



Molokai Villas Condominium Association, Inc.

RULES AND REGULATIONS

1. Any alteration or repair of unit buildings is the responsibility of the Association except for the interior of units. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval thereof required by the Declaration of Condominium. (With the exception of unit owners replacing or repairing the windows, doors, screens, and facings.)
2. Common household pets belonging to unit owners are permitted on-site but NOT by tenants. All pets must be kept under the control of a responsible party at all times and in such a manner as to not be an annoyance to others. All owners must collect and dispose of any waste or litter created by their pets in a timely fashion. Further, the Association reserves the right to demand an owner remove their pet(s) permanently from the premises if the above rules are not followed.
3. No owner may make or permit any disturbing noises in the building or common areas whether made by himself or his guests or tenants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or conveniences of other tenants.
4. Use of the beach walkway is for unit owners and their guests or tenants only.
5. Open flame cooking devices (with exception of propane gas) are prohibited on wooden balconies and/or within 10' of any wooden structure on the premises.

RULES FOR THE POOL/DOCKS

6. Pool hours are 8am-10pm daily for residents, guests and tenants only. All users must shower before entering pool.
7. There is NO lifeguard on duty and residents, guests and tenants swim at their own risk.
8. No bottles or glass containers are permitted in the pool area.
9. Children under 12 must be accompanied by a responsible adult
10. All trash and personal belongings must be taken and/or disposed of when leaving pool area.
11. Rough play or poor behavior in the pool or dock area will not be tolerated.
12. Ropes, preservers, hooks or other safety/patio equipment are not to be removed from the pool/deck area or tampered with in any way.
13. Recreational watercraft belonging to unit owners or their guests may utilize the docks on a first come, first serve basis.
14. Flood lights are available for night fishing, crabbing and boating. Please turn off when leaving the dock area. If cleaning table or corner boards are used to prepare bait or clean fish, please clean when finished. Do not touch or pull crab traps that do not belong to you.

PARKING

15. Parking on grass will no longer be permitted. Boat trailers may be parked only in the parking spaces marked for trailers near the North entrance to the Molokai complex. These spaces are not reserved for trailers only and are first come, first served.
16. Each owner on the Riverside has one (1) reserved parking space. Gulf side owners reserved parking is under their unit. All other marked spaces are unassigned. Tenants are limited to two additional spaces at any given time.

RULES CHANGES

17. The Association reserves the right to change, amend, delete and/or waive any of the rules set forth herein. Guests and or tenants observed violating these rules may be asked by any owner to vacate Molokai property.