

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
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## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
CLUB VIEW GARDENS II  
Hui Iwa Street and Kahekili Highway  
Kaneohe, Hawaii

REGISTRATION NO. 425

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

It was prepared as a supplement to an earlier Report dated January 31, 1972 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 30, 1972  
Expires: February 28, 1973

#### 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 DECEMBER 2, 1971 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS LATE AS MARCH 29, 1972. 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 Preliminary Public Report of January 31, 1972 on CLUB VIEW GARDENS II, Registration No. 425, the developer reports that changes have been made in the plan or setup as represented in the December 2, 1971 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 Preliminary Public Report (yellow paper stock), becoming a part of the CLUB VIEW GARDENS II 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 Preliminary Public Report. The buyer shall sign the required receipt signifying that he has had an opportunity to read both reports.

2. Although the Developer proposes to develop other condominium projects adjoining or in the vicinity of the project, pursuant to its development agreement with the owner of certain lands of which the project is a part, the Developer does not thereby represent to any purchaser of an apartment in the project that it will so develop any such other condominium project. The specimen Sales Contract provides for a representation by purchasers of apartments in the project that they do not rely upon any other condominium project being so developed.

Amended site plans filed with the Commission on March 9, 1972 show the new locations for the 18 townhouse buildings and 277 parking stalls, of which 27 shall be for guest parking.

3. 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.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of the Association of Apartment Owners, and a copy of the Approved Floor Plans) have not yet been filed in the office of the recording officer.
5. Promotional and advertising materials have been submitted pursuant to the rules and regulations promulgated by the Commission.
6. The purchaser and prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Commission Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.

Only certain information appearing on the first page of the Preliminary Public Report dated January 31, 1972 and under the topical headings DESCRIPTION and COMMON INTEREST TO BE CONVEYED TO PURCHASER has been disturbed and then only to the extent indicated below. Otherwise, the information recited in the Preliminary Public Report dated January 31, 1972 applies.

Paragraph 1 on the first page of the Preliminary Public Report dated January 31, 1972 should read as follows:

1. CLUB VIEW GARDENS II is a proposed fee simple condominium project consisting of 125 townhouse apartments arranged throughout 18 townhouse buildings, with the obligation of each apartment owner to become a member of a nonprofit corporation to be organized and known as the Club View Gardens Home Owners Association, which shall be separate from the Association of Apartment Owners of Club View Gardens II, by which membership such apartment owner will be entitled to use and be obligated to pay a 1/449th share of the costs of maintaining and operating a recreation center, including swimming pool, located on approximately 4.560 acres of land adjoining or in the vicinity of but not a part of the project. The Developer proposes to sell under sales contracts, and to convey by apartment deeds, various apartments in the project to prospective purchasers. There shall be 277 parking stalls available, of which 27 shall be for guest parking.

NAME OF PROJECT: CLUB VIEW GARDENS II

DESCRIPTION: Said developer advises that while the project still consists of 18 townhouse buildings the number of townhouse apartments has been increased from 124 to 125 apartments; the number of parking stalls has been decreased from 279 to 277 of which 27 rather than 31 shall be for guest parking; the types of apartments have been reduced from 18 to 16 types by the deletion of Types C-1 and C-1-R;

certain apartments have been converted from one type to another; and, the number of apartments in 7 of the 18 townhouse buildings has been altered being decreased in 4 of the 7 townhouse buildings and increased in 3 of the 7 townhouse buildings. The foregoing changes, as well as the changes in the locations of certain of the townhouse buildings and parking stalls, as shown on the amended site plans filed with the Commission on March 9, 1972, have been necessitated by inaccuracies in the topographical information supplied to the developer and the need to alter the location and apartment type composition of the townhouse buildings as well as the location of the parking stalls in order to physically accommodate the project to the true topography of the land upon which the project will be located. The townhouse buildings and apartments affected by the foregoing changes and their original and new types are as follows:

<u>Building</u>	<u>Apartment</u>	<u>Original Type</u>	<u>New Type</u>
1	101	E	D-R
1	102	E	D
1	103	E-R	D-R
1	104	G	D
1	105	G-R	D-R
1	106	G	D
1	107	G-R	(Dropped)
1	108	G-R	(Dropped)
1	109	G-R	(Dropped)
2	201	E	D-R
2	202	E-R	D
2	203	G	D-R
2	204	G-R	D
2	205	G	D-R
2	206	G-R	D
2	207	(Added)	D-R
2	208	(Added)	D
3	301	D-R	E
3	302	D	E
3	303	D-R	E-R
3	304	D	G
3	305	D-R	G-R
3	306	D	G
3	307	D-R	G-R
3	308	D	G
3	309	(Added)	G-R
4	401	D-R	E
4	402	D	E-R
4	403	D-R	G
4	404	D	G-R
4	405	D-R	G
4	406	D	G-R
4	407	D-R	(Dropped)
4	408	D	(Dropped)
5	501	C-R	D-R
5	502	C-1	D
5	503	C-R	D-R
5	504	C-1-R	D
5	505	C	D-R
5	506	(Added)	D
5	507	(Added)	D-R
5	508	(Added)	D
8	801	B-1	C-R
8	802	B-R	C
8	803	B	C-R
8	804	B-R	C-R
8	805	B	C
8	806	B-1-R	(Dropped)

<u>Building</u>	<u>Apartment</u>	<u>Original Type</u>	<u>New Type</u>
9	901	C-R	A-R
9	902	C-1	A-1
9	903	C-R	A-1-R
9	904	C-1-R	A
9	905	C	A-1-R
9	906	(Added)	A-1
10	1001	A-R	D-R
10	1002	A-1	D
10	1003	A-1-R	D-R
10	1004	A	D
10	1005	A-1-R	D-R
10	1006	A-1	D
13	1301	E	D-R
13	1302	E	D
13	1303	E-R	D-R
13	1304	G	D
13	1305	G-R	D-R
13	1306	G	D
13	1307	G-R	(Dropped)
13	1308	G	(Dropped)
13	1309	G-R	(Dropped)
14	1402	D-R	D
14	1403	D	D-R
14	1404	D-R	D
14	1405	D	D-R
14	1406	(Added)	D
14	1407	(Added)	D-R
14	1408	(Added)	D
18	1801	E-R	E
18	1803	E	E-R

The number of rooms and approximate area of each of the remaining 16 types of apartments (unchanged from the information set forth in the Preliminary Public Report issued January 31, 1972) is, for convenience, restated below. In addition, the numbers of units of particular types of apartments, some of which have changed since the issuance of the Preliminary Public Report, are also stated below. The number of rooms and approximate area of each type of apartment and the number of units of each particular type of apartment are as follows:

Type A: A one-story unit consisting of five rooms (two bedrooms, a bathroom, kitchen, and living-dining room) with an approximate area of 922 square feet; and a fenced yard, including a patio, exterior storage closet, and fenced garbage can enclosure, with an approximate area of 425 square feet. (One unit)

Type A-R: The reverse of Type A. (One unit)

Type A-1: The same as Type A except for an additional half-bath in lieu of a walk-in closet. (Two units)

Type A-1-R: The reverse of Type A-1. (Two units)

Type B: A two-story unit consisting of eight rooms (three bedrooms, two bathrooms, a powder room, kitchen, and living-dining room) with an approximate area of 1,300 square feet; a balcony with an approximate area of 56 square feet; and a fenced yard, including a patio, exterior storage closet, and fenced garbage can enclosure, with an approximate area of 368 square feet. (Six units)

Type B-R: The reverse of Type B. (Six units)

Type B-1: The same as Type B except for an additional linen closet at the stair hall which increases the approximate area to 1,316 square feet. The approximate area of the fenced yard is also increased to 432 square feet. (Three units)

Type B-1-R: The reverse of Type B-1. (Three units)

Type C: A two-story unit consisting of eight rooms (four bedrooms, two bathrooms, a kitchen, and living room with dining area) with an approximate area of 1,555 square feet; two balconies with a total approximate area of 117 square feet; and a fenced yard, including a patio and fenced garbage can enclosure, with an approximate area of 325 square feet. (Two units)

Type C-R: The reverse of Type C. (Three units)

Type D: A two-story unit consisting of seven rooms (three bedrooms, two bathrooms, kitchen, and living room with dining area) with an approximate area of 1,321 square feet; a balcony with an approximate area of 104 square feet; and a fenced yard, including a fenced garbage can enclosure, with an approximate area of 270 square feet. (24 units)

Type D-R: The reverse of Type D. (24 units)

Type E: A one-story unit consisting of seven rooms (three bedrooms, two bathrooms, kitchen, and living room with dining area) with an approximate area of 1,200 square feet; a fenced yard, including a fenced garbage can enclosure, with an approximate area of 220 square feet; an entry deck, including an exterior storage closet, with an approximate area of 72 square feet; and a lanai with an approximate area of 336 square feet. (10 units)

Type E-R: The reverse of Type E. (Six units)

Type G: A two-story unit consisting of seven rooms (three bedrooms, two bathrooms, kitchen, and living-dining room) with an approximate area of 1,489 square feet; a fenced yard, including a fenced garbage can enclosure, with an approximate area of 352 square feet; and a lanai with an approximate area of 180 square feet. (16 units)

Type G-R: The reverse of Type G. (16 units)

Except to the extent specifically modified above, the balance of the information under the heading DESCRIPTION in the Preliminary Public Report dated January 31, 1972 remains applicable.

COMMON INTEREST TO BE CONVEYED TO PURCHASER: The reduction in the number of the various types of apartments by the deletion of Types C-1 and C-1-R as well as the changes in the number of units of each type of apartment remaining in the project requires a change in the undivided percentage interest, or common interest, applicable to each type of apartment. All remaining types of apartments are affected. The types of apartments and their original and new percentages of common interest are as follows:

<u>Type of Apartment</u>	<u>Original Percentage Common Interest</u>	<u>New Percentage Common Interest</u>
A, A-R, A-1, A-1-R	0.5482	0.55190
B, B-R	0.7730	0.77816
B-1, B-1-R	0.7825	0.78775
C, C-R	0.9246	0.93080
C-1, C-1-R	0.0303	(Deleted)
D, D-R	0.7855	0.99073
E, E-R	0.7135	0.71830
G, G-R	0.8855	0.89130

Except for the deletion of Apartment Types C-1 and C-1-R and the substitution of new percentages of common interest for the remaining types of apartments, the balance of the information set forth under the heading COMMON INTEREST TO BE CONVEYED TO PURCHASER in the Preliminary Public Report dated January 31, 1972 remains applicable.

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The purchaser or prospective purchaser should recognize that this published report represents information disclosed by the Developer in the required Notice of Intention

submitted on December 2, 1971, and information subsequently filed as late as March 29, 1972. The information disclosed in the Commission's Preliminary Public Report of January 31, 1972 should be carefully reviewed by the purchaser and prospective purchaser.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 425 filed with the Commission on December 2, 1971.

This report, when reproduced, should be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be pink.

  
For DOUGLAS R. SODEVANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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March 30, 1972  
REGISTRATION NO. 425