



REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
424 SO. BERETANIA STREET
P. O. BOX 3469
HONOLULU, HAWAII 96801

FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
WINDWARD VILLA CONDOMINIUM

PROJECT NO. II

End of Anoi Road
Kaneohe, Oahu, Hawaii

REGISTRATION NO. 132

IMPORTANT — Read This Report Before Buying

This Report Is Not an Approval or Disapproval of This Condominium Project

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

April 18, 1966

SPECIAL ATTENTION

A comprehensive reading of the Report by prospective purchasers is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the prospective purchaser is particularly directed to the following:

1. WINDWARD VILLA CONDOMINIUM PROJECT NO. II is a proposed fee simple condominium project consisting of twenty (20) separate residences arranged in a cluster pattern.
2. The Developer of said project has filed all documents, specimen documents and other material deemed essential by the Commission for the registration of this proposed condominium project.
3. Advertising and promotional matter required to be filed pursuant to the rules and regulations promulgated by the Commission has not been submitted as part of this registration.
4. On April 6, 1966, the Developer reported to the Commission that the three basic documents have been filed in the office of the recording officer. The Declaration of Horizontal Property Regime, with By-Laws of Association of Apartment Owners attached, has been filed in the Bureau of Conveyances, State of Hawaii, in Liber 5294, Page 1. The Amendment to the Declaration of Horizontal Property Regime has been filed at said Bureau in Liber 5295, Page 32. Condominium Map No. 64 has been assigned the project.

5. The prospective purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955, as amended, and to the rules and regulations promulgated thereunder which relate to Horizontal Property Regime.

NAME OF PROJECT: WINDWARD VILLA CONDOMINIUM PROJECT NO. II

LOCATION: The land area, being approximately 123,131 square feet, committed to the project lies near the makai (North easterly) corner of the intersection of Anoi Road and Likelike Highway, at Kapukauki and Keole, Kaneohe, Oahu, Hawaii.

TAX MAP KEY: FIRST DIVISION 4-5-68-59

ZONING: Residential A-2

DEVELOPER: FLORENCE AND MILDRED, LTD., a Hawaii corporation, P. O. Box 3257, Honolulu, Hawaii. Telephone 566-061. The officers are:

Samuro Ichinose	President	164 North Judd Street Honolulu, Hawaii
T. Hirai	Vice President	642 Oneawa Street Kailua, Oahu, Hawaii
Florence Y. Ichinose	Secretary and Treasurer	164 North Judd Street Honolulu, Hawaii

ATTORNEY REPRESENTING DEVELOPER: Henshaw, Conroy & Hamilton, (Attention: Mr. Dwight M. Rush) 1410 First National Bank Building, Honolulu, Hawaii 96813. Telephone 561-002.

DESCRIPTION: The Declaration states that the project is divided into the following fee simple estates: Twenty (20) separately designed and described fee simple estates consisting of the spaces enclosed by and within the outside surfaces of the exterior walls and roofs and the plane of the bottom surfaces of the footings, foundations and supporting structures of each of twenty (20) separate residences, numbered #1 to #20, which spaces, defined and referred to herein as "dwellings", are designated and described on Condominium File Plan No. 64, filed in the Bureau of Conveyances of the State of Hawaii at Honolulu. Said dwellings will be separate single-story structures, principally of wood construction, and each contains six (6) rooms, including three (3) bedrooms, one (1) bathroom, one (1) kitchen-living room combination and one (1) attached carport with a one-half (½) bathroom and laundry area, a total area of approximately 937 square feet. Ten (10) dwellings (Dwellings #1 to #10) will be constructed with hardwood flooring and wooden foundations. Ten (10) dwellings (Dwellings #11 to #20) will be constructed with concrete slabs. Each dwelling will have immediate access to the adjacent walkway and driveway of the project, all as more particularly located and shown on the said condominium file plan.

COMMON ELEMENTS: The Declaration identifies the following as common elements: A fee simple estate consisting of all remaining portions of the project, specifically including but not being limited to all items shown as common elements on said condominium file plan and more particularly described as follows:

- (a) The land described;
- (b) Access drive, areas adjacent to access drive, access walkways, streambeds, drainage ditches, roadways, and dwelling sites;
- (c) All central and appurtenant installations, including all pipes, wires, cables, conduits and other utility lines running within said land for services such as power, light, gas and water;
- (d) Any and all other apparatus and installations existing for common use; and
- (e) All other parts of the property necessary or convenient to its existence, maintenance and safety, or normally in common use.

LIMITED COMMON ELEMENTS: Certain parts of the common elements, herein called and designated as "limited common elements", are hereby set aside and reserved for the exclusive use of certain dwellings, and such dwellings shall have appurtenant thereto an exclusive easement for the use of such limited common elements. The limited common elements so set aside and reserved include, but are not limited to, all items set forth in said condominium file plan as limited common elements and are as follows:

The site of each dwelling, consisting of the land beneath and immediately adjacent to such dwelling, designated on said condominium file plan, shall be appurtenant to and for the exclusive use of such dwelling.

INTEREST TO BE CONVEYED PURCHASER: Each dwelling shall have appurtenant thereto an undivided 5.0 percentage interest (1/20th fractional interest) in the common elements, such interest being defined and referred to herein as the "common interest". The common interest, the proportionate shares in the profits and common expenses of the project and the proportionate representation for voting purposes in the Association of Dwelling Owners of the project, shall be in said percentage or fraction for each dwelling.

USE: The dwellings shall be occupied and used only as private dwellings by the respective owners thereof, their tenants, families, domestic servants and social guests, and for no other purpose. The dwellings shall not be rented for transient or hotel purposes, which are defined as (a) rental for any period less than 30 days, or (b) any rental in which the occupants of the dwelling are provided customary hotel services, such as room service for food and beverage, maid service, laundry and linen, or bellboy service. Except for such transient or hotel purposes, the owners of the respective dwellings shall have the absolute right to rent or lease the same, subject to the approval of the Board of Directors and limitations, restrictions, covenants and conditions of this Declaration. No dwelling shall be occupied by more than four (4) persons.

OWNERSHIP TO TITLE: The Notice of Intention reflects, and the report of examination of title prepared by Title Guaranty of Hawaii, Inc., a Hawaii corporation, on October 17, 1965 supports, that the title to the land committed to the project is vested in the Developer, Florence & Mildred, Ltd. The Master Deed under which the Developer acquired ownership is recorded in the Bureau of Conveyances, State of Hawaii, in Liber 4855, Page 321.

ENCUMBRANCES AGAINST TITLE: The Developer represents to the Commission in his registration that the encumbrances are: (1) mortgage in favor of Hawaii National Bank, Honolulu, dated May 27, 1965 recorded in the Bureau of Conveyances in Liber 5051, Page 62; (2) 10-foot setback line as shown on Condominium Map No. 64; (3) 60-foot Master Plan Roadway as shown on Condominium Map No. 64; and (4) the reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Numbers 1958 and 3580.

PURCHASE MONEY HANDLING: The Developer has filed a copy of the Escrow Agreement executed December 8, 1965 between Hawaii National Bank as "Escrow" and Florence & Mildred, Ltd. as "Seller".

Note: It is incumbent upon the purchaser that he reads a copy of the executed Escrow Agreement pursuant to which manner and procedure relative to the receipt, deposit and disbursement of the proceeds of the sale of dwelling units are established.

MANAGEMENT AND OPERATION: The proposed By-Laws of the Association of Apartment Owners places the responsibility for the management and operation of the project with the Board of Directors. The Notice of Intention identifies the nominated manager as Florence & Mildred, Ltd., the Developers.

STATUS OF PROJECT: The Commission has been advised that an intensive merchandising program is to be launched upon issuance of this Report. The Developer anticipates construction to commence on or about June 1, 1966 with the intended completion of the building ready for occupancy about December 1, 1966.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 132 dated April 18, 1966.



JACK K. PALK, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:

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