

- 16.12. Beverages, sun tan oil, etc., in breakable containers are prohibited in the pool and pool area. No alcoholic beverages are allowed.
- 16.13. No cooking, food preparation or eating of food will be allowed in the pool area.
- 16.14. Sand, rock and other foreign matter placed into the pool may result in pool-pump malfunction. Any person placing sand, rock or other foreign matter in the pool shall be immediately required to leave the pool and pool area.
- 16.15. Bathers shall remove all sun tan oil or lotion before entering the pool.
- 16.16. Please shower before entering the pool.
- 16.17. Bathers must dry themselves before leaving the pool area.
- 16.18. Residents and Guests shall comply with the requests of the Resident Manager relating to the personal conduct of bathers in and about the pool and pool area.
- 16.19. ANY VIOLATION OF THIS SECTION 16 SHALL RESULT IN A FINE OF \$100.00. THERE WILL BE NO WRITTEN WARNING ISSUED FOR SUCH AN INFRACTION.

## 17. BUILDING MAINTENANCE AND REPAIRS

- 17.1. All Apartments must contain an operable smoke detection device at all times.
- 17.2. Residents must have all leaking toilets, louvered windows, faucets, water pipes and shower stalls repaired within three (3) days after written or verbal notice from the Resident Manager, Property Manager or Board of Directors.
- 17.3. **Notice to all Tenants:** If there are any electrical or plumbing problems in your Apartment, report this problem immediately to the Owner or Rental Agent. If the Owner does not repair this problem promptly, please report this problem to the Resident Manager.
- 17.4. **Notice to all Owners and Rental Agents:** Only licensed electrical and plumbing contractors may perform repair or maintenance work in the building. Hawaii's Handyman Exemption Law allows for handyman work up to \$1,000.00, BUT this does not apply to electrical or plumbing work.
- 17.5. **Construction renovation of Apartments:** The construction or renovation of any Apartments must be only performed by licensed contractors who are legally required to carry all necessary insurance policies. Prior to any interior renovation work that may affect structural portions of the Common Elements, the following rules must be followed.
- 17.5.1. A written construction application form (provided by the Resident Manager) must be filled out and signed by the Owner. This form must be submitted with the plans or drawings detailing the work to be done. The form and plans, once submitted, will be reviewed by the Board of Directors. No construction work can proceed without the written approval of the Board of Directors and necessary building permits from the City and County of Honolulu. In addition:
- 17.5.1.1. The Resident Manager has the right of entry and inspection during the work.
  - 17.5.1.2. The concrete floor slab cannot be penetrated. Cable or re-bar cannot be cut at anytime.
  - 17.5.1.3. All contractors and Tradesmen must check into the Resident Manager's Office each business day prior to doing any construction renovation/repair work in any Apartment. They will receive special instructions from the Resident Manager regarding asbestos containing material locations and other building rules.
  - 17.5.1.4. Contractors must not violate any noise rules. Loud pounding and use of jackhammers are prohibited at all times. Working hours in the building are as follows: