

# 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

ULUNIU TOWNHOUSE  
1283 Uluniu Road  
Kihei, Maui, Hawaii 96753

REGISTRATION NO. 1187

### **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: March 20, 1981

Expires: April 20, 1982

#### SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 12, 1979, AND ADDITIONAL INFORMATION SUBSEQUENTLY FILED AS OF MARCH 17, 1981. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514A, HAWAII REVISED STATUTES, AS AMENDED.

1. Since the issuance of the Commission's Preliminary Public Report on ULUNIU TOWNHOUSE, Registration No. 1187, dated October 26, 1979, which report was subsequently extended by the Commission until May 26, 1981, the Developer has submitted additional information and requested a Final Public Report.
2. The Developer of the project has filed all documents and material deemed necessary by the Commission for the registration of this condominium project and the issuance of this Final Public Report.

3. The basic documents (Declaration of Horizontal Property Regime, with By-laws of the Association of Apartment Owners attached, as amended, 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 January 20, 1981, with By-laws attached, was recorded in the Bureau of Conveyances of the State of Hawaii on February 20, 1981 in Liber 15361, Page 282. The Approved Floor Plans (Condominium File Plan) showing the layout, location, apartment numbers, etc., has been designated No. 788 by the Bureau of Conveyances of the State of Hawaii.
4. Advertising and promotional matters have not yet been submitted 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 Rules and Regulations promulgated thereunder which relate to Horizontal Property Regimes.
6. This Final Public Report is made a part of the registration of ULUNI TOWNHOUSE condominium project. The Developer has the responsibility of placing a true copy of this Final Public Report (white paper stock) the Preliminary Public Report (yellow paper stock), and Disclosure Abstract in the hands of all purchasers and prospective purchasers and securing a signed receipt therefor.
7. This Final Public Report automatically expires thirteen (13) months after date of issuance, March 20, 1981, unless a supplementary public report issues, or the Commission upon review of this registration, issues an order extending the effective date of this report.

The information in the topical headings of the Preliminary Public Report dated October 26, 1979 has not been changed, with the exception of the information set forth in the headings TAX MAP KEY, INTEREST TO BE CONVEYED TO PURCHASER, ENCUMBRANCES AGAINST TITLE, MANAGEMENT OF THE PROJECT, and STATUS OF THE PROJECT, which has been changed as follows:

TAX MAP KEY: The tax map key has been corrected to read 3-9-8-21.

INTEREST TO BE CONVEYED: Each apartment shall have appurtenant thereto a 16.66 percent undivided interest in all the common elements of the project (herein called the "common interest") and the same proportionate share in the common profits and expenses of the project and for all other purposes including voting, except that Apartment No. 6 shall have a 16.70 percent interest. Interests in each apartment will be conveyed to each buyer by an apartment deed.

ENCUMBRANCES AGAINST TITLE: The preliminary title report dated February 20, 1981, issued by Title Guaranty of Hawaii, Inc., identifies the following encumbrances on the land committed to the project:

1. For any taxes that may be due and owing, reference is made to the Office of the Tax Assessor, Second Division.

2. Restrictive covenants and conditions contained in Deed dated October 31, 1968, recorded in the Bureau of Conveyances in Liber 6341, Page 257 and expiring April 11, 1991, pertaining to the use of secondhand or used materials or used buildings being relocated onto the premises.

3. Declaration of covenants, conditions and restrictions dated August 13, 1979, recorded in Liber 13949, Page 751.

4. Mortgage in favor of Pioneer Federal Savings and Loan Association of Hawaii dated December 23, 1980, recorded in Liber 15236, Page 590.

5. Restrictions on use and other restrictions, covenants, agreements, obligations, liens for assessments, options, powers of attorney, limitations on title, conditions, reservations, easements and other provisions set forth in or incorporated by reference in Declaration of Horizontal Property Regime dated January 12, 1981, recorded in Liber 15361, Page 282, and the By-Laws attached thereto, as the same are or may hereafter be amended in accordance with law, said Declaration or said By-Laws, and Condominium File Plan No. 788, Uluniu Townhouse, recorded in said Bureau of Conveyances.

NOTE: The Developer proposes to grant to Maui Electric Company, Limited an easement for utility purposes prior to the execution of Apartment Deeds for the project.

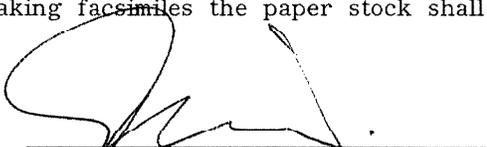
MANAGEMENT OF THE PROJECT: The Developer has not contracted with a managing agent, and proposes to have the Association of Apartment Owners self-manage the project.

STATUS OF PROJECT: The Developer advises that construction of the project commenced in December, 1980 and was completed in January, 1981.

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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 October 12, 1979, and information subsequently filed with the Commission as of March 17, 1981.

This FINAL HORIZONTAL PROPERTY REGIME (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 1187 filed with the Commission on October 12, 1979.

The report, when reproduced, shall be a true copy of the Commission's Public Report. In making facsimiles the paper stock shall be white in color.

  
G. A. RED MORRIS, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

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

REGISTRATION NO. 1187

March 20, 1981.