

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF COMMERCE & CONSUMER AFFAIRS  
STATE OF HAWAII  
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HONOLULU, HAWAII 96801

**FINAL  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

ON

THE VILLAS AT MAUNA KEA - PHASE II  
Ouli, Waimea, South Kohala, Hawaii

REGISTRATION NO. 1570

**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: February 21, 1984

Expired: March 21, 1985

SPECIAL ATTENTION

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

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED ON SEPTEMBER 23, 1983, AND INFORMATION SUBSEQUENTLY FILED AS OF February 14, 1984. 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 Preliminary Public Report dated October 17, 1983, on THE VILLAS AT MAUNA KEA - PHASE II, Registration No. 1570, the Developer of the Project has submitted additional information for the Project. This Final Public Report (white paper stock) amends the Preliminary Public Report (yellow paper stock) and is made a part of the registration. The Developer is required to provide all purchasers or prospective purchasers of apartments with a copy of this Final Public Report, as well as the Preliminary Public Report (with the Disclosure Abstract dated September 1, 1983 attached thereto). The Developer will also be responsible for obtaining a signed copy of the receipt therefor from each purchaser and prospective purchaser.

2. The Developer has complied with Chapter 514A, Hawaii Revised Statutes, as amended, and has fulfilled the requirements of the Commission for issuance of this Final Public Report.

3. The Developer reports that the Declaration of Horizontal Property Regime has been recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17439 at Page 699, that a First Amendment of Declaration of Horizontal Property Regime has been recorded in said Bureau of Conveyances in Liber 17609, at Page 1, that the By-Laws of the Association of Apartment Owners has been recorded in said Bureau of Conveyances in Liber 17439 at Page 747, and that the floor plans and elevations of the buildings have been filed in said Bureau of Conveyances as Condominium File Plan No. 891, as amended.

4. Advertising and promotional materials have been submitted to the Commission pursuant to the rules and regulations promulgated by the Commission, and have been determined to be in compliance therewith.

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 of the Hawaii Real Estate Commission which relate to horizontal property regimes.

6. This Final Public Report expires thirteen months after date of issuance on February 21, 1984, unless a supplementary public report has been issued or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information contained in the Preliminary Public Report remains unchanged except for the information under the topical headings that follow:

DESCRIPTION OF THE PROJECT: All information under this topical heading in the Preliminary Public Report remains unchanged except as follows under paragraphs 1, 2, 3(b) and 3(c):

1. Buildings.

Each Building will contain one (1) residential apartment. Buildings 24 and 25, Buildings 26 and 27, Buildings 28 and 29, Buildings 30 and 31, Buildings 32 and 33, Buildings 34 and 35, Buildings 37 and 38, and Buildings 39 and 40, respectively, are or may be attached to each other by a trellis or trellises and other external facia, and may share common footings or other supports, but each such Building is otherwise a distinct, separate and self-contained structure.

2. Garage Buildings.

Garage Buildings M, N, O, P, Q, R, T and U will each contain two (2) separate garages and two (2) separate storage areas. Garage Building S will contain one (1) garage and two (2) storage areas. Each garage will contain two (2) unmarked, regular size covered parking stalls. The garages, parking stalls and storage areas are designated Garages 24 to 40 inclusive, Stalls 24A to 40A inclusive and 24B to 40B inclusive, and Storage Areas 24 to 35 inclusive, 36A and 36B, and 37 to 40, inclusive, respectively, as shown on the Condominium Map.

3. Apartments.

(b) The seventeen (17) apartments in the Project are identified by apartment number on the Condominium Map and are located in the Project as shown on said Condominium Map. There are fifteen (15) two-bedroom apartments and two (2) four-bedroom apartments in the Project.

Apartment No. 40 will have two (2) bedrooms, two (2) bathrooms, a powder room, a dining room, a living room, a kitchen, a laundry area, and a lanai with a swimming pool.

(c) Subject to the provisions of Paragraph 2 of Section R of the Declaration, each apartment will have the following number of rooms (including the powder room and laundry area and the entry courts in Apartments Nos. 29 and 31, but excluding the lanai), approximate net living floor area in square feet (exclusive of lanais), and approximate net lanai floor area (including any area occupied by a swimming pool or spa, but excluding any trellage areas) in square feet:

<u>Apartment No.</u>	<u>No. of Rooms</u>	<u>Approx. Net Living Floor Area in Sq. Ft.</u>	<u>Approximate Net Lanai Floor Area in Sq. Ft. (Including Area Occupied by swimming pool or spa but excluding trellage areas)</u>	<u>Approx. Total Net Floor Area in Sq. Ft.</u>
39	9	2,683	1,643	4,326
40	9	2,683	1,812	4,495

LIMITED COMMON ELEMENTS: Subparagraph (e) under this topical heading in the Preliminary Public Report has been amended as follows:

(e) The spaces within the perimeter walls, floors and ceilings or roofs of each of the eighteen (18) separate storage areas, designated as Storage Areas 24 to 35 inclusive, 36A, 36B, and 37 to 40 inclusive, located in the nine (9) Garage Buildings in the Project as shown on the Condominium Map, including the inner decorated or finished surfaces of all walls, floors, roofs and ceilings and all windows, window frames, louvers, shutters, panels and doors (and fixtures therefor), if any, along the perimeter of such Storage Areas, shall be limited common elements appurtenant to and reserved for the exclusive use of the apartment with a number corresponding to the number of such Storage Area.

ENCUMBRANCES AGAINST TITLE: The Status Title Report issued on November 22, 1983 and prepared by Title Guaranty of Hawaii, Inc., reveals the following encumbrances in addition to those stated in the Preliminary Public Report:

17. The restrictions on use and other restrictions and provisions set forth in Declaration of Horizontal Property Regime dated November 1, 1983, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17439 at Page 699. (Project covered by Condominium Map No. 891 recorded in said Bureau.)

18. By-Laws of the Association of Apartment Owners of The Villas At Mauna Kea - Phase II dated November 1, 1983, recorded in the Bureau of Conveyances of the State of Hawaii in Liber 17439 at Page 747.


STATUS OF THE PROJECT: The Developer reports that construction of the Project commenced on or about September 26, 1983 and that it expects to complete construction of the entire Project on or before December 31, 1984.

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The purchaser or prospective purchaser should be aware of the fact that this public report represents information disclosed by the Developer in the Notice of Intention filed on September 23, 1983, and information subsequently submitted as of February 14, 1984.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of Registration No. 1570 filed with the Commission on September 23, 1983.

This Report, when reproduced, will be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be in white.



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G. A. "RED" MORRIS, Chairman  
Real Estate Commission  
State of Hawaii

DISTRIBUTION: Department of Finance, County of Hawaii  
Bureau of Conveyances  
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Federal Housing Administration  
Escrow Agent

Registration No: 1570

Date: February 21, 1984