



**REAL ESTATE COMMISSION**

STATE OF HAWAII  
DEPARTMENT OF COMMERCE AND CONSUMER AFFAIRS  
PROFESSIONAL AND VOCATIONAL LICENSING DIVISION  
P. O. Box 3469  
Honolulu, Hawaii 96801

**CONDOMINIUM PUBLIC REPORT**

PEARL HORIZONS, PHASE IIA  
98-660 Moanalua Loop  
Aiea, Hawaii 96701

Registration No. 2421

Issued: December 13, 1991  
Expires: June 20, 1992

Report Purpose:

This report is based on information and documents submitted by the developer to the Real Estate Commission as of December 10, 1991, 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:**      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.  
(yellow)

       **FINAL:**              The developer has legally created a condominium and has filed complete information with the Commission.

- No prior reports have been issued
- Supersedes all prior public reports
- Must be read together with \_\_\_\_\_

  X   **SUPPLEMENTARY:**    Updates information contained in the  
(pink)  
 Prelim. Public Report dated \_\_\_\_\_  
 Final Public Report dated May 20, 1991  
 Supp. Public Report dated \_\_\_\_\_

And  Supersedes all prior public reports  
 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:

Required               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 Commission.

Changes made are as follows:

The Declaration of Condominium Property Regime dated March 8, 1991, was amended by First Amendment to Declaration of Condominium Property Regime of Pearl Horizons, Phase IIA, dated November 27, 1991. See page 7 of this Report for the recording information.

The Amendment corrects the Declaration which stated that the ground floor apartments designated as D or D-R type apartments has exclusive use of the rear yard areas situated immediately outside of their lanais and that the owners of these units has the right to erect a fence to enclose such area. The Amendment omits the exclusive use of such rear yard areas.

As such, Paragraph 3 of Exhibit "E", Limited Common Elements, of the Final Public Report dated May 20, 1991, is deleted in its entirety. A revised Exhibit "E" is attached to this Report.

Except for the changes noted about, all of the information provided in the Final Public Report dated May 20, 1991, remains unchanged.

**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.

- 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. 91-043121  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court - Document No. \_\_\_\_\_

Amendment date(s) and recording/filing information:

First Amendment dated November 27, 1991- Document No. 91-165003

- 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 Conveyance Condo Map No. 1472  
 Filed - Land Court Condo Map No. \_\_\_\_\_

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  
 Recorded - Bureau of Conveyances - Document No. 91-043122  
Book \_\_\_\_\_ Page \_\_\_\_\_  
 Filed - Land Court - Document No. \_\_\_\_\_

Amendment date(s) and recording/filing information:

This Public Report is a part of Registration No. 2421 filed with the Real Estate Commission on April 11, 1991.

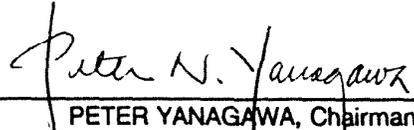
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Expiration Date of Reports. Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) months from the date of issuance unless a Supplementary Public Report is issued or unless the Commission issues an order extending the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



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PETER YANAGAWA, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

Bureau of Conveyances  
Department of Finance, City & County of Honolulu  
Planning Department, City & County of Honolulu  
Federal Housing Administration

EXHIBIT "E"

LIMITED COMMON ELEMENTS

1. One (1) automobile parking stall shall be assigned to each of the residential apartments except Apartment No. 150 which shall have assigned to it an additional twenty (20) parking stalls, for a total of twenty-one (21) parking stalls, as designated in the Declaration upon the original conveyance thereof and shall be appurtenant to and for the exclusive use of each such apartment. There are two types of parking stalls designated as regular and compact. The parking stalls are designated on said Condominium Map with the letter C if they are compact. There is no letter designation for the regular stalls. Thirty-three (33) of the parking stalls are compact, each containing an area of approximately 120 square feet and seventeen (17) of the parking stalls are regular, each containing an area of approximately 161.5 square feet. Any parking space easement appurtenant to a residential apartment may be transferred from residential apartment to residential apartment in the Project by way of amendment to this Declaration as hereinafter provided and as provided in Section 514A-14, HRS.

2. Entry patios, porches, decks and steps and entry walkways and stairways which would be used only for the purposes of ingress to and egress from a particular apartment shall be appurtenant to and for the exclusive use of said apartment.

3. All other common elements of the Project which are rationally related to less than all of said apartments shall be limited common elements appurtenant to the apartments to which they are so related.