

**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  
HANAIEI BAY VILLAS  
Princeville, Kauai, Hawaii

REGISTRATION NO. 528

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

It was prepared as a supplement to an earlier Report dated December 14, 1973 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: February 7, 1974  
Expires: January 14, 1975

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 or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED FEBRUARY 12, 1973 AND INFORMATION SUBSEQUENTLY FILED AS OF FEBRUARY 5, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES IN THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HRS.

1. Since the issuance of the Commission's Preliminary Public Report on Registration No. 528 dated May 14, 1973 and the Final Public Report of December 14, 1973, the Developer reports that changes have been made in the plan or setup as presented in the February 12, 1973 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) and the Final Public Report (white paper stock), becoming a part of the Hanalei Bay Villas 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 and the Final Public Report. The buyer shall sign the required receipt (RECO Form 25) signifying that he has had an opportunity to read all three reports.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration and the updating of information disclosed therein.
3. The Commission, in its Final Public Report of December 14, 1973, noted that 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 been filed in the Office of the Recording Officer. The Amendment to the Declaration of Horizontal Property Regime dated January 8, 1974, has been recorded in the Bureau of Conveyances in Liber 9683 at Page 522.
4. 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 promulgated, thereunder which relate to Horizontal Property Regimes.

The information in the topical heading "Description" has been amended. Information disclosed in the remaining topical headings has not been disturbed. As amended the new paragraph called "Description" reads as follows:

**DESCRIPTION:** This will be a fee simple condominium complex consisting of 37 individual three or two story dwellings, each with one parking space. The units will be numbered from 1 to 37 as shown on the floor plans filed with the Declaration in the Office of the Bureau of Conveyances and each parking stall will be designated on said plan with the same number as its dwelling.

The immediate common element to which each dwelling has access are the adjacent walkways leading to the parking spaces and driveways of the project.

The thirty three dwellings numbered 3 through 23 and numbered 26 through 37 will have wooden floors, will be placed on wooden poles set in concrete footings, will be three stories in height and be principally of wood construction. Each dwelling will contain two bedrooms, two baths, a kitchen, a living room and

two lanais. Each unit will have approximately 1248 sq. ft. of living area and approximately 120 sq. ft. of lanai area for an approximate total area of 1368 sq. ft.

The four dwellings numbered 1, 2, 24 and 25 will have wooden floors, will be placed on wooden poles set in concrete footings, will be two stories in height and principally of wood construction. Each of these dwellings will contain two bedrooms, 1½ baths, a kitchen, a living room and a lanai. Each of these four units will have approximately 960 sq. ft. of living area and approximately 72 sq. ft. of lanai area for an approximate total area of 1032 sq. ft.

Each dwelling shall include the spaces enclosed by and within the outstanding surfaces of the exterior walls and roofs and the bottom surfaces of the slabs, footings, foundations and supporting structure, and all fixtures originally installed therein.

-----  
The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted February 12, 1973 and information subsequently filed as of February 5, 1974.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 528 filed with the Commission February 12, 1973.

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

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

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

Registration No. 528  
February 7, 1974.