

**RULES AND REGULATIONS OF THE ASSOCIATION OF UNIT OWNERS OF  
SKY ALA MOANA EAST  
(House Rules)**

These House Rules have been duly adopted by the Board of Directors (the "**Board**") of the Association of Unit Owners of Sky Ala Moana East (the "**Association**") in accordance with Article V, Section 7 of the Bylaws of the Association of Unit Owners of Sky Ala Moana East, as the same may be amended from time to time (the "**Bylaws**"). These House Rules are intended to promote harmonious living and maximize enjoyment of the Sky Ala Moana East condominium project (the "**Project**") and to protect all Occupants (as such term is defined below) of the Units in the Project from annoyance or nuisance caused by improper or unreasonable conduct or use of the Units and of the common areas of the Project. Furthermore, these House Rules are intended to ensure a safe, clean, friendly, and cooperative environment for the benefit of all Occupants and to retain value in the property. These House Rules will be enforced under the understanding that Owners purchased into a first class building and want to maintain the level of quality and service set forth in the Declaration of Condominium Property Regime of Sky Ala Moana East, as the same may be amended from time to time (the "**Declaration**").

The responsibility for enforcement of these House Rules may be delegated to the Managing Agent for the Project by the Board. All Owners and Occupants shall strictly comply with these House Rules and the covenants, conditions, and restrictions, set forth in the Declaration and the Bylaws and shall be bound by standards of reasonable conduct whether or not expressly covered by these House Rules, the Declaration, or the Bylaws. All capitalized terms not defined herein shall have the meanings assigned to them in the Declaration or Bylaws.

It is the responsibility of an Owner to provide a copy of these House Rules to any tenant of such Owner's Unit and to advise said tenant that these House Rules apply to the tenant with the same force and effect as to the Owner.

**SECTION I. DEFINITIONS**

1. The term "Commercial Unit", "Hotel Unit", "Resort Unit", "Flats Unit", "Front Desk Unit", "Parking Unit" or "Unit" shall mean and include each Commercial Unit, Hotel Unit, Resort Unit, Flats Unit, Front Desk Unit, Parking Unit or Unit located within the Project, as applicable, as designated and described in the Declaration.
2. The term "Motor Vehicle" shall mean and include any vehicle powered by engine or motor, including, but not limited to, automobiles, motorcycles, mopeds, and motor scooters.
3. The term "Premises" shall mean the Project and the Podium including all of the buildings and Units therein, all of the land thereof, all common areas, and all other improvements, equipment, apparatus, fixtures, and articles placed or installed in or on the land and buildings.
4. The term "Occupant" or "Occupants" and any pronoun used in place thereof shall mean and include any Owner of a Unit, members of any such Owner's family residing for a period of thirty (30) days or more in a Hotel Unit, Resort Unit, or Flats Unit, and tenants of any such Unit.
5. The term "Guest" or "Guests" shall mean and include any guest, licensee, and/or invitee of an Occupant.
6. The term "smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigarette, cigar, or pipe, or any other lighted or heated tobacco or plant product intended for inhalation. "Smoking" also includes the use of an electronic smoking device, including, but not limited to, any device that can be used to deliver aerosolized or vaporized nicotine to the person inhaling the device, such as e-cigarettes, e-cigars, e-pipes, vape pens, or e-hookahs.

## SECTION II. THE UNITS

1. Owners of Units are responsible for registering all of the Occupants residing in their Units with the Managing Agent, prior to their moving into the building. Registration of Occupants shall include (a) filling out a Resident Registration Card to include: full name, telephone numbers, and emergency contact; (b) signing the House Rules Acknowledgment and Agreement statement for all Occupants over the age of eighteen (18); (c) providing the name, address, and telephone number of the rental agent, if applicable. All Guests who plan to stay seven (7) days or longer must be registered with the Managing Agent by an Occupant over the age of eighteen (18).
2. Owners are ultimately and legally responsible for the conduct of all Occupants and Guests of their Unit(s) and at all times shall ensure that their Occupants' and/or Guests' behavior is neither offensive to any other Occupant or Guest nor damaging to any portion of the Premises. All Occupants and Guests shall adhere to these House Rules. No illegal activity shall be conducted on the Premises.
3. Each Occupant shall at all times keep the Occupant's Unit in good order and condition and observe and perform to all laws, ordinances, rules, and regulations applicable to the use of the Project and the Occupant's Unit now or hereafter made by any governmental authority or the Board.
4. Each Owner shall, or if the Owner is not the Occupant, the Owner shall cause the Owner's Occupant to, maintain the Unit's air conditioning system pursuant to the manufacturer's instructions and/or recommendations, including changing filters as needed to maximize efficiency.
5. Each Owner shall, or if the Owner is not the Occupant, the Owner shall cause the Owner's Occupant to, maintain all electrical, mechanical, and plumbing components of the Unit and the improvements therein in strict accordance with all applicable maintenance requirements, operating standards, and guidelines (i) of or promulgated by any governmental agency, (ii) set forth in any manufacturer's or supplier's operating manuals or maintenance and care documents for said fixtures and equipment, and (iii) as may be set forth from time to time in the Project Documents (as defined herein below).
6. No Occupant or Guest shall make or suffer any strip or waste or unlawful, improper, or offensive use of a Unit.
7. No clothes, towels, garments, rugs, or other objects shall be hung on clotheslines or from any walls, entries, doorways, windows, or facades of the Units in such a manner as to be in view of persons outside the building. No shoes, flip-flops, slippers, sandals, dry cleaning, floor mats, or other objects shall be allowed to remain in the front entrance or hallway of any Unit.
8. No rugs, draperies, or other objects shall be dusted, beaten, or shaken from the windows, entries, stairways, and hallways of the Project. Dust, rubbish, or litter shall not be swept or thrown from any Unit into the hallways or any exterior part of the Project. No lights may be hung or displayed in windows including, without limitation, holiday decorations.
9. Draperies, curtains, shades, or any other window coverings (collectively, "**Window Coverings**") that are visible from the exterior of the building must be in good condition and have a backing (visible from the exterior of the building) that shall not show any color other than white or a neutral, light earth tone shade, so as not to alter the uniform appearance of the building. Window Coverings shall not be installed directly into a window frame as drilling into, or otherwise making any hole in, a window frame may void any warranty therefor.
10. No tint shall be placed on any window without the prior written approval of the Board.
11. Nothing shall be allowed, done, or kept in any Unit or common area that would overload or impair the floors, walls, or roof of the Project, or cause any increase in the ordinary premium rates or the cancellation or invalidation of any insurance thereon maintained by or for the Association.

12. Valet and shopping carts, if provided at the Project, are the property of the Association. Such carts shall not be left in the hallways, and, after use, must be immediately returned to the designated area. Under no circumstance may such carts be taken beyond the building.
13. Smoking within an Occupant's Unit may be permitted, provided that the Occupant takes reasonable steps to prevent smoke, odors, and/or fumes from infiltrating the common areas of the Project and other Units in the Project. Smoking within the Commercial Units is prohibited.

### SECTION III. COMMON AREAS

1. No Occupant or Guest shall place, store, or maintain on walkways, roadways, grounds, or other common areas any furniture, packages, or objects of any kind, or otherwise obstruct transit through such common areas.
2. Except as otherwise specifically provided in these House Rules, eating, drinking, and smoking are not permitted in any common area of the Project including, without limitation, lobbies, hallways, elevators, corridors, stairwells, waiting areas, the Recreational Amenities, and the Podium; provided that, in the event that a designated smoking area is identified for the Project, smoking may be permitted within such designated smoking area.
3. No recreational activities shall be permitted in any portion of the Project except in those areas expressly designated for such activities.
4. No Occupant or Guest shall make or suffer any strip or waste, or unlawful, improper, or offensive use of the Project or alter or remove any furniture, furnishings, or equipment from the common areas.
5. When moving furniture or other large objects in or out of a Unit or through the common areas of the Tower, Occupants must reserve a date and time with the Managing Agent, who will schedule the use of one of the loading stalls, at such times and in such manner as will cause the least inconvenience and disruption to others. Occupants shall use and/or install temporary protection for the floors and walls of the common areas of the floor on which their Unit is located. When moving furniture or other large objects in or out of a Commercial Unit, Occupants must reserve a date and time with the Resident Manager, who will schedule the use of one of the loading stalls, at such times and in such manner as will cause the least inconvenience and disruption to others. Moving hours are from 8:00 a.m. through 4:30 p.m. on Mondays through Saturdays. During such moves and/or use of a loading stall, the Managing Agent may inspect the loading stall(s) area and moving path for cleanliness and damages. Occupants will reimburse the Association for any damages.
6. Movers shall not pack or unpack containers or furniture in hallways. Packing or unpacking shall be done inside the Unit or in the ground level holding and loading area, which is available for use by Occupants of the Units or loading stall(s). The moving company shall remove packing materials from the Premises.
7. Extensive repairs to a Motor Vehicle, surfboard, or other equipment shall not be permitted on the Premises.
8. Keyless access devices are required to access the building and/or elevators. Occupants shall not allow strangers to enter the building and/or elevator behind them and shall not allow Guests to take keyless devices for access. Occupants of the Units shall accompany their Guests at all times.
9. No Occupant or Guest shall harm, damage, litter in, cut, prune, plant in, dig, uproot, take, remove, or in any way alter any of the landscaping and/or decorative water features (if any) that are part of the common elements, including limited common elements; or plant, put, place, store, maintain, or affix any plants, planters, statues, water features, or objects of any kind upon or in any portion of said landscaping and/or decorative water features(if any). No climbing or playing in any of the landscaping and/or decorative water features (if any) is permitted.

#### SECTION IV. TRASH DISPOSAL

1. No refuse, garbage, or trash of any kind shall be thrown, placed or kept on any common areas of the Project outside of the trash chutes, trash rooms, and other disposal facilities provided for such purpose.
2. All garbage must be wrapped or bagged before being placed in the trash chutes and shall not exceed the maximum size as detailed by the Managing Agent. Cardboard shall not be placed in any trash chute.
3. All items suitable for recycling shall be placed in the designated recycle bin(s). All cardboard cartons must be flattened before placement in the bin(s). If the bin(s) is/are full, the Managing Agent should be contacted immediately for assistance. Trash chutes, containers, and/or receptacles located on levels two (2) through forty-one (43) of the Tower are for household refuse, garbage, and/or trash only. Any large or bulky items shall be hauled away by the Occupant upon coordinating with the Managing Agent.

#### SECTION V. PARKING

1. Occupants of Hotel Units and Resort Units shall utilize the valet parking system and shall not be permitted to self-park their vehicles. Occupants of Flats Units shall not park on levels one (1) through (3) of the Podium unless utilizing a loading stall or a limited common element parking stall appurtenant to the Occupant's Flats Unit. Additionally, Occupants of Flats Units shall not park in areas on levels four (4) through seven (7) of the Podium not expressly designated for residential parking.
2. No Occupant of a Flats Unit shall use any parking stall located on levels four (4) through seven (7) of the Podium other than the parking stall(s) that is/are appurtenant to such Occupant's Unit, as designated in the Declaration, except as permitted under the Declaration or as permitted in writing by the Occupant of the Unit to which the subject parking stall(s) is/are appurtenant, and as otherwise duly authorized by the Managing Agent.
3. No Motor Vehicles shall be parked in the driveways, entrances, and exits of the Project and in any areas marked as "no parking" areas.
4. Motor Vehicles should be centered in parking stalls so as to prevent crowding of adjacent stalls and/or blocking of passages. Only one (1) Motor Vehicle may be parked in a parking stall at a time. No Motor Vehicle shall be parked so that any portion thereof shall protrude from the parking stall.
5. All persons shall exercise due caution in parking, loading, or unloading within the parking areas to avoid damage to other Motor Vehicles or property and injury to other persons.
6. The parking areas shall not be used for playing or loitering.
7. Violators of the parking regulations set forth in this Section V may have their vehicles towed away at their own expense; provided that Occupants shall be responsible for authorizing the towing of unauthorized vehicles from such Occupants' assigned parking stalls, and must sign all required authorizations for the towing of vehicles from such assigned parking stalls. If the violator is a Guest of an Occupant, the Occupant shall be held responsible for payment of any fines or related charges not paid by the violator.
8. All Guests must register by filling in information required on the sign-in sheet provided by the Managing Agent or security personnel on duty. Guest parking stalls in the Project are for the use of Guests only between the hours of 7:00 a.m. and 1:00 a.m. Guests' vehicles are permitted to park in a guest parking stall for a maximum of six (6) hours between the hours of 7:00 a.m. and 1:00 a.m. daily. Notwithstanding the foregoing, a Guest may park a vehicle in a guest parking stall

between the hours of 1:00 a.m. and 7:00 a.m. provided that the Occupant obtains from the Managing Agent an overnight parking pass for such Guest.

9. No personal property other than Motor Vehicles shall be stored in or on any parking stall.
10. No boats, recreational vehicles (also known as RVs), or all-terrain vehicles (also known as ATVs) shall be parked in any parking stalls or stored anywhere on the Premises. Bicycles may only be stored in designated areas.
11. Occupants shall be responsible for maintaining their respective parking stalls in a clean condition, free from oil drips or other discharge from their Motor Vehicles. From time to time and upon giving prior written notice and an opportunity to cure, the Association may (a) clean any parking stall in the Podium and (b) assess the Occupant of the Unit to which the parking stall is appurtenant a fee of one hundred dollars (\$100.00) for such cleaning.
12. Occupants shall register their Motor Vehicles with the office of the Managing Agent.
13. Certain stalls on levels one (1) through seven (7) of the Podium may be improved with an electric vehicle charging station, for use by Occupants and Guests, subject to the rules and regulations adopted by the Board pertaining to such things as the length of time any one person may park in such a stall and payment for use of the charging station.

#### SECTION VI. PETS

1. No livestock, poultry, or other animals whatsoever shall be allowed or kept in any part of the Project, except that dogs, cats, or other typical household pets (each a "**pet**"), such as guinea pigs, rabbits, fish, or birds may be kept by Occupants of Flats Units in their respective Units subject to the conditions and restrictions contained herein, but shall not be kept, bred, or used therein for any commercial purpose. No pets shall be kept by Occupants of Hotel Units or Resort Units. Occupants of Flats Units shall be subject to the following limitations:
  - (A) Except for fish, no more than one (1) pet shall be allowed per Flats Unit.
  - (B) No pet may exceed forty (40) pounds, or such other reasonable weight limitation as determined by the Board. No infant or juvenile pet of a type or breed which, when fully grown, is likely to exceed said weight limitation may be kept in the Project.
  - (C) No animal defined as a "pest" under Hawaii Revised Statutes ("**H.R.S.**") §150A-2, or prohibited from importation under H.R.S. § 141-2, § 150A-5, or § 150A-6, may be kept in the Project.
  - (D) Every Occupant keeping a pet or pets shall register each pet with the Managing Agent, who shall maintain a register of all pets kept in the Project. Dogs, cats, and other similar pets shall wear an identification tag containing the name and contact information of the Occupant.
  - (E) No pet is permitted on the Recreational Amenities except in areas specifically designated for such pet.
2. Notwithstanding any provision to the contrary contained herein, animals specially trained to assist disabled individuals (hereinafter referred to as "**service animals**") or animals required by a physician in writing necessary for emotional support shall be permitted at the Project subject to the following restrictions:
  - (A) Such service animals and emotional support animals shall not be kept, bred, or used at the Project for any commercial purpose; and
  - (B) Such service animals and emotional support animals shall be permitted on the common elements (including but not limited to the Recreational Amenities) provided the animal is on a leash.

3. Any pet or service animal or emotional support animal causing a nuisance or unreasonable disturbance to any Occupant or Guest, or that is involved in contact with any Occupant, Guest, or other pet in which injury occurs, shall be permanently removed from the Project promptly upon notice given by the Board or the Managing Agent; provided, however, that any such notice given with respect to a service animal or emotional support animal shall provide that before such animal must be removed, its owner shall have a reasonable time to acquire a replacement animal unless the Board determines that such animal poses an imminent serious threat of physical harm to other Occupants or Guests. A tenant of an Owner must obtain the written consent of the Owner to keep a pet or pets in the Flats Unit. Notwithstanding such consent, a tenant may keep only those types of pets which may be kept pursuant to these House Rules. Any Occupant who keeps a pet or pets pursuant to these House Rules may, upon the death of the pet, replace the pet with another and continue to do so for as long as the Occupant continues to reside in the Flats Unit or another Flats Unit in the Project subject to these same House Rules. The Board may from time to time promulgate such rules and regulations regarding the continued keeping of pets, service animals, and emotional support animals as the circumstances may require or the Board may deem advisable.
4. Each owner of a pet and the Owner of the Flats Unit in which such pet is kept shall indemnify and hold the Association and the Board harmless from and against any and all claims, liabilities, or damages arising out of the presence of such pet in the Flats Unit and the Project.
5. Except when in transit, pets (other than service animals and emotional support animals) shall not be allowed on any common area. Any pet (including a service animal or emotional support animal) in transit through the common areas must be carried whenever practicable or on a leash which keeps the pet within three feet (3') of its handler's feet. Pets shall not be allowed to come into contact with persons other than the handlers thereof, or other pets, except as permitted by such persons or the owners of the other pet(s).
6. Any damage to the Premises caused by a pet shall be the full responsibility of the owner of the pet and the Owner of the Unit in which the pet is kept and the costs of repair or replacement shall be specially assessed to such person(s).
7. Owners of pets shall be responsible for immediately picking up and cleaning up after their pets. Pet waste and trash (sand, litter paper, etc.) shall be wrapped and disposed of with extra care.
8. Owners of dogs, including dogs that are service animals or emotional support animals, shall be assessed a special annual fee of \$50.00 per dog to defray the additional costs resulting from the presence of such dogs in the Project and incurred by the Association in properly cleaning and maintaining the common elements of the Project.

#### SECTION VII. NOISE

1. Occupants and Guests shall exercise care in the use of musical instruments, radios, televisions, stereos, amplifiers, etc. that may disturb other Occupants and Guests.
2. Occupants and Guests shall maintain quiet between 10:00 p.m. and 7:00 a.m. on weekdays (Sunday through Thursday nights) and midnight to 8:00 a.m. on weekends (Friday and Saturday nights).

#### SECTION VIII. BUILDING MODIFICATIONS

1. No structural changes of any type by an Occupant shall be permitted within the common areas except as permitted by, and in accordance with, the provisions of the Declaration and the Bylaws.
2. Except as otherwise provided in the Declaration, the Bylaws, or these House Rules, no signs, posters, signals, flags, or lettering shall be inscribed or exposed on any part of the Units or common elements appurtenant thereto, nor shall anything be projected out of any window or door or off any lanai of any Unit, without the prior written approval of the Board.

3. No Occupant shall, without the prior written approval of the Board, install any wiring for electrical or telephone installations, television antennae, machines, air conditioning units, or other equipment, or appurtenances whatsoever on the exterior of the Project or protruding through the walls, windows, or roof of the Project, except an antennae installed in accordance with any policy governing such antennas established by the Board or in accordance with any restrictions and/or instructions pertaining to such antennas provide by the Board.
4. No Occupant of a Unit shall decorate the entry door of his/her Unit, and no Occupant shall decorate any common element of the Project, except in accordance with such standards and/or guidelines as may be established by the Board from time to time.
5. An Occupant may install one additional dead bolt on the entry door to such Occupant's Unit, provided that such dead bolt and the installation thereof shall be in accordance with specifications as may be adopted by the Board from time to time. A key must be provided to the Managing Agent for emergency purposes.

#### SECTION IX. INTERIOR UNIT MODIFICATIONS / CONSTRUCTION WORK

1. Interior Unit Modifications. No alterations, modifications, or changes to a Unit shall be made or permitted except as permitted by, and in accordance with, the provisions of the Declaration and the Bylaws. With respect to Flats Units in particular, in the event that an Owner chooses to replace flooring originally installed by Developer with carpet, stone, tile, wood, laminate, or other material, the alterations are required to meet the acoustical requirements for flooring. Minimum IIC and STC acoustic standards for the transference of sound through the slab to the Unit below and through walls to adjacent Units, as required by the Declaration, need to be met and documented. The Managing Agent shall be permitted to enter a Unit to verify that all such modifications were made in accordance with approved plans and specifications.
2. Hours of Work. Construction activity related to interior alterations, modifications, or changes to any Unit shall be allowed only on Monday through Saturday (excluding state and/or federal holidays) between the hours of 8:00 a.m. to 5:00 p.m.
3. Construction Parking. Due to limited on-site guest parking, all contractors or laborers engaged in the construction of the interior improvements to a Unit are to be notified that off-site parking will be required unless such contractor arranges through the Managing Agent for on-site parking in certain designated stalls or areas. If on-site parking is provided and any contractors, their workers, or subcontractors park in stalls or areas which were not specifically cleared through the Managing Agent, such vehicles may be towed at the expense of such contractor, worker, or subcontractor. Contractors may also arrange through the Managing Agent for temporary parking to load and/or unload materials and/or equipment.
4. Common Area Cleanup. It shall be a requirement of the work that all hallways and other common areas of the Project are cleaned of construction debris and other rubbish on a daily basis by any person(s) working on a Unit. No accumulation of trash or other debris from the construction activity within a Unit shall be allowed or permitted to remain in the hallways or other common areas of the Project.
5. Trash Removal. The use of any of the trash chutes, rooms, containers, or receptacles of the Project for disposal of construction trash or debris or hazardous materials is strictly prohibited. The Owner and/or contractor shall arrange for removal of all such construction trash, debris, and other materials from the Premises without use of the Project's trash chutes, rooms, containers, or receptacles. If this rule is violated, the Association reserves the right to charge the Owner for the cost of removal of any such construction trash, debris, or other materials and/or to bar the offending contractor from entering onto the Premises until satisfactory arrangements are made to remove such construction trash, debris, or other materials and reasonable assurances are provided to the Association that such violation will not re-occur.

## SECTION X. GENERAL

1. No Occupant or Guest shall make or suffer any strip or waste or unlawful, improper, or offensive use of a storage room, storage locker, or storage area.
2. Nothing shall be allowed, done, or kept in any storage room, storage locker, or storage area that would overload or impair the structure of the storage room, storage locker, or storage area.
3. No Occupant shall use or permit to be brought into or stored in the buildings or common areas, including, without limitation, the storage rooms and storage lockers, any inflammable or combustible substances such as gasoline, propane, turpentine, kerosene, gunpowder, fireworks, or other explosives and highly flammable material or anything deemed highly dangerous or hazardous to life, limb, or property.
4. Owners shall observe and adhere to these House Rules and ensure that all Occupants and Guests adhere to these House Rules. Owners are responsible at all times for the reasonable conduct and decorum of their family members, tenants, and Guests on the Premises.
5. Damage to the buildings or common areas caused by any Occupant or Guest shall be the responsibility of the Owner who, or whose Occupant or Guest, caused said damage and such damage shall be repaired at the expense of the responsible Owner.
6. Surfboards over seven (7) feet long and bicycles are not permitted in the interior of the Tower. All such surfboards and bicycles must be registered with the Managing Agent's office and stored in designated storage areas.
7. Waterbeds of any nature are prohibited in the Project.
8. Feeding of non-captive birds on lanais or of any animals on any common area is prohibited.
9. Climbing of walls, trees, fences, and other common elements other than the Recreational Amenities expressly designed for climbing is prohibited.
10. Use of fireworks of any kind anywhere on the Premises is prohibited.
11. No one other than the building staff and the Board, and their representatives, may at any time or for any reason whatsoever enter upon or attempt to enter into/on any mechanical room, utility room, workshop area, or the rooftop.
12. Notwithstanding any provision to the contrary contained in these House Rules, Owners are ultimately and legally responsible for the conduct of their Occupant(s) and Guest(s) and for their use of the Recreational Amenities and common areas of the Project, and at all times shall ensure that their Occupants' and/or Guests' behavior is neither offensive to any other Occupant or Guest of the buildings nor damaging to any portion of the common elements.

SECTION XI RECREATIONAL AMENITIES: The Recreational Amenities of the Project are Hotel Shared Facilities which are Limited Common Elements appurtenant to the Front Desk Unit. The owner of the Front Desk Unit may adopt rules and regulations relating to the use of the Recreational Amenities. Flats Unit Owners shall have no access to the Recreational Amenities.

## SECTION XII. INTERACTION WITH COMMERCIAL AREAS

1. Occupants and Guests of Flats Units shall park in guest stalls or stalls expressly designated for the Flats Unit being visited, and shall not park in stalls reserved for the Commercial Units or any other Units in the Podium. The foregoing does not apply to loading stalls properly reserved hereunder.



2. Occupants and Guests of Hotel Units, Resort Units, and Flats Units shall not solicit patrons of the Commercial Units or the limited common elements solely appurtenant to the Commercial Units.

### SECTION XIII. EXPENSES OF ENFORCEMENT

Every Occupant, or Owner if the Occupant is not an Owner and refuses to comply with this provision, shall pay to the Association promptly on demand all costs and expenses including reasonable attorneys' fees incurred by or on behalf of the Association in enforcing any provision of the Declaration, the Bylaws, or these House Rules against such Occupant or Occupant's Guest.

### SECTION XIV. TRADEMARK LICENSE AGREEMENT

1. The Association has entered into a Residential Trademark License Agreement with Marriott International, Inc. ("**Licensor**"), having an effective date of October 1, 2020 (the "**License Agreement**"). For so long as the License Agreement is in effect, the hotel operations of the Project will be known as the "Renaissance Honolulu Hotel and Spa" and the Resort Units in the Project will be known as the "Renaissance Residences Honolulu" (collectively, the "**Approved Name**"). Use of the Approved Name is strictly limited and may be terminated in accordance with the terms of the License Agreement. The following rules and regulations are adopted by the Association for and on its behalf and on behalf of Licensor pursuant to and in furtherance of the terms of the License Agreement. Owners may review a copy of the License Agreement from the office of the Managing Agent.
2. The Association, on its own or on behalf of all Unit Owners, acknowledges the rights of Licensor and its affiliates to the Approved Name and agrees that the Association has not acquired, and the Association will not represent in any manner that the Association has acquired, in any manner any ownership rights thereto, and that all goodwill associated with the Approved Name or any other word, name, device, symbol, logo, slogan, design, brand, service mark, trade name or other distinctive feature associated with the Approved Name or used by Licensor or its affiliates, or any combination of the foregoing (the "**System Trademarks**") are the property of Licensor and its affiliates and will inure directly and exclusively to the benefit of Licensor and its affiliates.
3. Neither the Association nor any Unit Owner is permitted to use the Approved Name or any other System Trademark in any manner for any purpose whatsoever except as set forth immediately below. Neither the Association nor any Unit Owner will use the Approved Name as part of its legal name or as any trade name or assumed name.
4. During the term of the License Agreement and subject to the terms thereof, Flats Unit Owners shall have no rights to use the Approved Name. Resort Unit Owners may use the Approved Name solely for non-commercial, identification purposes, subject to the following conditions: (i) any use of the Approved Name may only be in ordinary Times New Roman or Arial font, and (ii) such text must be no larger nor more prominent than surrounding text such that in no way will the Approved Name or any part thereof receive special emphasis. No other use of the Approved Name by Resort Unit Owners is permitted. In addition, no commercial use of the Approved Name by the Association or any Unit Owner is permitted, nor will any other System Trademark be associated by such parties with the Project. By way of example only, immediately below are samples of what would constitute a permitted use by a Resort Unit Owner:
  - a. For sale, Unit 1001, Renaissance Residences Honolulu
  - b. For sale, Unit 1001 at the Renaissance Residences Honolulu
5. Any violation by a Unit Owner of any of these rules or regulations relating to the Approved Name or System Trademarks will entitle the Association, among the Association's other remedies, to recover from the Unit Owner any amounts the Association is obligated to pay to the Licensor, plus an additional fine.

## SECTION XV. MONETARY FINES FOR DECLARATION, BYLAWS, OR HOUSE RULES VIOLATIONS

1. In addition to any other remedy available to the Association by law or equity, a monetary fine, as stated below, may be charged against the responsible Owner for each violation of the Declaration, the Bylaws, and/or these House Rules. This fine may be deducted from the responsible Owner's maintenance fee payment. Fines duly imposed but unpaid shall constitute a lien on the Owner's Unit that may be foreclosed upon in like manner as a lien for unpaid assessments to collect the unpaid amount. The Association also has the right to pursue any action to recover a money judgment for any unpaid fines without foreclosing or waiving the lien.
2. The fine for any violation shall be as follows:
  - (A) First Step - written citation to the offending Occupant, with a copy of said citation being sent to the Owner if the offender is not the Owner.
  - (B) Second Step - written citation to the offending Occupant, with a copy being sent to the Owner if the offender is not the Owner. A fine of fifty dollars (\$50.00) (per violation) will be assessed against the Owner if the violation that prompted the first written citation is not corrected within thirty (30) calendar days from the delivery or mailing, whichever is first in time, of the first written citation, if there is a second violation of the same provision of the Declaration, the Bylaws, or these House Rules, or if there is a subsequent violation of a different provision of the Declaration, the Bylaws, or these House Rules.
  - (C) Third Step - written citation to the offending Occupant, with a copy being sent to the Owner if the offender is not the Owner. A fine of one hundred dollars (\$100.00) (per violation) will be assessed against the Owner if the violation that prompted the second written citation is not corrected within thirty (30) calendar days from the delivery or mailing, whichever is first in time, of the second written citation, if there is a third violation of the same provision of the Declaration, the Bylaws, or these House Rules, or if there is a subsequent violation of a different provision of the Declaration, the Bylaws, or these House Rules.
  - (D) Fourth Step – written citation (sent Certified and Regular Mail) to the offending Occupant, with a copy being sent Certified and Regular Mail to the Owner if the offender is not the Owner. A fine of two hundred dollars (\$200.00) (per violation) will be assessed against the Owner if the violation that prompted the third written citation is not corrected within thirty (30) calendar days from the delivery or mailing, whichever is first in time, of the third written citation, if there is a fourth violation of the same provision of the Declaration, the Bylaws, or these House Rules, or if there is a subsequent violation of a different provision of the Declaration, the Bylaws, or these House Rules. The Association also reserves the right to take appropriate legal action to preclude the continuance of the violation(s).
3. Any assessment not paid within fifteen (15) calendar days after the due date shall be subject to a late charge as may from time to time be established by the Board.
4. After twelve (12) months, a paid fine shall be removed from an Occupant's record and shall not be used in calculating subsequent violations.
5. The Managing Agent, the Managing Agent, and their staff, as agents for the Board, are authorized to issue written citations and levy fines.
6. Appeal from Citations and Fines. Any person fined and/or cited ("**appellant**") may appeal from the fine and/or citation imposed by the Board, the Managing Agent, or the Managing Agent as follows:
  - (A) Notice of Appeal. By delivering to the Managing Agent, within twenty (20) calendar days after the date of delivery or mailing to the appellant, whichever is first in time, of written notice of such fine and/or citation, a written notice of appellant's appeal and the reason(s) therefor. The filing of a notice of appeal shall not halt the accrual of any ongoing fine imposed for the

violation, which is the subject of the appeal. However, the Board may waive or rescind all or part of such fine for good cause at the time of the hearing of such appeal.

- (B) Time for Hearing Appeal. All appeals shall be heard by the Board either by email, telephone conference call, or at a physical meeting of the Board within ninety (90) calendar days after the notice of appeal has been delivered to the Managing Agent.
- (C) Procedure. A statement of the facts on which the fine or citation was based shall be furnished to the appellant at least (10) business days before the hearing. Each appeal will be handled on a case-by-case basis. If a physical meeting is required or requested by the appellant, the appellant and witnesses on the appellant's behalf, if any, may present appellant's defense and supporting evidence. The Board may ask other persons to attend and present testimony, and the Board may consider all relevant testimony, evidence, and information related to the violation.
- (D) Disposition of Appeal. The directors of the Board may not act unless a quorum is present. The Board shall vote as to whether the fine, the amount thereof, and/or citation shall be affirmed. If a majority of the directors of the Board present vote in the affirmative, the fine and/or citation shall be upheld and continue in full force and effect. If less than a majority of those directors of the Board present vote in the affirmative, then the fine and/or citation shall thereby be rescinded.

#### SECTION XVI. AMENDMENT OF HOUSE RULES

Except to the extent expressly proscribed or limited by the Declaration, the Bylaws or these House Rules, the Board, through a majority vote, reserves the right to make such other rules or to amend these House Rules from time to time by action of the Board as it deems appropriate to promote the safety, care, and cleanliness of the Premises and to ensure the comfort and convenience of all Occupants and Guests, so long as such rules are not inconsistent with any applicable laws, ordinances, codes, rules, or regulations applicable to the Property and/or its management or operation. During the Developer Control Period, the Developer may amend these House Rules in any manner without the joinder, consent, or approval of any other party.

#### SECTION XVII. COMPLIANCE WITH PROJECT DOCUMENTS

Notwithstanding anything herein to the contrary, these House Rules shall be subject to the Declaration and the Bylaws (the "**Project Documents**"), and in the event of any conflict between these House Rules and the Project Documents, the Project Documents shall govern and the Board shall make such changes to these House Rules as necessary from time to time to comply with the Project Documents.

CERTIFICATE OF ADOPTION

Developer, acting for and on behalf of the initial Association, hereby adopts the foregoing as the Rules and Regulations of the Association of Unit Owners of Sky Ala Moana East for and on behalf of the Association this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

JL Avalon Capbridge, LLC,  
a Hawaii limited liability company

By: \_\_\_\_\_

Name:

Its:

"Developer"