

REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII
1010 RICHARDS STREET
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HONOLULU, HAWAII 96801

**FINAL
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)
PUBLIC REPORT**

on
SPRUCE RIDGE VILLAS
ANANIA DRIVE
OAHU, HAWAII

REGISTRATION NO. 487

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.

Issued: August 13, 1973
Expires: September 13, 1974

SPECIAL ATTENTION

A comprehensive reading of this report 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:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED SEPTEMBER 27, 1972 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF AUGUST 3, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT SET FORTH IN CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of December 19, 1972 on SPRUCE RIDGE VILLAS, Registration No. 487, the Developer reports

no changes in the plan as represented in the Preliminary Public Report.

2. This Final Public Report is made a part of the registration on the SPRUCE RIDGE VILLAS condominium project.

The Developer is held responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers.

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

3. The Developer has complied with Sec. 514-15, Hawaii Revised Statutes, and has fulfilled the requirements for the issuance of this Final Public Report prior to completion of construction.
4. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of a condominium project and issuance of this Final Public Report.
5. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of 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, with By-Laws of Association of Owners, dated March 28, 1973, were filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 629822.

The Assistant Registrar has designated Condominium Map No. 166 to the project.

6. No advertising and promotional matter has been submitted pursuant to the rules and regulations promulgated by the Commission.
7. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes, and the Condominium Rules and Regulations which related to Horizontal Property Regime.
8. This Final Public Report automatically expires thirteen (13) months after date of issuance, unless a Supplementary Public Report issues or the Commission, upon

review of the registration issues an order extending the effective period of this report.

The information in the topical headings of the Preliminary Public Report of December 19, 1972, with the exception of ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT has not been disturbed.

NAME OF PROJECT: SPRUCE RIDGE VILLAS

ENCUMBRANCES AGAINST TITLE: The Preliminary Report by Title Guaranty of Hawaii, Incorporated, dated July 25, 1973, shows that the only additions to the Preliminary Report dated September 5, 1972 are the following:

1. Declaration of Horizontal Property Regime of Spruce Ridge Villas dated March 28, 1973, filed as Document No. 629822 and assigned Condominium Map No. 166.
2. Additional Charge Mortgage dated October 12, 1972, filed as Land Court Document No. 616517, made by Hebb & Narodick Construction Co., Inc., to Honolulu Mortgage Co., Ltd.
3. Covenants, conditions and restrictions set forth in instrument dated July 19, 1972, filed as Land Court Document No. 590578.
4. Grant dated December 29, 1972, filed as Land Court Document No. 613385 in favor of Hawaiian Electric Company, Inc., granting a perpetual right and easement for utility purposes.

STATUS OF THE PROJECT: The Developer reports that some of the apartments were completed and ready for occupancy on or about July 1, 1973, and the remainder of the apartments will be completed and ready for occupancy on or before November 1, 1973. Supplemental Administrative Rules and Regulations (house rules) for Spruce Ridge Villas have been submitted to the Commission and will govern the use and occupancy of apartments in the project, in addition to the provisions of the Declaration and By-Laws.

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 September 27, 1972, and additional information subsequently filed as of August 3, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC

REPORT is made a part of REGISTRATION NO. 487, filed with the Commission September 27, 1972.

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


(for) ~~DOUGLAS R. SODEHANI, Chairman~~
REAL ESTATE COMMISSION
STATE OF HAWAII

Distribution:
DEPARTMENT OF TAXATION
BUREAU OF CONVEYANCES
PLANNING DEPARTMENT, CITY AND
COUNTY OF HONOLULU
FEDERAL HOUSING ADMINISTRATION
ESCROW AGENT

Registration No. 487
August 13, 1973