

CONDOMINIUM PUBLIC REPORT

Prepared &

Issued by: Developer Kim A. Maier and Carol L. Metcalfe-Maier  
Address P.O. Box 621, Kailua-Kona, Hawaii 96745

Project Name(\*): OHAI VISTAS CONDOMINIUM  
Address: Holualoa 4th, North Kona, Hawaii

Registration No. 3558

Effective date: September 25, 1996

Expiration date: October 25, 1997

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:      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 by the developer when complete information is filed.  
(yellow)

     FINAL:              The developer has legally created a condominium and has filed complete information with the Commission.  
(white)  
                          [ ] No prior reports have been issued.  
                          [ ] This report supersedes all prior public reports.  
                          [ ] This report must be read together with \_\_\_\_\_

  X   SUPPLEMENTARY: This report updates information contained in the:  
(pink)  
                          [ ] Preliminary Public Report dated: \_\_\_\_\_  
                          [X] Final Public Report dated: July 31, 1996  
                          [ ] Supplementary Public Report dated: \_\_\_\_\_

And [ ] Supersedes all prior public reports  
      [X] Must be read together with the Final Public Report  
      [ ] This report reactivates the \_\_\_\_\_  
  public report(s) which expired on \_\_\_\_\_

\_\_\_\_\_  
(\* ) Exactly as named in the Declaration

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

[ ] Required and attached to this report      [X] 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.

[X] Changes made are as follows:

1. Amendments to Declaration/Condo Map, see p.6.
2. Amendments to Buildings/Improvements/Uses, see p. 10.
3. Amendments to Interior/Apartments, see p. 11.
4. Amendments to Parking Stalls, see p. 12.
5. Amendments to Status of Construction, see p. 16.
6. Amendments to Buildings and Apartments, see Exhibit "A".

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SPECIAL ATTENTION

This is a CONDOMINIUM PROJECT, not a subdivision. The land area beneath and immediately appurtenant to each unit is designated a LIMITED COMMON ELEMENT and is not a legally subdivided lot. The dashed lines on the Condominium map bounding the designated number of square feet in each limited common element land area are for illustrative purposes only and should not be construed to be the property lines of legally subdivided lots.

This public report does not constitute approval of the Project by the Real Estate Commission, or any other government agency, nor does it ensure that all applicable county codes, ordinances, and subdivision requirements have necessarily been complied with.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE CONDOMINIUM DOCUMENTS REFERENCED IN THIS PUBLIC REPORT FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

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I. PERSONS CONNECTED WITH THE PROJECT

Developer: Kim A. Maier  
Carol L. Metcalfe-Maier Phone: (808)325-7811  
Name (Business)  
P.O. Box 621  
Business Address  
Kailua-Kona, HI 96745

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

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Real Estate Broker: Marilyn S. Knutson  
Knutson & Associates Phone: (808)329-1010  
Name (Business)  
75-6082 Alii Dr., Ste. 8  
Business Address  
Kailua-Kona, HI 96740

Escrow: First Hawaii Title Corporation Phone: (808)521-3411  
Name (Business)  
201 Merchant Street, Suite 2000  
Business Address  
Honolulu, Hawaii 96813

General Contractor: Kim A. Maier Phone: (808)325-7811  
Name (Business)  
P.O. Box 621  
Business Address  
Kailua-Kona, HI 96745

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

Attorney for Developer: Menezes Tsukazaki Yeh & Moore Phone: (808)961-0055  
Name (Business)  
100 Pauahi Street, Suite 204  
Business Address  
Hilo, Hawaii 96720

**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. 96-061018  
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]:

- First Amendment to Declaration, dated July 11, 1996, recorded as Doc. No. 96-121001.  
Second Amendment to Declaration, dated Aug. 23, 1996, recorded as Doc. No. 96-127874.

- 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. 2395  
 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]:

- Amendment to Condominium Map No. 2395, filed with Bureau on September 3, 1996.

- 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. 96-061019  
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]:

Fee Owner : Kim A. Maier and Carol L. Metcalfe-Maier

Name  
P.O. Box 621  
Address  
Kailua-Kona, Hawaii 96745

Sublessor: NA  
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: 2 Floors Per Building 2

Exhibit "A" contains further explanations.

3. Principal Construction Material:

Concrete             Hollow Tile                     Wood

Other \_\_\_\_\_

4. Permitted Uses by Zoning:

	No. of <u>Apts.</u>	Use Permitted <u>By Zoning</u>	No. of <u>Apts.</u>	Use Determined <u>By Zoning</u>
<input checked="" type="checkbox"/> Residential	<u>1</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Ohana	<u>1</u>	<input checked="" 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 type="checkbox"/> Agricultural	___	<input 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 type="checkbox"/> Other: _____	___	<input type="checkbox"/> Yes <input type="checkbox"/> No

Is/Are this/these use(s) specifically permitted by the project's Declaration or Bylaws?

Yes                     No

5. Special Use Restrictions:

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

[ X ] Pets: Allowed in reasonable number

[ ] Number of Occupants: \_\_\_\_\_

[ X ] Other: See, Exhibit "E"

[ ] There are no special use restrictions.

6. Interior (fill in appropriate numbers):

Elevators: 0      Stairways: 1 (A & B)      Trash Chutes: 0

<u>Apt. Type</u>	<u>Quantity</u>	<u>BR/Bath</u>	<u>Net Living Area (sf)*</u>	<u>Lanai/<sup>covered</sup>deck/<del>Patio</del> (sf)</u>
<u>A</u>	<u>1</u>	<u>3/3</u>	<u>1,796</u>	<u>140/110</u>
<u>B</u>	<u>1</u>	<u>3/3</u>	<u>1,803</u>	<u>190/110</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Apartments: 2

\*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.

Boundaries of Each Apartment:

See, Exhibit "A"

Permitted Alterations to Apartments:

See, Exhibit "A"

7. Parking Stalls:

Total Parking Stalls: 4

	<u>Regular</u>		<u>Compact</u>		<u>Tandem</u>		<u>TOTAL</u>
	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	<u>covered</u>	<u>open</u>	
Assigned (for each unit)	<u>2</u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>4</u>
Guest	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
Unassigned	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
Extra for Purchase	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
Other:	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
Total Covered & Open	<u>4</u>	<u>    </u>	<u>0</u>	<u>    </u>	<u>0</u>	<u>    </u>	<u>    </u>

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 "A" 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                       Storage Area                       Recreation Area

Laundry Area                       Tennis Court                       Trash Chute

Other: \_\_\_\_\_

9. Compliance With Building Code and Municipal Regulations; Cost to Cure Violations

There are no violations.                       Violations will not be cured.

Violations and cost to cure are listed below.     Violations will be cured by \_\_\_\_\_

10. Condition and Expected Useful Life of Structural Components, Mechanical, and Electrical Installations  
(For conversions of residential apartments in existence for at least five years):

NA

G. Status of Construction and Estimated Completion Date:

Construction of apartments A and B were completed in August 1996.

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):

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 given 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.
- D) House Rules. (None)
- 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 \_\_\_\_\_

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. 3558 filed with the Real Estate Commission on 5/20/96.

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

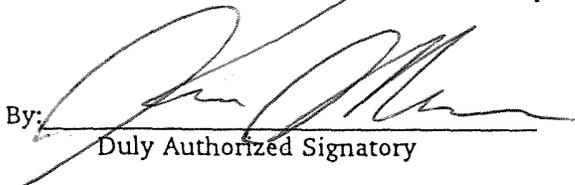
- yellow paper stock                       white paper stock                       pink paper stock

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.

Kim A. Maier and Carol L. Maier-Maier

Name of Developer

By:

  
Duly Authorized Signatory

Sept 19/96  
Date

Kim A. Maier, Agent for Developer

print name & title of person signing above

Distribution:

Department of Finance, County of Hawaii  
Planning Department, County of Hawaii  
Federal Housing Administration

OHAI VISTAS CONDOMINIUM

Exhibit "A"

Buildings and Apartments

Following is a description of the buildings and apartments at Ohai Vistas Condominium and an explanation of the boundaries of each apartment and permitted alterations:

1. Description of Buildings. The Project will consist of two (2) buildings designated as Building 1 and Building 2. Both Building 1 and Building 2 are two-stories in height, with the living area located at both levels and a carport located at the first-story level. Both buildings are of wood frame construction with vinyl siding and have concrete slab foundations. Both buildings have asphalt composition shingle roofs. Each building contains a carport with two covered parking stalls.

2. Description of Apartments. Two separate freehold estates are hereby created and designated (the "apartment"), as shown on the condominium Map. Specifically the two estates so created and designated are referred to as Apartment A and Apartment B. Apartment A is comprised of all of Building 1 and all other improvements physically located on the land area appurtenant to Apartment A. Apartment B is comprised of all of Building 2 and all other improvements physically located on the land area appurtenant to Apartment B. The apartments are described as follows:

(2.01) Apartment A is located in Building 1. The apartment's enclosed living area contains eight rooms: three bedrooms, three bathrooms, a family room, and a kitchen/dining/living room. The enclosed living area totals approximately 1,796 square feet. Also part of the apartment are: a covered deck at the second-story level of approximately 110 square feet, a covered lanai at the first-story level of approximately 140 square feet, and a covered two car garage/laundry area of approximately 570 square feet. In addition, the apartment consists of any and all other future improvements which may be constructed by the owner of the apartment on the land area appurtenant to the apartment as permitted in this Declaration.

(2.02) Apartment B is located in Building 2. The apartment's enclosed living area contains eight rooms: three bedrooms, three bathrooms, a family room, and a kitchen/dining/living room. The enclosed living area totals approximately 1,803 square feet. Also part of the apartment are a covered deck at the second-story level of approximately 110 square feet, a covered lanai at the first-story level of approximately 190 square feet, and a covered two car garage/laundry area of

approximately 570 square feet. In addition, the apartment consists of any and all other future improvements which may be constructed by the owner of the apartment on the land area appurtenant to the apartment as permitted in this Declaration.

(2.03) The owner of each apartment is entitled, if permitted by law, to construct any building or structure on the land area appurtenant to the apartment, provided that the building or structure meets with all applicable building, electrical, plumbing and housing codes and all applicable land use and zoning laws and ordinances in effect at the time of construction. All costs and expenses of any such future construction shall be borne by the owner of the apartment.

(2.04) The common element to which each apartment has immediate access is the land area appurtenant to each apartment, which is a limited common element,

(2.05) Each apartment shall be deemed to include all ducts, electrical equipment, wiring, pipes and other appurtenant transmission facilities (the "utility facilities") for services such as power, light, water, gas, wastewater disposal, telephone and radio and television signal distribution located within the apartment.

3. Alteration of Apartments. Each apartment owner shall have the right, at such owner's sole discretion and without the consent or permission of any other apartment owner or the Association, to renovate, remodel, make additions to, enlarge, remove, replace or restore such owner's apartment or any portion thereof, and to make improvements upon the land area appurtenant to the apartment (collectively "alterations"), provided that all alterations shall be at the expense of the apartment owner and shall be performed in accordance with all applicable building, electrical, plumbing and housing codes and all applicable land use and zoning laws and ordinances. Any apartment owner making an alteration pursuant to Paragraph 17 of the Declaration shall have the right, without the consent or permission of any other apartment owner or the Association, to amend the Declaration and the Condominium Map to reflect the alteration. Every apartment owner and their mortgagees, by acquiring an interest in an apartment, shall be deemed to have granted an irrevocable power of attorney to any apartment owner who makes an alteration pursuant to Paragraph 17 of the Declaration solely for the purpose of executing and recording an amendment to the Declaration and the Condominium Map describing the alteration.

THIS DOCUMENT CONTAINS A SUMMARY DESCRIPTION OF THE BUILDINGS AND APARTMENTS FOR OHAI VISTAS CONDOMINIUM. BUYER SHOULD THOROUGHLY REVIEW ALL PROJECT DOCUMENTS IN ORDER TO OBTAIN A COMPLETE UNDERSTANDING OF THE MATTERS CONTAINED IN THIS SUMMARY DESCRIPTION.

OHAI VIASTAS CONDOMINIUM

Exhibit "C"

Encumbrances Against Title

Following is a list of the encumbrances against title of the Ohai Vistas Condominium as shown by the Preliminary Report, issued by First Hawaii Title Corporation on March 29, 1996:

1. Reservation in favor of the State of Hawaii of all mineral and metallic mines.
2. Rights of Native Tenants as reserved in Land Commission Award Number 7228.
3. Claims arising out of customary or traditional Hawaiian rights, including but not limited to those for access or gathering purposes protected by the Constitution and/or the laws of the State of Hawaii.
4. The terms, provisions, covenants, easements and reservations as contained in the following:

DECLARATION

Dated: December 27, 1995  
Document No. 95-001917  
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.

5. Easement "1" (Part 1) for Access and Utility Purposes more particularly described as follows:

EASEMENT 1 (PART 1)  
FOR ACCESS AND UTILITY PURPOSES  
AFFECTING LOT 8

Land situated at the Southeasterly end of Road "B" of this subdivision, along the Northerly boundary of Lot 8 and

along the Southerly portion of Lot 4 at Holualoa 4th, North Kona, Island and County of Hawaii, State of Hawaii.

Being portions of:

Lot 8; and

Royal Patent 8289, Land Commission Award 7228 to Loe.

Beginning at the Northwesterly corner of this easement, being also an angle point along the Westerly boundary of Lot 4 and being the Northeasterly corner of Lot 8, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KAILUA (NORTH MERIDIAN)" being 13,287.26 feet South and 14,947.00 feet East and running by azimuths measured clockwise from True South:

Thence, for the next four (4) courses following along Lot 4 of this subdivision:

Thence, following on a curve to the left with a radius of 10.00 feet, the chord azimuth and distance being:

1. 335° 52' 17" 11.28 feet to a point;
2. 301° 32' 18.77 feet to a point;

Thence, following on a curve to the left with a radius of 90.00 feet, the chord azimuth and distance being:

3. 287° 33' 22" 43.48 feet to a point;
4. 334° 19' 22.30 feet to a point;

Thence, for the next three (3) courses following along the remainder of Lot 8:

Thence, following on a curve to the right with a radius of 110.00 feet, the chord azimuth and distance being:

- 5. 104° 42' 43" 63.67 feet to a point;
- 6. 121° 32' 18.77 feet to a point;

Thence, following on a curve to the left with a radius of 10.00 feet, the chord azimuth and distance being:

- 7. 87° 11' 43" 11.28 feet to a point;

Thence, following along the Southeasterly end of Road "B" of this subdivision on a curve to the left with a radius of 45.00 feet, the chord azimuth and distance being:

- 8. 211° 32' 32.73 feet to the point of beginning and containing an area of 1,612 square feet, more or less.

6. GRANT

In Favor Of: HAWAIIAN ELECTRIC LIGHT COMPANY, INC. and GTE  
HAWAIIAN TELEPHONE COMPANY INCORPORATED  
Dated: May 8, 1995  
Document No. 95-091876  
Purpose: Granting an easement over said Easement "1"

7. ROADWAY MAINTENANCE AGREEMENT

By: DIANE FEENEY, wife of Brian Robert Feeney  
Dated: July 19, 1995  
Document No. 95-100856

8. ROADWAY MAINTENANCE AGREEMENT

By: DIANE FEENEY, wife of Brian Robert Feeney  
Dated: October 13, 1995  
Document No. 95-134758

9. GRANT

In Favor Of: WATER COMMISSION OF THE COUNTY OF HAWAII  
Dated: June 20, 1995  
Document No. 95-122332  
Purpose: Granting an easement over said Easement "1"

10. AS TO THE UNDIVIDED 1/14 INTEREST IN ROAD B AND PIILANI ROAD EXTENSION:

(A) Any claim or boundary dispute which may exist or arise by reason of the failure of the Warranty Deed dated September 30, 1994, recorded as Document No. 94-174296 referred to herein to locate with certainty the boundaries of the Road "B" and PIILANI STREET EXTENSION described in said instrument.

(B) Rights of those who own undivided interest(s) in the land described herein.

11. Covenants, conditions, restrictions, reservations, agreements, obligations, exceptions and other provisions as contained in the following:

WARRANTY DEED

Dated: February 13, 1996  
Document No. 96-021846  
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.

12. MORTGAGE

Mortgagor: KIM A. MAIER and CAROL L. METCALFE-MAIER, husband and wife  
Mortgagee: GE CAPITAL HAWAII, INC., a Hawaii corporation  
Dated: April 1, 1996  
Document No. 96-046283  
Principal Sum: \$87,500.00  
The present amount due should be determined by contacting the owner of the debt.

13. The covenants, agreements, obligations, conditions, easements and other provisions as contained in the following:

DECLARATION OF CONDOMINIUM PROPERTY REGIME OF  
"OHAI VISTAS CONDOMINIUM"

Dated : executed March 18, 1996  
Recorded : May 2, 1996  
Document No.: 96-061018

(Condominium Map No. 2395, as amended, to which reference is hereby made.)

Said Declaration was amended by the following:

FIRST AMENDMENT TO DECLARATION

Dated : July 11, 1996  
Recorded : August 22, 1996  
Document No.: 96-121001

SECOND AMENDMENT TO DECLARATION

Dated : August 23, 1996  
Recorded : September 3, 1996  
Document No.: 96-127874

14. BYLAWS OF THE ASSOCIATION OF APARTMENT OWNERS OF OHAI VISTAS CONDOMINIUM dated March 18, 1996, recorded on May 2, 1996 in the Bureau of Conveyances of the State of Hawaii as Document No. 96-061019, to which reference is hereby made.