

# HALE NAPILI RENTAL POOL

## STANDARD OF CONDITIONS FOR INDIVIDUAL UNITS

### Rules for Maintenance Standards

1. The Executive Committee will appoint a committee on an annual basis composed of three Hale Napili owners to inspect all units.
2. Said committee will make recommendations for repairs and refurbishment to Executive Committee and homeowner(s).
3. Owner(s) will have 30 days after notification to undertake to perform the necessary work, or it will be contracted out by management and charged to the owner(s) unit. (*Operating Agreement, 3.3.M.*)
4. Manager has the authority to notify owners of work that is needed. Copies of notifications will be sent to appropriate EC members.
5. The Manager will have on hand a list of people who can make required repairs or changes in the event that the owner(s) do not have the ability to make repairs. The owner(s) will be given 30 days from time of notification to perform the necessary work or it will be contracted for by management and charged to the owner(s) unit if not covered by the rental pool.

### Kitchen:

1. Granite, tile or other heat-proof countertops.
2. Cupboard doors and drawers should be free of dents and gouges. Repair as needed.
3. Cupboard doors, drawers should have matching hardware.
4. Ceramic tile surface on floors.

### Bathroom:

1. Granite, tile or manufactured stone countertops. Must be maintained in good condition.
2. Tile (or similar substance) floor and shower interior. Must be maintained in good condition.
3. Cupboards and drawers beneath sink should have surfaces and hardware maintained.
4. Large mirror above sink.

5. Minimum of 2 towel racks. One clothing hook. Towel racks should be in good condition and replaced as necessary.

Living Room:

1. One 3 or 4 drawer dresser. Surfaces and hardware in good condition. Maintain or replace with medium to top of the line units.
2. Two matching night stands (surfaces unblemished) with or without drawers. Maintain or replace with medium to top of the line units.
3. Lamps for nightstands. Other lamps as needed by sofa, chair, etc. Lamp shades should be maintained in good condition.
4. One framed mirror to go above dresser. Exception if mirror is beveled or attractively finished.
5. One upholstered side chair. Maintenance ongoing.
6. Bed(s): King, Cal-king, queen or twins (2). Owner's choice of category.
7. One sofa bed. Maintain or replace with medium to top of the line units.
8. One coffee table. Maintain in good condition.
9. One TV stand, étagère or chest substantial enough to hold TV (unless TV is mounted on wall).
10. One TV – size to be determined by board and inspection committee.
11. Dining table with four chairs – or – counter space in kitchen for dining and two bar stools.
12. All pictures must have frames. Art should be tasteful and updated as necessary.
13. One full length mirror.
14. If it becomes necessary to rent replacement furniture, the cost will be deducted from the owner's income.
15. Drapes or other window covering maintained in good condition.

The configuration of individual units may indicate exceptions to the above guidelines. If necessary, the Committee will refer exceptions to the EC for final decisions.

**FOR INFORMATION REGARDING ITEMS PAID FOR BY THE RENTAL POOL, SEE EX. B TO THE OPERATING AGREEMENT OR ASK AT THE OFFICE.**