children Playhouses, Swings, Storage and Tool Sheds: All such structures should be in good working order and aesthetically pleasing to the property. The placement of all such items shall be considered on individual merit based on DRC Guideline IX, #18 and Project Rule 16.

***This list only highlights some of the Rules at Pualani Estates at Kona.*

Please refer to the CC&Rs, Design Guidelines and Project Rules for a complete set of compliance.

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