

Kauhale Makai

Today's Date _____

938 South Kihei Road (808) 879-8888

A.O.A.O Rules and Regulations for Contractors

OWNERS NAME _____ UNIT NUMBER _____

OWNERS PHONE NUMBER _____ OWNERS EMAIL _____

1. **OWNERS:** Initial each box as this form must be completed and all workers and vehicles must be registered with the Front Office before any work is to begin. Owners you must provide start and end dates, names of all workers, and list of all work being done. Form to be sent by email to Resident Manager: - Tommi Rose manager@kauhalemakai.org
2. Advance 72 hour notice must be given before any work can start. This allows Kauhale Makai Resident Manager to notify the surrounding units.
3. Work hours shall be from 8am – 5pm
4. Only one parking stall per unit. Contractors should see office staff for parking pass Contractors/workers are not allowed to use Visitors Parking. There are no loading zones. DO NOT PARK in striped walkways leading in to the buildings. Violations will result in vehicle being towed immediately without notice.
5. All cutting (wood, tile, metal, etc) must be done inside of owner's unit, exceptions can be made by the Resident Manager in the event of safety concerns only.
6. Contractors must dispose of ALL trash and appliances OFF SITE. Do not use Kauhale Makai's dumpsters. Fines will be issued to the owner of unit.
7. 48-hour notice required for water shut offs.
Water shut offs are to be done either from 10am -12 noon or 1pm – 3pm. You must specify your unit to which water needs to be shut off along with location such as bathroom, kitchen, etc... the plumbing runs as a stack this will turn off water to the entire stack.
8. **Smoking** is not allowed anywhere on property including in units or on lanais. Any contractor / worker found smoking on property will be asked to go off property and the unit owner will be fined \$100.00 per incident.
9. No alterations allowed to any concrete and or loadbearing walls. All concrete and load bearing walls belong to the A.O.A.O. not to the unit owners.
10. No building materials, trash or debris allowed to be stacked or stored in walkways at any time.
11. Contractors / workers are responsible to keep the walkways in and out of the unit dust free. The appropriate fees will be charged to the owner should cleaning need to be done.
12. Owners / Contractors / workers must notify the Resident Manager before any large objects go into elevator as elevator pads will need to be hung. Owner of unit will be held responsible for all damages to elevators, walkways, and railings and anything else that is damaged.
13. If you are removing tile or carpet you must notify the Resident Manager and allow time for a concrete inspection. Surfaces must be clean and free of thin set or glue before inspection can take place.
14. All tiles must have sound and crack isolation mat underneath. No exceptions. All tiles must be cut inside of unit.
15. All lanais must be properly water proofed before covering with tile or sealant.
16. No work may be performed on any lanai without authorization of Resident Manager. If you are replacing tile or carpet you must first remove all old tile and thin set or carpet and glue, then call the Resident Manager and schedule a concrete inspection. Replacement of tile or carpet cannot take place until all concrete repairs have been completed and re-inspected by the Resident Manager. Failure to do so will result in fines and mandatory carpet or tile removal at owner's expense.

OWNER TO COMPLETE THE SECTIONS BELOW AND SEND TO RESIDENT MANAGER

Email: manager@kauhalemakai.org & copy sent to office@kauhalemakai.org

Owners Name:

Unit #:

CONTRACTOR'S COMPANY NAME

CONTRACTOR'S SIGNATURE

Start Date

End Date

Liability Insurance (attach photocopy)

CONTRACTOR - Forman Name

Cell Contact Number:

List all subcontractors / workers that may be on property at anytime

Contact Name

Cell Number

List all work to be completed

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IF ANY WORK LISTED NEEDS A PERMIT ISSUED BY MAUI COUNTY THE ORIGINAL PERMIT MUST BE SHOWN TO THE RESIDENT MANGER BEFORE WORK CAN BEGIN

List all permits:

Permit #

Permit Date

All permits will be copied and checked against Maui County records.

STOP WORK ORDERS will be issued to owners for rule violations.

Resident Manager: Tommi Rose – manager@kauhalemakai.org Phone: (808) 463-2834 Received Date:

Resident Manager Section: