REAL ESTATE COMMISSION
STATE OF HAWAII
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS
PROFESSIONAL & VOCATIONAL LICENSING DIVISION
1010 Richards Street
P. O. Box 3469
Honolulu, Hawaii 96801

CONDOMINIUM PUBLIC REPORT

on

NEWTOWN MEADOWS
98-633 Kilinoe Street
Waimalu, Aiea, Hawaii

Registration No. 1766

Issued: August 27, 1987
Expires: June 8, 1988

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of August 19, 19 87 and is issued by the Commission for informational purposes only. It represents neither approval nor disapproval of the project. Buyers are encouraged to read this report carefully.

Type of Report:

____ PRELIMINARY: (yellow) The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued when complete information is filed.

____ FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
[ ] Supersedes all prior public reports
[ ] Must be read together with _____

X SUPPLEMENTARY: (pink) Updates information contained in the
[ ] Prelim. Public Report dated _____
[X] Final Public Report dated May 8, 1987
[ ] Supp. Public Report dated _____

And [ ] Supersedes all prior public reports
[X] Must be read together with said Final Public Report

[ ] This report reactivates the _____
public report(s) which expired on _____

Disclosure Abstract: Separate Disclosure Abstract on this condominium project: N/A

[ ] Required [ ] Not Required -- disclosures covered in this report.

FORM: RECO-30 286/986-350W, 150Y, 50P, 1186-400W

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

1. The gross living area of each of the 152 apartments of 947 square feet reported in the Final Public Report dated May 8, 1987 is recalculated and amended to 905 square feet.

Therefore, all first floor apartments, consisting of an entry stairway, a storage area below the stairway, a planting area at the entrance, and a lanai on the ground level (totalling 313 square feet) and the living area (905 square feet) will have a total apartment area of 1,218 square feet instead of 1,250 square feet; all second floor apartments, consisting of an entry stairway, a deck on the second floor level, (totalling 176 square feet) and the living area (905 square feet) will have a total apartment area of 1,081 square feet instead of 1,123 square feet.

2. Paragraph 5, Apartment Description, on page 5 is amended to reflect the changes in paragraph 1 above.

3. Paragraph 6, Parking, on page 5 setting forth the total number of 304 assigned parking stalls remains the same except that the number of assigned parking stalls (regular) is amended to 198 instead of 152, and 106 assigned parking stalls (compact) instead of 152.

4. First Amendment to Declaration of Horizontal Property Regime of Newtown Meadows has been duly executed and filed to reflect the foregoing changes at the Bureau of Conveyances in Liber 20980, Page 670, and also filed as Land Court Document No. 1485213.

Pages 3-18 of this Supplementary Report are deleted. The attached pages 5, 7, 11 and 12 (dated 8/87 at the bottom right corner) supersede those pages so numbered in the Final Public Report.

SUMMARY OF THE CONDOMINIUM PROJECT

(cite to appropriate pages
in text of report)

Interest to be Conveyed to Buyer:

Fee simple apartment and an undivided interest in the common elements.

Type of Project:

1. [X] New Building(s) [ ] Conversion
   [ ] Both New Building(s) and Conversion

2. [X] Residential [ ] Commercial
   [ ] Mixed Residential and Commercial
   [ ] Other _____

3. [ ] High Rise (5 stories or more) [X] Low Rise

4. [ ] Single or [X] Multiple Buildings (10 separate 2 story buildings)

5. Apartment Description

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio	Total Area
1st floor unit	76	2/2	905	313	1218
2nd floor unit	76	2/2	905	176	1081

Total Apartments: 152

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining the floor area may have been used.

6. Parking:

	Number of Stalls	
Assigned Stalls (Individual Units)	304	(198 Regular & 106 Compact)
Guest Stalls	6	(5 Regular & 1 Compact)
Unassigned Stalls		
Extra Stalls Available for Purchase		
Other: _____		
Total Parking Stalls	310	

7. Recreational amenities:

Graded and grassed passive recreation area with an open pavilion.

I. PEOPLE CONNECTED WITH THE PROJECT

Developer: No Change
Name

Business Address

Phone: _____ (Business)

Names of officers or general partners of developers who are corporations or partnerships:

Real Estate Sales Agent: No Change
Name

Business Address

Phone: _____ (Business)

Escrow: No Change
Name

Business Address

Phone: _____ (Business)

Managing Agent: No Change
Name

Business Address

Phone: _____ (Business)

Attorney for Developer: No Change
Name

Business Address

II. CREATION OF THE CONDOMINIUM; CONDOMINIUM DOCUMENTS

A condominium is created by recording in the Bureau of Conveyances and/or filing with the Land Court a Declaration of Horizontal Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners.

A. Declaration of Horizontal Property Regime contains a description of the land, buildings, apartments, common elements, limited common elements, common interests, and other information relating to the condominium project.

The Declaration for this condominium is:

[ ] Proposed
[x] Recorded — Bureau of Conveyances — Book 20604 Page 630
[x] Filed — Land Court — Document Number 1458173

Amendment date(s) and recording/filing information:

Date: July 31, 1987
Recorded: Bureau of Conveyances - Book 20980, Page 670
Filed: Land Court - Document No. 1485213

B. Condominium Map (File Plan) shows the floor plan, elevation and layout of the condominium project. It also shows the floor plan, location, apartment number, and dimensions of each apartment.

The Condominium Map for this condominium project is:

[ ] Proposed
[x] Recorded — Bureau of Conveyance Condo Map No. 1062
[x] Filed — Land Court Condo Map No. 632

Amendment date(s) and recording/filing information:

C. Bylaws of the Association of Apartment Owners govern the operation of the condominium project. They provide for the manner in which the Board of Directors of the Association of Apartment Owners is elected, the powers and duties of the Board, the way in which meetings will be conducted, and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

[ ] Proposed
[x] Recorded — Bureau of Conveyances — Book 20604 Page 672
[x] Filed — Land Court — Document Number 1458174

Amendment date(s) and recording/filing information:

D. House Rules. The Board of Directors may adopt house rules to govern the use and operation of the common elements and individual apartments. House rules may cover matters such as parking regulations, hours of operation for common facilities such as recreation areas, use of lanais, keeping of pets, and occupancy limits. These rules must be followed by owners, tenants, and guests. They do not need to be recorded or filed to be effective. The initial house rules are usually adopted by the developer.

The House Rules for this condominium are:
[ ] Proposed [ ] Adopted

[ ] Developer does not plan to adopt house rules. No Change.

E. Changes to Condominium Documents

Changes to the Declaration, Condominium Map, and Bylaws are effective only if they are duly adopted and recorded and/or filed. Changes to House Rules do not need to be recorded or filed to be effective.

1. Apartment Owners: Minimum percentage of apartment owners who must vote for or give written consent to changes:

	Minimum Set by Law	This Condominium
Declaration (and Condo Map)	75%	No Change.
Bylaws	65%	
House Rules	–	

The percentages for individual condominium projects may be more than the minimum set by law.

2. Developer: The developer has reserved the following rights to change the Declaration, Condominium Map, Bylaws, or House Rules:

No Change.

The Condominium Statute (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the common elements, to each other, and to their respective apartments. The provisions of these documents are intended to be, and in most cases are, enforceable in a court of law.

5. Special Use Restrictions:

The Declaration, Bylaws, and House Rules may contain restrictions on the use and occupancy of apartments. Restrictions for this condominium project include but are not limited to:

[x] Pets: Subject to supervision and approval by Board of Directors.

[x] Number of Occupants: Two per bedroom except family members, but in any event, not more than five.

[x] Other: Any use for time-share purpose, plan, arrangement or program prohibited.

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Total Apartments 152

Elevators _____ Stairways _____ Trash Chutes _____

Apt. Type	Qty	BR/Bath	Net Living Area*	Lanai/Patio	Total Area
1st floor unit	76	2/2	905	313	1218
2nd floor unit	76	2/2	905	176	1081

*Net Living Area is the floor area of the apartment measured from the interior surface of the apartment perimeter walls.

Other documents and maps may give floor area figures which differ from those above because a different method of determining floor area may have been used.

Boundaries of Each Apartment:

Each apartment shall be deemed to include the walls and partitions which are not load-bearing and which are within the perimeter walls; the inner decorated or finished surfaces of walls, floors, ceilings adjoining and connected thereto; and includes doors, door frames, jalousies, windows and window frames; including a stairway for each second story apartment.

Permitted Alterations to Apartments:

Limited to fixtures and improvements within the apartment units excluding all common and limited common elements.

7. Parking Stalls:

Total Parking Stalls: 310

	Regular		Compact		Tandem		TOTAL
	covered	open	covered	open	covered	open	
Assigned (for individual units)		198		106			304
Guest		5		1			6
Unassigned							
Extra Available for Purchase							
Other:							
Total Covered & Open		203		107			310

Each apartment will have the exclusive use of at least 2 parking stall(s). Buyers are encouraged to find out which stall(s) will be available for their use.

[ ] Commercial parking garage permitted in condominium project.

[ ] Exhibit _____ contains additional information on parking stalls for this condominium project.

8. Recreational and Other Common Facilities:

[ ] There are no recreational or common facilities.

[ ] Swimming pool

[ ] Recreation Area

[ ] Tennis Court

[ ] Storage Area

[ ] Laundry Area

[ ] Trash Chute

[ ] Other: Graded and grassed passive recreational area with an open pavilion.

Buyer's Right to Cancel Sales Contract:

A. Rights Under the Condominium Statute:

Preliminary Report: Sales made by the Developer are not binding. A prospective buyer who cancels the sales contract is entitled to a refund of all moneys paid, less any escrow cancellation fee up to $250.00.

Supplementary Report to a Preliminary Report: Same as for Preliminary Report.

Final Report, Supplementary Report to a Final Report: Sales made by the Developer are binding if:

1. The Developer delivers to the buyer a copy of:
   a. Either the Final Public Report OR the Supplementary Public Report which has superseded the Final Public Report;
      AND
   b. Any other public report issued by the Commission prior to the date of delivery, if the report was not previously delivered to the buyer and if the report has not been superseded;
2. The buyer is given an opportunity to read the report(s); and
3. One of the following has occurred:
   a. The buyer has signed a receipt for the report(s) and waived the right to cancel; or
   b. Thirty (30) days have passed from the time the report(s) were delivered to the buyer; or
   c. The apartment is conveyed to the buyer within 30 days from the date the report(s) were delivered to the buyer.

Material Change: Binding contracts with the Developer may be rescinded by the buyer if:

1. There is a material change in the condominium which directly, substantially, and adversely affects (a) the use or value of the buyer's apartment or its limited common elements; or (b) the amenities available for buyer's use; and
2. The buyer has not waived the right to rescind.

If the buyer rescinds a binding sales contract because there has been a material change, the buyer is entitled to a full and prompt refund of any moneys the buyer paid.

B. Rights Under the Sales Contract:

Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the condominium. These include but are not limited to the:

1. Condominium Public Reports issued by the Hawaii Real Estate Commission.
2. Declaration of Horizontal Property Regime and Condominium Map.
3. Bylaws of the Association of Apartment Owners.
4. House Rules.
5. Escrow Agreement.
6. Hawaii's Condominium Law (Chapter 514A, HRS, as amended; Hawaii Administrative Rules, Chapter 16-107, adopted by the Real Estate Commission).
7. Other _____

If these documents are not in final form, the buyer should ask to see the most recent draft.

Copies of the condominium and sales documents and amendments made by the developer are available for review through the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's Condominium Law (Chapter 514A, HRS and Hawaii Administrative Rules Chapter 16-107) are available at the Department of Commerce and Consumer Affairs.

This Public Report is a part of Registration No. 1766 filed with the Real Estate Commission on June 9, 1986.

Reproduction of Report. When reproduced, this report must be on:

[ ] yellow paper stock [ ] white paper stock [X] pink paper stock

Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the effective period for the report.

Supplementary Public Reports expire on the expiration date given on the front of the report.

GLORIA DAMRON, Chairman
REAL ESTATE COMMISSION
STATE OF HAWAII

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