



Purpose:

The Keola La'i Board of Directors has adopted a varied set of policies to govern the use of the Association's resources and to provide guidelines for acceptable conduct and behavior onsite. In general, the policies are intended to promote a harmonious and safe community for owners, tenants, guests, and employees, and to minimize nuisances. In addition, the policies aim to protect Keola La'i common areas and property from harm, misuse or damage.

The policies are intended to complement the formal documentation that governs Keola La'i property. As explained below, the policies are subordinate to applicable law and the other property documents.

The policies are administered by Keola La'i Management on behalf of the Board. Cooperation of all members of the Keola La'i community in following these policies will help ensure Keola La'i remains a wonderful place to live.

Suggestions:

All members of the Keola La'i community are invited to submit suggestions for improving these policies to the Management Office. Comments will be considered by the Board of Directors. Please note that changes require Board of Directors approval.

Enforcement:

All owners and their tenants and visitors shall be bound by these policies and by standards of reasonable conduct whether covered by these policies or not. Failure to comply with Keola La'i rules, regulations and policies or failure to act in a reasonable manner as determined by an on-duty Security guard may result in the guard asking the offender(s) to leave a common area. Failure to comply promptly with a request made by Management or Security could result in fines as per the House rules.

Neither the Board, nor any employee, shall be responsible for noncompliance or violation of these policies.

Responsibility:

Owners are responsible for all actions of their tenants and guests, as well as any other person on the premises by their instruction, invitation, or negligence. Owners will bear all costs of repairs and/or replacement for any damage to the building, grounds and equipment for which they are held responsible.

Anyone that witnesses damage to property or a policy violation should report it to the Security Office.

The Board of Directors will review and modify these policies from time to time. It is the responsibility of all residents to familiarize themselves with these policies and any approved revisions. Copies of the most current policies are available online and at the Management Office.

These policies are subordinate to the House Rules, Bylaws, Declaration, and Hawaii statutes. Should there be a conflict between a policy and the building documents, precedence will be taken in the following order:

1. State/Federal Law
2. Declaration
3. Bylaws
4. House Rules & Regulations
5. Building Policies
6. Posted Signage