

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII

1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
PUNAHOA BEACH APARTMENTS  
Kihei, Maui, Hawaii

REGISTRATION NO. 302

### **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.

Issued: March 11, 1970  
Expires: April 11, 1971

#### SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 2, 1969 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS MARCH 11, 1970. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Final Public Report of November 20, 1969 on PUNAHOA BEACH APARTMENTS, Registration No. 302, the Developer reports that changes have been made in the plan or setup as represented in the October 2, 1969 notice of intention to sell.

The changes subsequently made are determined to be a material revision to the information disclosed earlier. This Supplementary Public Report (pink paper stock) amends the Final Public Report (white paper stock), becoming a part of PUNAHOA BEACH APARTMENTS registration.

The Developer is responsible for placing a true copy of this Supplementary Public Report in the hands of all purchasers and prospective 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 reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for registration of the project and the updating of information disclosed therein.
3. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the Approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime executed September 22, 1969, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 6698, page 417. The Registrar designated Condominium Map No. 148 to the project.

Amendment to Declaration of Horizontal Property Regime, executed January 23, 1970, was recorded in the Bureau of Conveyances on February 10, 1970 at Liber 6888, page 1.

Second Amendment to Declaration of Horizontal Property Regime, executed March 5, 1970, was recorded in said Bureau on March 10, 1970 at Liber 6919, page 370.

4. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
5. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

Only the information under the topical headings COMMON INTEREST and OWNERSHIP TO TITLE has been disturbed. All other headings are as recited in the Final Public Report dated November 20, 1969.

NAME OF PROJECT: PUNAHOA BEACH APARTMENTS

COMMON INTEREST: The Amended Declaration of Horizontal Property Regime, executed January 23, 1970, discloses the percentage of undivided interest in the common elements appertaining to each apartment is as follows:

Apartment 101	3.23%	Apartment 102	6.73%
204	4.16%	205	7.65%
304	4.16%	305	7.65%
201	6.59%	401	9.22%
202	6.59%	402	9.22%
203	6.59%	403	8.44%
301	6.59%		
302	6.59%		
303	6.59%		

OWNERSHIP TO TITLE: The property has been conveyed from Terence Robins Chettleburgh and Kathleen Ursula Chettleburgh to Chettleburgh Development Corporation identified in the Final Public Report as Developer. A copy of the Assumption Deed by which the Chettleburghs conveyed their interest has been submitted as part of the registration.

**NOTE:** The Amended Declaration of Horizontal Property Regime reflects the change from a leasehold to a fee simple regime. The specimen contracts of sale have been amended to show that apartment deeds, rather than leases, will be delivered.

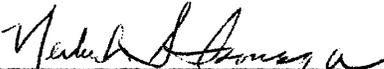
The Development Agreement dated June 25, 1969, and referred to in the Final Public Report has been cancelled, since the Developer now holds title to the land.

STATUS OF PROJECT: The Developer has stated to the Commission that the building is 95% completed as of the date of this Supplementary Public Report. Occupancy is anticipated on or about April 1, 1970.

-----  
The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention submitted October 2, 1969 and information subsequently filed as late as March 11, 1970.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 302 filed with the Commission on October 2, 1969.

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.

  
HERBERT S. ISONAGA, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

REB:sw

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING COMMISSION, COUNTY OF MAUI  
FEDERAL HOUSING ADMINISTRATION  
ESCROW AGENT

March 11, 1970  
Registration No. 302