



HappyDoors

Property Management

House Rules

Aloha and thank you for leasing a property managed by HappyDoors Property Management (“HappyDoors”). In order to help create a comfortable living environment for residents, we have established a series of rules in which all tenants are expected to follow. These rules are in addition to and do not supersede any other rules that have been established by other governing bodies such as community associations, the State of Hawaii, and any other prevailing party. Please note that HappyDoors reserves the right to update and change house rules at anytime.

Quite Hours:

Unwanted noise can cause a disturbance not only for other tenants, but to neighbors as well. Quiet hours are between 10pm and 8am every day. No loud noises are permitted during this timer period. Examples include power tools, loud music, outdoor parties, moving furniture, etc.

Moving In & Out:

With respect to quiet hours, moving furniture in and out of the Property should only be done between 8am and 10pm. Moving trucks and equipment should not be parked or placed in areas which prevent other residents from accessing their unit freely and safely. In addition, tucks and equipment should not block and prevent another resident from being able to access their assigned parking space unless arrangements have been made with the resident ahead of time. Trucks should not be parked in front of fire hydrants or designated no parking areas and fire zones.

Maintaining grounds & common areas:

Tenants are expected to clean up after themselves. If having an outdoor party or you accidentally drop food/trash, please pick it up and clean up any leftover dirt/debris. We ask that if you come across a piece of trash that you also pick it up and throw it away to help us preserve a clean and safe living area. If a landscaping service is being provided by the Owner, please note that they service the Property periodically and are only hired to maintain the yard. The landscaper is not hired to perform janitorial services and it is not their responsibility to clean up or dispose of trash other than yard waste. Graffiti, wall art, and the use of chalk is not permitted, even if it is removable.

Smoking:

All properties managed by HappyDoors are non-smoking and Tenants or guests may not smoke on the premises.

Parking:

Tenants may only park in their assigned stall. If they do not have an assigned stall, then they will not be able to park at the Property. Fluid leaks must be repaired immediately and the Tenant is responsible for cleaning any chemical stains. Vehicles that are found in disrepair will need to be removed from the Property. Mopeds and bicycles can be parked along the side of the Property but must be stored in a neat and orderly manner, as well as kept in good and working condition. Mopeds and bicycles that are not properly maintained, including the exterior condition, may not be parked at the Property. We recommend locking and securing your vehicles when not in use, removing items of value and also caring insurance to protect your vehicle and the contents within the vehicle. Neither HappyDoors or the Owner is responsible for damage, theft, or vandalism.

If a tenant or guest is found in violation, they will be asked to remove their vehicle immediately and it will be subject to towing at the vehicle owners expense.



Registration & commercial vehicles:

Any and all vehicles must have current registration and be in good/working order. Small commercial vehicles are permitted so long as they are maintained in good condition and they do not block designated parking areas for other residents. Large vans, trucks, or utility vehicles are not permitted. Boats and other water craft or recreational vehicles may not be stored at the Property unless previously approved by HappyDoors or the Owner. If a tenant or guest is found in violation, they will be asked to remove their vehicle immediately and it will be subject to towing at the vehicle owners expense.

Storage:

Tenants shall store all their personal belongings in a neat and orderly manner. Items being stored should not block walkways or doorways and windows. Lanai's backyards/courtyards, porches, etc. are not designated storage areas. Outdoor toys or recreational items should be stored in an organized manner and should not impeded on, disturb, or otherwise create a nuisance to other residents. Items stored should not have a cluttered look or appearance.

Pets:

No pets may be brought on Property, whether it belongs to a Tenant or their guest, without prior approval from HappyDoors or the Owner. If a Tenant has been authorized to have a pet(s), they must cleanup after their pet at all times. Dogs must be kept on a leash and controlled by the Tenant at all times when accessing common areas. Excessive barking and other animal/pet noises which disturb other residents or neighbors is not permitted.

It's important to note that pets sometimes behave differently when the pet owner is not home. Pets may be well behaved while the pet owner is around, but then can cause a disturbance when the pet owner is away. We encourage residents to talk to other residents regarding pet noises and disturbances before filing a complaint. If approached by another resident who expresses a concern, please be respectful and know that the other person most likely would not approach you unless they truly thought there was a problem. HappyDoors reserves the right to ultimately determine whether or not a pet is considered a nuisance based on feedback we receive from other residents as well as any observations made.

Signs:

Tenants may not display signs of any kind without prior approval from HappyDoors or the Owner.

Garage doors:

To help preserve privacy and the aesthetic appeal for the community, Tenants are to keep their garage door closed except when the garage is in use.

Trash disposal:

Tenants may only dispose of trash and refuse in proper storage containers / trash cans. Plastic bags should be placed in a container. If dumpsters are provided, Tenants should not put large and bulky items such as TV's furniture, and large boxes (unless "broken down") in the dumpster. Instead, the Tenant needs to make arrangements to have such items disposed of at their own expense. If no dumpster is provided, then the Tenant shall follow the trash schedule assigned by the Hawaii Department of Environmental Services. Trash bins should only be brought out the night before the assigned trash pickup day. Large bulky items should also only be placed outside the night before the assigned trash pickup day. All trash brought out for pickup should be stored in an approved trash container and placed in an organized manner.

Holiday decorations:



Holiday decorations can be setup 2 weeks before and removed 2 weeks after the respective holiday. Decorations should not impede on or cause a nuisance to other residents and neighbors.

Solicitation:

Soliciting is not permitted on the premises.

Fireworks:

Fireworks and other explosive devices are not permitted on the premises.

Window coverings:

When supplying their own, Tenants must maintain window coverings in good condition. Window tint and reflective material is not permitted unless otherwise approved by HappyDoors or the Owner.

BBQ grills & outdoor cooking:

Tenants may not use open flame BBQ devices such as a charcoal grill. Grills and outdoor cooking devices fueled by electricity, propane, and natural gas are permissible so long as they do not violate fire or building codes. Bonfires are not permitted.

Communal laundry:

If provided by the Owner, Tenants may use laundry equipment with respect to quiet hours. Such equipment may not be used between the hours of 10pm and 8am. Tenants should remove clothing from laundry equipment promptly to allow other residents to have access to such equipment.

Swimming Pools & Spas:

If provided by the Owner, pools and spas may only be used between 8am until dusk. Please note that life guards, safety floatation devices, and defibrillators are not provided by HappyDoors or the Owner. Running, horseplay, diving, glass, and other sharp objects on pool decks or in the pool is not permitted. Tenants need to clean up and toys, trash, and debris prior to leaving the pool area. It is the Tenant's responsibility to use due care when using pools and spas.

Violations and enforcement:

House rules are a material term to the lease agreement and violating the House Rules is considered a violation of the lease rental agreement.