



Uploaded on www.HawaiiRealEstateSearch.com
NOT guaranteed to be most recent version, for illustrative purposes only.

Kahala Community Association

PO Box 10404
Honolulu, HI 96816

www.KahalaCommunity.org

The Kahala Community Association is dedicated to protecting, preserving, and maintaining the values, characteristics, and attractiveness of the residential area for the residents and community at large.

Information Booklet

Uploaded on www.HawaiiRealEstateSearch.com
NOT guaranteed to be most recent version, for illustrative purposes only.
The Kahala Community Association is a voluntary, non-profit organization established and run by Kahala property owners to collectively represent owner rights and responsibilities. While the KCA did not create the covenants and restrictions (CC&Rs), we believe in their merit and wish to continue to have them honored.

For all of Kahala, the deeds reference protective provisions and should have complete details included within the documents (generally Exhibit A) at point of transfer. Not all lots were developed at the same time leading to several versions of these covenants. Be sure you know what your deed states regarding your specific property. The private covenants run with the land and override any permission granted by the City.

DECLARATION OF PROTECTIVE PROVISIONS
ARTICLE II
SAMPLE RESTRICTIONS

Section 1. Use.

Section 2. Subdivision and Consolidation.

Section 3. Setback Lines.

Section 4. Repair and Maintenance.

Section 5. Landscaping.

Section 6. No Shopping Center Use. / Section 6. Drainage Ditches.

Section 7. Roadway Lots.

Additional court documents address:

Businesses

Businesses, home occupations, tenement houses, rooming houses, bed & breakfast or apartment houses may not be operated in Kahala.

A private home office is allowed as the exception so long as one does NOT engage in the following activities, including, but not limited to:

- client or patient visits, including group instruction;
- use as a headquarters for the assembly of employees for instructions or other purposes, or to be dispatched for work to other locations;
- sale of articles;

NOT guaranteed to be most recent version, for illustrative purposes only.

- storage of equipment, vehicles, materials or supplies and products; contractor's storage yard; fleet storage or maintenance either on the lot or on the street.

Building Height

No building shall exceed two (2) stories in height.

Setback Intrusion

The 1989 Settlement Agreement validates the original setback provisions as stated in the deeds' Declaration of Protective Provisions. However, it allows modification to the restrictions by establishing an intrusion formula and encroachment limit which is only allowed if a continuous roof line with the existing structure is maintained. This continuous roofline must be by design an integral part of the single dwelling house and may not be a token connection.

- The formula: floor area square footage not to exceed 4 times the frontage footage of the lot. Second floor, balcony, and lanai footage needs to be included affecting the total square footage allowance.
- The limit: the intrusion may not encroach more than 10 feet into the original required setback AND no structure other than a boundary wall shall be within 15 feet from the frontage boundary line.

"Structure" is defined as anything built or man-made and includes walls, fences, and any other temporary structures such as canopies.

Kahala Community Association

OFFICERS, BOARD OF DIRECTORS, COMMITTEES
DESCRIPTION OF DUTIES

1. The President is the Chief Executive Officer responsible for administration, operations, and morale of the Association. The President shall preside at Board and Executive meetings and perform such duties as pertain to the office of Chief Executive Officer. The position is an elected one for the term of one year. The offices of President and Secretary may not be held by the same person.
2. The Vice President shall perform duties as prescribed by the President or Board of Directors. The VP shall assume the duties of the President in the President's absence. The position is an elected one for the term of one year.
3. The Treasurer is responsible for the care and custody of all funds, securities and other valuables of the Association except those entrusted to other Officers as directed by the Board of Directors or President. The Treasurer shall pay bills, collect membership dues, and perform other duties as prescribed by the President or Board of Directors. The position is an elected one for the term of one year.
4. The Secretary shall give notice of and attend all meetings of the Members, Board of Directors, and Executive Committee and keep the minutes thereof. The Secretary shall keep a copy of all documents and other records of the Association, shall carry out or cause to be carried out all orders, votes, and resolution of the Board of Directors and Executive Committee, keep a list of the Association Members, notify Officers and Directors of their election, and have the custody of the Association's seal to be used under the direction of the Board. The Secretary shall perform other duties as prescribed by the President or Board of Directors. The position is an elected one for the term of one year. The offices of President and Secretary may not be held by the same person.
5. Board of Directors shall consist of all Officers, the immediate past President, and elected members from the membership at large. It is the responsibility of the Board of Directors to manage the Association. The number of Directors shall be not less than eight nor more than twenty-one, divided into two classes of two-year staggered terms.

NOT guaranteed to be most recent version, for illustrative purposes only.

6. Committees shall be designated by the Board of Directors, consist of at least three Directors, and have the authority of the Board. Specialty Committees may be created from time to time to address specific issues, with members appointed by the Board or by the President with consent of the Board. Each Committee shall serve at the pleasure of the Board.

A. Standing Committees

i. Landscape

To preserve the area as an attractive residential district for the residents and community at large by monitoring the compliance to the declarative provisions.

ii. Land Use

To monitor the use of residential properties and interact with residents with regards to compliance of the deeds and protective covenants of the Association.

iii. Membership

To encourage the participation of residents of the Kahala community in the Association and monitor their paid membership.

iv. Newsletter

To coordinate the Association's external communications in the form of a quarterly written newsletter.

v. Permits

To monitor and contact residents regarding the construction/modification of properties in the community with regards to the deeds and protective covenants of the Association.

vi. Plan Review

To review the building/modification plans of residential properties and interact with residents in regards to compliance of the deeds and protective covenants of the Association.

vii. Nominating

To research candidates for the Officers and members of the Board of Directors, and present the ballot for voting at the May Annual Association Meeting.

B. Specialty

i. Community Service

Uploaded on www.HawaiiRealEstateSearch.com
NOT guaranteed to be most recent version, for illustrative purposes only.

To research, develop, and implement projects in the neighborhood for members and residents to interact in a community minded and/or social setting.

ii. Website

To coordinate the Association's external communications in an electronically accessible format.

Kahala Community Association
OFFICERS, BOARD MEMBERS, & COMMITTEE MEMBERS
RESPONSIBILITIES

As Individuals:

1. Understand and have conviction about the purpose and function of the Association.
2. Attend monthly meetings.
3. Chair/Participate on standing and specialty committees.
4. Track expenses/income. Report to Treasurer.
5. Report monthly activities at Board of Directors meetings.
6. Act as a *Reasonably Prudent Person* and in the *Principle of Good Faith*.

Uploaded on www.HawaiiRealEstateSearch.com
NOT guaranteed to be most recent version, for illustrative purposes only.