

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

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HONOLULU, HAWAII 96801

SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on
WINDWARD VILLA CONDOMINIUM
PROJECT NO. II
45-841 Anoi Road
Kaneohe, Oahu, Hawaii

REGISTRATION NO. 132

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

It was prepared as a supplement to an earlier Report dated _____ issued by the Real Estate Commission on the above 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 11, 1968

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 purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 22, 1965 AND INFORMATION SUBSEQUENTLY DISCLOSED AS OF JUNE 9, 1967. THE DEVELOPER, IN NOTIFYING THE COMMISSION INITIALLY OF HIS INTENTION TO SELL AND LATER ADVISING THE COMMISSION OF CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT.

1. Since the issuance of the Commission's Final Public Report of April 18, 1966 on WINDWARD VILLA CONDOMINIUM PROJECT NO. II, the Developer reports that changes have been made in the plan or setup as presented in the October 22, 1965 notice of intention to sell and that changes have been made in the information filed with the Commission on April 26, 1967. The changes subsequently made are determined to be a material revision to the information disclosed earlier, which, on examination, caused the Commission to publish a Final Public Report.

This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of the WINDWARD VILLA CONDOMINIUM PROJECT NO. II registration.

The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers, along with a copy of the Final Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both public reports.

The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and the updating of information disclosed therein.

Second Amendment to the Declaration was filed in the Bureau of Conveyances in Liber 5550 at Page 432. The Third Amendment to Declaration was filed in said Bureau in Liber 5684 at Page 152. On June 9, 1967 the Developer advised the Commission that a set of the amended plans, being Condominium Map No. 64 (the original map being deleted), was filed in the Bureau of Conveyances of the State of Hawaii.

3. The purchaser is advised to acquaint himself with the provisions of Chapter 170A, Revised Laws of Hawaii 1955 (as amended), and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

NAME OF PROJECT: WINDWARD VILLA CONDOMINIUM PROJECT NO. II

LOCATION: The project site, designated by the assigned street number of 45-841 Anoi Road, is an arrangement of nineteen (19) dwellings around a cul de sac and the twentieth unit is a satellite position nearby. The location lies near the makai (North East) corner of the intersection of Anoi Road and Likelike Highway, at Kapuakauki 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: Changes in the physical arrangements are as recited in the Third Amendment to the Declaration, executed June 6, 1967, and this portion of the project is described as follows:

Dwellings: Twenty (20) separately designated and described fee simple estates consisting of the spaces enclosed by and within the outside surface of the exterior walls and roofs and the plane of the bottom surfaces of the footings, foundations and supporting structures of each of the twenty (20) separate residences, numbered #1 to #20, which spaces, defined and referred to 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 (1/2) bathroom and laundry area, a total of approximately 937 square feet, excepting however, Dwellings #11, #13, #15 and #20, which contain two (2) attached carports and consist of a total area of approximately 1,137 square feet. All dwellings will be constructed with hardwood flooring and wooden frame and foundations. Each dwelling will have immediate access to the adjacent grounds and driveway of the project, all as more particularly located and shown on Condominium File Plan No. 64.

Parking Apartments: There are six (6) Parking Apartments located in a one-story wood frame building. The parking apartments consist of space containing approximately 150 square feet in which to park and are designated PA-1, PA-2, PA-3, PA-4, PA-5 and PA-6, all as more particularly located and shown on Condominium File Plan No. 64. Access to the parking apartments is along the main driveway of the project. The boundaries of such parking apartments shall be the surface of the paved floor of said carport, the interior surfaces of said carport and the vertical plane between each two parking apartments delineated by a line on Condominium File Plan No. 64.

COMMON ELEMENTS: In addition to the common elements identified in the Declaration and recited in the Final Public Report the Third Amendment to Declaration by adding a paragraph expands the common elements by

(f) A carport, containing six (6) parking apartments, located next to the access driveway.

LIMITED COMMON ELEMENTS: No change to information disclosed in the Final Public Report.

INTEREST TO BE CONVEYED PURCHASER: The declarant has deleted the "Common Interest" paragraph in the Declaration in its entirety and by the Third Amendment to Declaration substituted the following:

Each dwelling and parking apartment shall have appurtenant thereto an undivided percentage interest as follows :

Dwellings #11, #13, #15 and #20	5.5650%
Dwellings #1, #2, #3, #4, #5, #6, #7, #8, #9, #10, #12, #14, #16, #17, #18, and #19	4.5920%
Parking Apartments	.7113%

in all the common elements of the project, called "common interest", and the same proportionate share in all common profits and expenses of the project and for all other purposes including voting.

USE: The Second Amendment to Declaration deletes the "Use" paragraph in the Declaration and substitutes in its place the following:

The dwelling 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 purposes. 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 the Declaration as amended.

Note: The wording in the Final Public Report "No dwelling shall be occupied by more than four (4) persons." has been deleted from the Declaration as amended.

OWNERSHIP TO TITLE: No change to information disclosed in the Final Public Report of April 18, 1966.

ENCUMBRANCES AGAINST TITLE: Similarly as immediately above this entry in the Final Public Report remains unchanged.

PURCHASE MONEY HANDLING: No change.

MANAGEMENT AND OPERATIONS: The Second Amendment to Declaration represents that the initial managing agent shall be Florence & Mildred, Ltd., a Hawaii corporation, whose principal place of business and post office address is 164 North Judd Street, P. O. Box 3257, Honolulu, Hawaii.

STATUS OF PROJECT: Proceeding according to the information disclosed in the notice of intention to sell, the Developer executed a building contract with T. Hirai, General Building Contractor, who commenced construction on the project in September, 1966. The project was completed for occupancy April, 1967.

The purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted October 22, 1965 and information subsequently filed as of June 9, 1967.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 132 filed with the Commission on October 22, 1965.

The report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.


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

REB:km

Distribution:
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ESCROW AGENT

April 11, 1968
Registration No. 132