

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

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

## FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

on  
SEMON MANOR  
2172 Iliili Road  
Kihei, Maui, Hawaii

REGISTRATION NO. 951  
**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: October 11, 1978  
Expires: November 11, 1979

### 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 NOVEMBER 9, 1977 AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED WITH THE COMMISSION AS OF OCTOBER 3, 1978. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL AND SUBMITTING ADDITIONAL INFORMATION, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY REGIMES LAW, CHAPTER 514A, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report on SEMON MANOR dated January 18, 1978, the Developer reports that certain material changes have been made in the Project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock) becoming a part of the SEMON MANOR registration. The Developer is responsible for placing a true copy of this

Final Public Report in the hands of all purchasers and prospective purchasers along with a copy of the Preliminary Public Report and for securing from each purchaser or prospective purchaser a signed receipt signifying that he has had an opportunity to read all documents.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the condominium project and the issuance of this Final Public Report.
3. The Developer reports that the basic documents (Declaration of Horizontal Property Regime, with By-Laws of the Association of Apartment Owners attached, and a copy of the approved Floor Plans) have been recorded in the Bureau of Conveyances of the State of Hawaii.

The Declaration of Horizontal Property Regime, executed August 9, 1978, with By-Laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 13, 142, Page 36.

The approved Floor Plans showing the layout, location and numbers of apartments have been designated Condominium Map No. 568.

4. No advertising or promotional material has been filed pursuant to the Rules and Regulations promulgated by the Commission.
5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514A, Hawaii Revised Statutes, as amended, and the Condominium Rules and Regulations which relate to the Horizontal Property Regimes.
6. This Final Public Report expires thirteen (13) months from date of issuance, October 11, 1978, unless a supplementary public report is published, 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 January 18, 1978, with the exception of COMMON ELEMENTS, OWNERSHIP OF TITLE, ENCUMBRANCES AGAINST TITLE and STATUS OF PROJECT, has not been disturbed. A new topical heading, PROGRAM OF FINANCING, has been added.

COMMON ELEMENTS: One freehold estate is designated of all remaining portions of the project called "common elements", including specifically, but not limited to:

- (1) Said land in fee simple;
- (2) All foundations, basement areas (other than the storage areas), columns, girders, beams, supports, bearing walls, roofs, chases, entries and walkways of said building;
- (3) All yards, grounds and landscaping;
- (4) One parking space (parking stall #5) and driveway;

- (5) All ducts, electrical equipment, wiring and other central and appurtenant installations including power, light, water, sewage treatment system, water sprinkling system and telephone;
- (6) Mailboxes, refuse facilities and well sites;
- (7) Swimming pool.

OWNERSHIP OF TITLE: The Preliminary Report, dated October 3, 1978, prepared by Hawaii Escrow & Title Inc., states that S & L Construction Maui, Inc. has title to the land committed to the project.

ENCUMBRANCES AGAINST TITLE: The Preliminary Report, dated October 3, 1978, prepared by Hawaii Escrow & Title Inc., states that there are no liens or encumbrances of whatever kind or nature of record against the title, save and except the following:

1. Mortgage dated June 14, 1978, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 12970, Page 230, made by S & L Construction Maui, Inc., a Hawaii Corporation, to Honolulu Federal Savings and Loan Association, a federal savings and loan association, to secure the repayment of the sum of \$583,000 together with interest thereon, all according to the terms of that certain promissory note of the Mortgagor of even date.
2. Reservation in favor of the State of Hawaii in all mineral and metallic mines.
3. Assessments or charges levied by Municipal or Governmental Authority or imposed by any other lawfully constituted body authorized by statute to assess, levy and collect the same, if any.
4. For any taxes that are due and owing, reference is made to the Office of the Tax Assessor, Second Division.
5. Covenants, conditions, restrictions, reservations, agreements, obligations, provisions, easements and by-laws set forth in the Declaration of Horizontal Property Regime dated August 9, 1978 recorded September 15, 1978 in the Bureau of Conveyances, State of Hawaii in Book 13142, Page 36.
6. Condominium File Plan No. 568 filed in the Bureau of Conveyances, State of Hawaii.
7. Any and all easements encumbering the apartment and/or the common interest appurtenant thereto as created by or mentioned in the Declaration and/or in the Apartment Deed and/or as delineated on the Condominium File Plan.

PROGRAM OF FINANCING: The Developer has arranged financing for the construction of the project through Honolulu Federal Savings and Loan Association.

STATUS OF PROJECT: The Developer advises that construction of the project has commenced on June 15, 1978, and the estimated completion date is November 15, 1978.

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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 November 9, 1977, and information subsequently filed as of January 13, 1978 and October 3, 1978.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 951 filed with the Commission on November 9, 1977.

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

for   
AH KAU YOUNG, CHAIRMAN  
REAL ESTATE COMMISSION OF HAWAII

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BUREAU OF CONVEYANCES  
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FEDERAL HOUSING ADMINISTRATION  
LENDER AND ESCROW AGENT

REGISTRATION NO. 951

October 11, 1978