

CONDOMINIUM PUBLIC REPORT

Prepared & Issued by:

Developer: W. J. Taylor Enterprises, Inc.
Address: 1212 Nuuanu Avenue, #3911, Honolulu, HI 96817

Project Name(\*): ROLLING MEADOWS CONDOMINIUM
Address: Kini Place, Kapaa, Puna (Kawaihau), Kauai, Hawaii

Registration No. 2195
Effective date: August 24, 1999
Expiration date: September 24, 2000

Preparation of this Report:

This report has been prepared by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii Revised Statutes, as amended. This report is not valid unless the Hawaii Real Estate Commission has issued a registration number and effective date for the report.

This report has not been prepared or issued by the Real Estate Commission or any other government agency. Neither the Commission nor any other government agency has judged or approved the merits or value, if any, of the project or of purchasing an apartment in the project.

Buyers are encouraged to read this report carefully, and to seek professional advice before signing a sales contract for the purchase of an apartment in the project.

Expiration Date of Reports: Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the effective date unless a Supplementary Public Report is issued or unless the Commission issues an order, a copy of which is attached to this report, extending the effective date for the report.

Exception: The Real Estate Commission may issue an order, a copy of which shall be attached to this report, that the final public report for a two apartment condominium project shall have no expiration date.

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.
FINAL: (white) The developer has legally created a condominium and has filed complete information with the Commission.
SECOND SUPPLEMENTARY: (pink) This report updates information contained in the:
[X] Preliminary Public Report dated:
[X] Final Public Report dated: August 8, 1991
[X] Supplementary Public Report dated: April 10, 1996
And [X] Must be read together with Supplementary Report
[X] This report reactivates the Supplementary public report(s) which expired on July 10, 1999

(\* ) Exactly as named in the Declaration

This material can be made available for individuals with special needs. Please call the Senior Condominium Specialist at 586-2644 to submit your request.

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

Required and attached to this report as Exhibit G                       Not Required - Disclosures covered in this report.

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.

No prior reports have been issued by the developer.

Changes made are as follows:

1. Developer has completed a consolidation and resubdivision of a portion of the subdivided lots underlying the Project.
2. Common element easement has been converted to an actual common element.
3. Deletion of Page 20a. W. John S. Taylor's Hawaii real estate broker's license, RB13620, was forfeited on December 31, 1998.

I. PERSONS CONNECTED WITH THE PROJECT

Developer: W. J. Taylor Enterprises, Inc. Phone: (808) 545-5943  
Name\* 1212 Nuuanu Ave., Apt. 3911  
Business Address Honolulu, HI 96817  
(Business)

Names of officers and directors of developers who are corporations; general partners of a partnership; partners of a Limited Liability Partnership(LLP); or manager and members of a Limited Liability Company(LLC)(attach separate sheet if necessary):

W. John S. Taylor is President, Treasurer,  
Secretary and Sole Director

Real Estate  
Broker\*: Vision Properties, Inc. Phone: (808) 822-1612  
Name 4-4901 Kuhio Hwy. Ste. G  
Business Address Kapaa, HI 96746  
(Business)

Escrow: Title Guaranty Escrow Services, Inc. Phone: (808) 245-3381  
Name 4414 Kukui Grove St., Ste. 104  
Business Address Lihue, HI 96766  
(Business)

General  
Contractor\*: n/a Phone: \_\_\_\_\_  
Name \_\_\_\_\_  
Business Address \_\_\_\_\_  
(Business)

Condominium  
Managing  
Agent\*: Self-managed by the Association Phone: \_\_\_\_\_  
of Apartment Owners  
Name \_\_\_\_\_  
Business Address \_\_\_\_\_  
(Business)

Attorney for  
Developer: STEVEN R. LEE, ESQ. Phone: (808) 246-1101  
Name 4473 Pahee Street, Suite L  
Business Address Lihue, Hawaii 96766  
(Business)

\* For Entities: Name of corporation, partnership, Limited Liability Partnership (LLP), or Limited Liability Company (LLC)

**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 Condominium Property Regime, a Condominium Map (File Plan), and the Bylaws of the Association of Apartment Owners. The Condominium Property Act (Chapter 514A, HRS), the Declaration, Bylaws, and House Rules control the rights and obligations of the apartment owners with respect to the project and 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.

A. Declaration of Condominium 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  
 Recorded - Bureau of Conveyances: Document No. 90-038505  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. \_\_\_\_\_

The Declaration referred to above has been amended by the following instruments [state name of document, date and recording/filing information]:

See Page 6a attached

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  
 Recorded - Bureau of Conveyances Condo Map No. 1306  
 Filed - Land Court Condo Map No. \_\_\_\_\_

The Condominium Map has been amended by the following instruments [state name of document, date and recording/filing information]:

See Page 6a attached

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 manner in which meetings will be conducted, whether pets are prohibited or allowed and other matters which affect how the condominium project will be governed.

The Bylaws for this condominium are:

Proposed  
 Recorded - Bureau of Conveyances: Document No. 90-038506  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court: Document No. \_\_\_\_\_

The Bylaws referred to above have been amended by the following instruments [state name of document, date and recording/filing information]:

See Page 6a attached

- A. The Declaration of Condominium Property Regime recorded as Document No. 90-038505 has been amended by the following instruments:

Amended and Restated Declaration of Condominium Property Regime dated April 3, 1991 recorded as Document No. 91-048213

First Amendment to Amended and Restated Declaration of Condominium Property Regime dated May 22, 1991, recorded as Document No. 91-065998

Second Amendment to Amended and Restated Declaration of Condominium Property Regime dated November 11, 1995, recorded as Document No. 96-011681

Third Amendment to Amended and Restated Declaration of Condominium Property Regime dated December 22, 1998, recorded as Document No. 99-076151

- B. The Condominium Map for this project filed as Condo Map No. 1306 has been amended by the following instruments:

First Amendment to Amended and Restated Declaration of Condominium Property Regime dated May 22, 1991, recorded as Document No. 91-065998

Second Amendment to Amended and Restated Declaration of Condominium Property Regime dated November 11, 1995, recorded as Document No. 96-011681

Third Amendment to Amended and Restated Declaration of Condominium Property Regime dated December 22, 1998, recorded as Document No. 99-076151

- C. The Bylaws for this project recorded as Document No. 90-038506 have been amended by the following instruments:

Amended and Restated Bylaws of Rolling Meadows dated April 3, 1991, recorded as Document No. 91-048214

First Amendment to Amended and Restated Bylaws of Rolling Meadows dated January 23, 1996, recorded as Document No. 96-011682

Fee Owner: W. John S. Taylor & Co., Ltd.  
Name  
1212 Nuuanu Avenue, #3911  
Address  
Honolulu, HI 96817

Lessor: n/a  
Name  
Address

C. **Buildings and Other Improvements:**

1.  New Building(s)  Conversion of Existing Building(s)  Both New Building(s) and Conversion

2. Number of Buildings: 13 Floors Per Building 1  
 Exhibit \_\_\_\_\_ contains further explanations.

3. **Principal Construction Material:**

Concrete  Hollow Tile  Wood  
 Other \_\_\_\_\_

4. **Uses Permitted by Zoning:**

	No. of Apts.	Use Permitted By Zoning		No. of Apts.	Use Permitted By Zoning
<input type="checkbox"/> Residential	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Ohana	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Commercial	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Industrial	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Mix Res/Comm	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Agricultural	—	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Hotel	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Recreational	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Timeshare	—	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Other: <u>Shed</u>	<u>13</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?  
 Yes  No

2. **Limited Common Elements:** Limited Common Elements are those common elements which are reserved for the exclusive use of the owners of certain apartments.

There are no limited common elements in this project.

The limited common elements and the apartments which use them, as described in the Declaration, are:

described in Exhibit E.

as follows:

3. **Common Interest:** Each apartment will have an undivided fractional interest in all of the common elements. This interest is called the "common interest." It is used to determine each apartment's share of the maintenance fees and other common profits and expenses of the condominium project. It may also be used for other purposes, including voting on matters requiring action by apartment owners. The common interests for the apartments in this project, as described in the Declaration, are:

described in Exhibit C.

as follows:

- E. **Encumbrances Against Title:** An encumbrance is a claim against or a liability on the property or a document affecting the title or use of the property. Encumbrances may have an adverse effect on the property or your purchase and ownership of an apartment in the project.

Exhibit F describes the encumbrances against the title contained in the title report dated May 25, 1999 and issued by Title Guaranty of Hawaii, Inc.

G. Status of Construction and Date of Completion or Estimated Date of Completion:

Units A through M structures were completed on April 1, 1995.

H. Project Phases:

The developer [ ] has [  ] has not reserved the right to add to, merge, or phase this condominium.

Summary of Developer's plans or right to perform for future development (such as additions, mergers or phasing):

IV. CONDOMINIUM MANAGEMENT

- A. **Management of the Common Elements:** The Association of Apartment Owners is responsible for the management of the common elements and the overall operation of the condominium project. The Association may be permitted, and in some cases may be required, to employ or retain a condominium managing agent to assist the Association in managing the condominium project.

**Initial Condominium Managing Agent:** When the developer or the developer's affiliate is the initial condominium managing agent, the management contract must have a term of one year or less and the parties must be able to terminate the contract on notice of 60 days or less.

The initial condominium managing agent for this project, named on page five (5) of this report, is:

- not affiliated with the Developer  the Developer or the Developer's affiliate.  
 self-managed by the Association of Apartment Owners  Other: \_\_\_\_\_

- B. **Estimate of Initial Maintenance Fees:**

The Association will make assessments against your apartment to provide funds for the operation and maintenance of the condominium project. If you are delinquent in paying the assessments, a lien may be placed on your apartment and the apartment may be sold through a foreclosure proceeding.

Initial maintenance fees are difficult to estimate and tend to increase as the condominium ages. Maintenance fees may vary depending on the services provided.

Exhibit H contains a schedule of estimated initial maintenance fees and maintenance fee disbursements (subject to change).

- C. **Utility Charges for Apartments:**

Each apartment will be billed separately for utilities except for the following checked utilities which are included in the maintenance fees:

- None  Electricity (\_\_\_\_ Common Elements only \_\_\_\_\_ Common Elements & Apartments)  
 Gas (\_\_\_\_ Common Elements only \_\_\_\_\_ Common Elements & Apartments)  
 Water  Sewer  Television Cable  
 Other \_\_\_\_\_

2. Rights Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and carefully review all documents relating to the project. If these documents are not in final form, the buyer should ask to see the most recent draft. These include but are not limited to the:

- A) Condominium Public Reports issued by the developer which have been issued an effective date by the Hawaii Real Estate Commission.
- B) Declaration of Condominium Property Regime, as amended.
- C) Bylaws of the Association of Apartment Owners, as amended.
- D) House Rules, if any.
- E) Condominium Map, as amended.
- F) Escrow Agreement.
- G) Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
- H) Other Grant, Easement, Declaration

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 Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at the Cashier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honolulu, Hawaii, mailing address: P. O. Box 541, Honolulu, HI 96809, at a nominal cost.

This Public Report is a part of Registration No. 2195 filed with the Real Estate Commission on February 26, 1990

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

YELLOW paper stock       WHITE paper stock       PINK paper stock

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

W. J. TAYLOR ENTERPRISES, INC.

Printed Name of Developer

By:   
Duly Authorized Signatory\*

8<sup>th</sup> August 1999  
Date

W. John S. Taylor, Its President

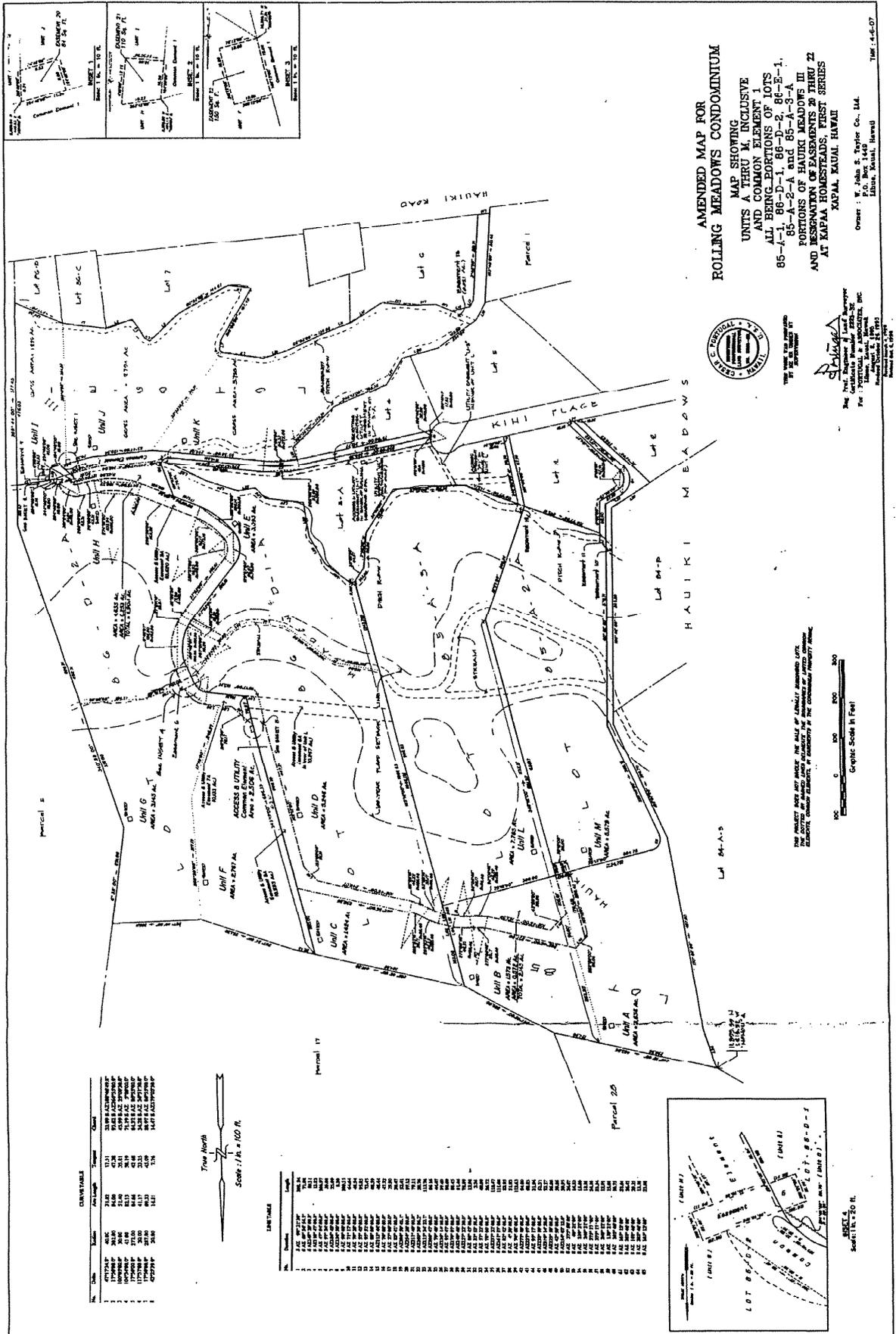
Printed Name & Title of Person Signing Above

Distribution:

Department of Finance, County of Kauai  
Planning Department, County of Kauai

*\*Must be signed for a: corporation by an officer; partnership or Limited Liability Partnership(LLP) by the general partner; Limited Liability Company(LLC) by the manager or member; and for an individual by the individual.*

**EXHIBIT "A"**  
**Condominium Unit Plan and Limited Common Element Locations**

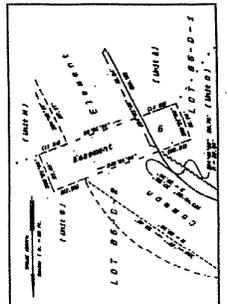


**CONVERTIBLE**

Unit	Area	Volume	Count
UNIT A	12.21	32.89	1
UNIT B	4.78	13.41	1
UNIT C	4.19	11.74	1
UNIT D	4.19	11.74	1
UNIT E	4.19	11.74	1
UNIT F	4.19	11.74	1
UNIT G	4.19	11.74	1
UNIT H	4.19	11.74	1
UNIT I	4.19	11.74	1
UNIT J	4.19	11.74	1
UNIT K	4.19	11.74	1
UNIT L	4.19	11.74	1
UNIT M	4.19	11.74	1

**LINE TABLE**

Line	Description	Area	Volume
1	UNIT A	12.21	32.89
2	UNIT B	4.78	13.41
3	UNIT C	4.19	11.74
4	UNIT D	4.19	11.74
5	UNIT E	4.19	11.74
6	UNIT F	4.19	11.74
7	UNIT G	4.19	11.74
8	UNIT H	4.19	11.74
9	UNIT I	4.19	11.74
10	UNIT J	4.19	11.74
11	UNIT K	4.19	11.74
12	UNIT L	4.19	11.74
13	UNIT M	4.19	11.74



**EXHIBIT C**

**SCHEDULE OF APARTMENTS AND COMMON INTERESTS**

<u>Qty.</u>	<u>Unit No.</u>	<u>Area of Limited Common Element* (Acres)</u>	<u>No. of Br./Bath</u>	<u>Appx. Net Living Area (Sq. Ft.)</u>	<u>Appx. Storage Shed Area (Sq. Ft.)</u>	<u>% of Common Int.</u>
1	A	3.636	0/0	0	16	8%
1	B(1) (2)	0.572 1.573	0/0	0	16	7%
1	C	1.424	0/0	0	16	7%
1	D	5.246	0/0	0	16	8%
1	E	3.093	0/0	0	16	8%
1	F	2.767	0/0	0	16	8%
1	G	3.145	0/0	0	16	8%
1	H(1) (2)	4.655 0.253	0/0	0	16	8%
1	I	1.225	0/0	0	16	6%
1	J	2.794	0/0	0	16	8%
1	K	3.755	0/0	0	16	8%
1	L	7.785	0/0	0	16	8%
1	M	5.579	0/0	0	16	8%

The common interest appurtenant to each unit shall be permanent. Subject to the zoning requirements and amendments of the Condominium Map and the Declaration of Condominium Property Regime, each unit owner may use his unit, alter or add to it in any manner he deems desirable, so long as it is permitted by law and the Declaration of Protective Covenants and House Rules, if any. If adjoining unit owners desire to alter and/or transfer portions of their respective units, they can do so by the filing of an amendment to the Condominium Map and the Declaration of Condominium Property Regime together with their respective signatures. See Exhibit I for cautionary comments from the County of Kauai Planning Department.

**\*Note: Land areas referenced herein are not legally subdivided lots.**

**END OF EXHIBIT C**

**EXHIBIT E**

**COMMON ELEMENTS OF THE PROJECT**

The common elements of the project are:

- (a) the land in fee simple;
- (b) the 2.506 acre common access and utility element shown on the Amended Condominium Map;
- (c) all commonly used present or future ducts, electrical equipment, wiring and other central and appurtenant installations for common services, if any, including power, light, sewage, irrigation and telephone;
- (d) any and all other elements and facilities in common use or necessary to the Project.

**LIMITED COMMON ELEMENTS OF THE PROJECT**

Certain parts of the common elements, referred to as the "limited common elements," have been designated and set aside for the exclusive use of one or more units, and such unit(s) have appurtenant exclusive easements for the use of such limited common elements. The limited common elements set aside, reserved and deemed a limited common element appurtenant to and for the exclusive use of each respective unit are:

(a) those certain land areas upon and around which Units A through M are located, shown and designated on the Amended Condominium Map and the table below:

<u>Unit Number</u>	<u>Area of Limited Common Element*</u>
A	3.636 acres
B	2.145 acres
C	1.424 acres
D	5.246 acres
E	3.093 acres
F	2.767 acres
G	3.145 acres
H	4.908 acres
I	1.225 acres
J	2.794 acres
K	3.755 acres
L	7.785 acres
M	5.579 acres

**\*Note: Land areas referenced herein are not legally subdivided lots.**

(b) the existing perimeter fencing abutting a unit is deemed a limited common element appurtenant to and for the exclusive use of each respective unit. A prospective purchaser should refer to Section IV of the Second Amendment to Amended and Restated Declaration of Condominium Property Regime for additional information regarding the fencing and a common grazing program for the Project.

**END OF EXHIBIT E**

**EXHIBIT F**

**ENCUMBRANCES AGAINST TITLE**

1. Real Property Taxes. Check with the County of Kauai, Department of Finance, Real Property Tax Division, for detailed information.
  
2. -AS TO LOTS 86-D-1, 86-D-2 AND 86-E-1:-
  - (A) Excepting and reserving therefrom the ditches located within a portion of the land described herein and the necessary rights-of-way, as reserved in Land Patent Grant Number 7323 dated August 8, 1919.
  - (B) The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in instrument dated September 25, 1980, recorded in Liber 15049 at Page 394.
  
3. -AS TO LOTS 86-D-1, 86-D-2, 85-A-2A AND 85-A-3A:-
  - (A) Any and all riparian and other rights in and to the Kainahola Stream and the water thereof.
  - (B) 100-year flood setback line, as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor dated April 23, 1986.
  
4. -AS TO LOTS 85-A-1, 85-A-2A AND 85-A-3A:- Excepting and reserving therefrom the ditches located within a portion of the land and the necessary rights-of-way, as reserved in Land Patent Grant No. 6847, dated May 8, 1917.
  
5. -AS TO LOTS 86-D-1 AND 86-D-2:-
  - (A) A 30-foot wide access easement, as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
  - (B) Designation of Easement "1", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
  - (C) Declaration of Easement dated December 10, 1987, recorded in Liber 21421 at Page 259, by W. John S. Taylor & Co., Ltd., an Illinois partnership; granting a perpetual, non-exclusive easement for access and utility purposes (including water) over, across, under and through a portion of the land described herein, said easement area being designated as Easement "1", containing an area of 0.69 acre, and being more particularly described therein.

6. -AS TO LOT 86-D-1:-

- (A) Designation of Easement "4", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (B) Designation of Easement "8", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (C) Designation of Easement "9", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (D) Designation of Easement "14", as shown on Amended Condominium Map No. 1306 dated December 14, 1989.

7. -AS TO LOT 86-D-2:-

- (A) Designation of Easement "2", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (B) Designation of Easement "3", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (C) Designation of Easement "5", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (D) Designation of Easement "6", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (E) Designation of Easement "7", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (F) Grant in favor of the State of Hawaii, by and through its Board of Land and Natural Resources, dated June 1, 1987, recorded in Liber 21278 at Page 382; granting a perpetual easement for access and utility purposes over, across, under and through a portion of the land described herein, said easement area being a ditch right-of-way containing an area of 5,627 square feet, more or less, and being more particularly described therein.
- (G) Grant in favor of the State of Hawaii, by and through its Board of Land and Natural Resources, dated June 1, 1987, recorded in Liber 21278 at Page 389; granting an easement for a tunnel right-of-way over, across, under and through a

portion of the land described herein, said right-of-way containing an area of 208 square feet, more or less, and being more particularly described therein.

- (H) Grant in favor of W. John S. Taylor & Co., Ltd., an Illinois partnership, dated October 9, 1987, recorded in Liber 21278 at Page 403; granting a perpetual, non-exclusive easement for access and utility purposes over, across, under and through a portion of Kainahola Stream, being located within said Lot 86-D-2, said easement area being designated as Easement "D" (area 840 square feet), and being more particularly described therein.
- (I) Designation of Easement "15", as shown on Amended Condominium Map No. 1306 dated December 14, 1989.
- (J) Designation of Easement "22", as shown on Amended Condominium Map No. 1306 dated August 2, 1985.

8. -AS TO LOT 85-A-1:-

- (A) Designation of Easement "10", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (B) Designation of Easement "16", as shown on Amended Condominium Map No. 1306 dated December 14, 1989.
- (C) Designation of Easement "17", as shown on Amended Condominium Map No. 1306 dated December 14, 1989.

9. -AS TO LOT 85-A-2A:-

- (A) Designation of Easement "11", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.
- (B) Designation of Easement "18", as shown on Amended Condominium Map No. 1306 dated December 14, 1989.

10. -AS TO LOT 85-A-3A: - Designation of Easement "12", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.

11. -AS TO PARCEL 86-E-1:-

- (A) Designation of Easement "13", as shown on the map prepared by Oscar C. Portugal, Registered Professional Land Surveyor, dated April 23, 1986.

- (B) Grant in favor of the State of Hawaii, by and through its Board of Land and Natural Resources, dated October 9, 1987, recorded in Liber 21278 at Page 377; granting a perpetual, non-exclusive easement for access purposes to a water gauging station related to the ditch right-of-way which traverses Lot 86-E-1, over, across, under and through a portion of said Lot 86-E-1, said easement area containing an area of 8,858 square feet, and being more particularly described therein.
- (C) Designation of Easement "20", as shown on Amended Condominium Map No. 1306 dated October 26, 1995.
- (D) Designation of Easement "21", as shown on Amended Condominium Map No. 1306 dated October 26, 1995.

12. -AS TO LOTS 85-A-1, 85-A-2A, 85-A-3A AND 86-E-1:- Grant in favor of W. John S. Taylor & Co., Ltd., an Illinois partnership, dated October 9, 1987, recorded in Liber 21278 at Page 395; granting perpetual, non-exclusive easements for access and utility purposes over, across, under and through a ditch right-of-way traversing Lots 85-A-1, 85-A-2, 85-A-3 and 86-E-1, said easement areas being designated as Easements "A" (area 692 square feet), "B" (area 264 square feet) and "C" (area 962 square feet), all being more particularly described therein.

13. The terms and provisions, including the failure to comply with the covenants, conditions and reservations, contained in the following:

INSTRUMENT : DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR THE "ROLLING MEADOWS CONDOMINIUM" CONDOMINIUM PROJECT

DATED : February 21, 1990

RECORDED : Document No. 90-038505

MAP : 1306 and any amendments thereto

Amended and Restated Declaration of Condominium Property Regime of Rolling Meadows Condominium dated April 3, 1991, recorded as Document No. 91-048213.

Said Amended and Restated Declaration was amended by instruments dated May 22, 1991, recorded as Document No. 91-065998, dated November 11, 1995, recorded as Document No. 96-011681, and dated December 22, 1998, recorded as Document No. 99-076151.

14. The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in the following:

INSTRUMENT : BYLAWS OF THE ASSOCIATION OF APARTMENT OWNERS

DATED : February 21, 1990

RECORDED : Document No. 90-038506

Amended and Restated Bylaws of Rolling Meadows Condominium dated April 3, 1991, recorded as Document No. 91-048214.

Said Amended and Restated Bylaws were amended by instrument dated January 23, 1996, recorded as Document No. 96-011682.

15. -AS TO LOTS 85-A-2A AND 85-A-3A:- The terms and provisions, including the failure to comply with any covenants, conditions and reservations contained in DECLARATION dated March 26, 1990, recorded as Document No. 90-043767, but omitting any covenants or restrictions if any, based upon race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
16. Right-of-Entry in favor of Citizens Utilities Company and GTE Hawaiian Telephone Company Incorporated, dated June 1, 1995, recorded as Document No. 95-141051; granting a right-of-entry and easement for the purposes of building, constructing, repairing, maintaining and operating pole and wire lines and/or underground lines, etc., for the transmission and distribution of electricity.
17. The terms and provisions, including the failure to comply with any covenants, conditions and reservations, contained in Declaration of Protective Covenants and House Rules for Rolling Meadows Condominium dated October 19, 1995, recorded as Document No. 96-011683.
18. Grant in favor of W. John S. Taylor & Co., Ltd., an Illinois partnership, dated August 7, 1995, recorded as Document No. 96-011685; granting a perpetual right and nonexclusive easement for access and utility purposes.

**END OF EXHIBIT F**

**EXHIBIT G**

**DISCLOSURE ABSTRACT FOR  
ROLLING MEADOWS**

Pursuant to Hawaii Revised Statutes, Section 514(A)-61, the Developer of ROLLING MEADOWS makes the following disclosures:

1. The Developer of the project is W.J. TAYLOR ENTERPRISES, INC., 1212 Nuuanu Avenue, #3911, Honolulu, Hawaii, 96817.
2. See Exhibit H for the projected annual maintenance fees. The Developer hereby certifies that the estimations have been based on generally accepted accounting principles.
3. No warranty will apply to any individual agricultural units. There are pre-existing structures on the property and no warranty will be made regarding the agricultural buildings.
4. If any condominium unit is converted to residential use, no such units will be used for both hotel and residential use; these are condominium units in which residential use is permitted, but hotel use is not.
5. There will be no commercial use except those activities permitted by the Kauai County Comprehensive Zoning Ordinance.
6. Pursuant to Section 16-107-5, Hawaii Administrative Rules, reference is hereby made to the method by which common interest has been computed for the above-referenced project. There are thirteen units, each of which sustains a structure and each of which has a different size of appurtenant limited common element. Therefore, the assessment of undivided interest both for common expense and for voting is as follows: Units A, D, E, F, G, H, J, K, L, M - 8% each; Units B and C - 7% each; and Unit I - 6%.

W.J. TAYLOR ENTERPRISES, INC.

By:   
\_\_\_\_\_  
W. JOHN S. TAYLOR  
Its President

Dated: 7/10/99

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**RECEIPT**

The undersigned has received a copy of the foregoing disclosure abstract with Exhibit H this \_\_\_ day of \_\_\_\_\_, 19\_\_.

Purchaser(s)

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**EXHIBIT H**  
**ESTIMATE OF INITIAL MAINTENANCE FEES**  
**AND**  
**ESTIMATE OF MAINTENANCE FEE DISBURSEMENTS**

Estimate of Initial Maintenance Fees:

<u>Apartment</u>	<u>Monthly Fee</u> x 12 months = <u>Yearly Total</u>
A - M	\$30.00                      \$360.00

The Real Estate Commission has not reviewed the estimates of maintenance fee assessments and disbursements for their accuracy or sufficiency.

Estimate of Maintenance Fee Disbursements:

Monthly x 12 months = Yearly Total

Utilities and Service		
Air Conditioning		
Electricity		
[ ] common elements only		
[ ] common elements and apartments		
Elevator		
Gas		
[ ] common elements only		
[ ] common elements and apartments		
Refuse Collection		
Telephone		
Water and Sewer		
Maintenance, Repairs and Supplies		
Building		
Grounds		
Road/Shoulder Maintenance	\$ 200.00	\$2,400.00
Water Tank		
Insurance	\$ 100.00	\$1,200.00
Reserves (*)		
Taxes and Government Assessments		
Audit Fees		
Other		
Contingency	\$ 30.00	\$ 360.00
Management Fee		
Accounting	\$ 60.00	\$ 720.00
<b>TOTAL</b>	<b>\$ 390.00</b>	<b>\$4,680.00</b>

I, W. John S. Taylor, President of W. J. TAYLOR ENTERPRISES, INC., Developer of the condominium project ROLLING MEADOWS CONDOMINIUM, hereby certify that the above estimates of initial maintenance fee assessments and maintenance fee disbursements were prepared in accordance with generally accepted accounting principles.

W. J. TAYLOR ENTERPRISES, INC.



By W. John S. Taylor  
Its President

(\*)Mandatory reserves assessment and collection in effect beginning 1994 budget year. The Developer is to attach to this exhibit an explanation whether, in arriving at the figure for "Reserves," the Developer has not conducted a reserve study in accordance with Section 514A-83.6, HRS, and the replacement reserve rules, Subchapter 6, Title 16, Chapter 107, Hawaii Administrative Rules, as amended.

Pursuant to Section 514A-83.6, HRS, a new association created after January 1, 1993, need not collect estimated replacement reserves until the fiscal year which begins after the association's first annual meeting.