

Kihei Beachfront Resort LLC dba Aqua Villa

Address: 1338 Uluniu Street, Kihei, Hawaii 96753

Aloha and Welcome!

Please enjoy this villa and share in the use and care of all of its beauty and amenities. This is a private villa rather than a commercial property. A considerable amount of time and resources are expended in maintaining the warmth and livability of this villa, so please enjoy it in the spirit of Aloha.

We ask you to kindly review our HOUSE RULES:

IMPORTANT MATTERS:

Please remove footwear when entering the villa to avoid soil or sand into the carpets or wood floors.
Please dry your feet before entering the villa from the pool and ocean.
Please notify us in the event of any mechanical defect. Emergency phone number 808-357-5331
Certain closets/cabinets throughout the villa may be locked as they may contain owner belongings.
If you have children in your party, please make certain that they do not make excess noises which might disturb other guests who stay at the villas.

TENDER CARE: We are making available our luxury villa for your enjoyment. We would appreciate it if you could treat the villa exactly or even better than your own home by being considerate inside the villa by not smoking. Please no sitting on any of the indoor furniture with wet bathing suits and completely wash off sand and sun protection products before sitting on furniture to avoid causing a need to re-cover. Your consideration will be most appreciated.

VILLA ACCESS: The villas are secured by electronic gates. **To enter parking gate the code is #0770 and to enter gate to villa the code is #7007.** The Concierge will hand out the keys upon your check-in. Upon checking out, please leave the keys on the kitchen counter and leave the door unlocked for the cleaning service to enter the villa. There will be a charge for any keys not returned.

PARKING: There are a total of six parking spaces for the four villas to share. There may be occasions where there is not enough parking for all the guests. If it is full, please park either across the street or by the beach access road along the brick wall. Make sure you lock your cars for overnight parking outside of the property boundary. The parking stalls are not marked. Please make sure you park all the way towards the rock wall and leave room for other guests. Your consideration is appreciated.

PROPERTY MAINTENANCE SCHEDULE

Garbage – Please collect the garbage from the house and take it to the bin outside by the street on a regular basis. Also make sure you put all recycle bottles into bin as we currently do not have recycle bins. You have been provided a key to the locking arm of the bin with your villa keys **please remember to lock the bin back up after depositing trash and recycle.**

Trash pick-up is Monday morning.

Sprinklers – the lawn sprinklers are automatic and come on in the afternoon and early evening.

Pool Maintenance - the service technician performs weekly service on Monday morning.

Yard Maintenance - the service technicians perform weekly service on Tuesday and/or Wednesday at 11 a.m.

Air Conditioning Maintenance – last Saturday of each month between 9 a.m. and 12 p.m.

Eco Pest Control – Every three months. Guests will be informed of scheduled treatment.

Property Manager/Owner's Rep. – Will come by at least 2 times a week to straighten up outside pool area, and to check premises for any fallen palm leaves, etc., so yard maintenance staff can be informed.

AIR CONDITIONING

Please see instructions on thermostat. For Villas #1 and #2, each has one thermostat. For Villas #3 and #4, there are two thermostats, one located in the family room downstairs and other located on the second floor out side of the master bedroom. Please try to keep it at 76 degrees. The concierge will go over the procedures with you upon your check-in.

Please be sure to keep all doors and windows closed while A/C is on. Please turn off the A/C if you prefer fresh air and you open the doors. We need your help in preserving energy.

PHONE AND INTERNET:

Each villa has a wireless phone for your local phone calls. Please do not remove the phone from the villa you are staying in. There is wireless internet access as well. For Villas 1 & 2, the password is KBFR2 and for Villas 3 & 4, the password is KBFR.

DOORS/WINDOWS

Although you are in paradise and apt to put security concerns out of your mind, please exercise caution by locking all doors and windows if you go out and lock all sliding doors while sleeping.

If it is a windy day, please close back doors/windows before opening front door as a strong cross breeze can blow through the center of the house and can cause things to fall off walls and can knock plants over. Also the wind can bring in additional sand and red dirt which could cause excess cleaning costs.

When unlocking doors, turn key to left and push door handle down. When locking, turn key to the right and push door handle up until you hear locking mechanism. Be careful with the doors, as they are expensive to repair or replace.

CANE BURNING:

There are times when the sugar cane fields are burned in order to process for sugar. During this time, and if there is a wind, the black cane burning debris could enter the villa if the doors are open. Please make sure the doors are closed, so as not to cause excess cleaning.

AWNING: If your particular villa has a retractable awning, please make sure it is retracted in on windy days. As the strong cross breeze could cause damage.

POOL AND BBQ AREA: Please do not take inside towels to the pool. There are designated pool towels in the master bedroom closet for the pool and beach.

COMMON AREA POLICIES: The pool and BBQ area is shared so these areas need to be kept clean after each use. Please reset the pool area furniture after each use in respect for others to use. Please do not bring beach rocks or seashells and leave them in the shared shower area. Please be courteous to the other guests who are sharing the villa with you. **See BBQ & POOL signs on property for further instructions.**

WASHING HOUSE LINENS: Please wash colors separately. Linens can become discolored or damaged by guests washing them together with dark colors.

DISHWASHER: Please put large plates in drawer below & use about a TABLESPOON of dry dishwashing soap. These are temperamental dishwashers, so following these guidelines will help from having to service them during your stay.

KITCHEN STOVE: If the red light is seen on the DÉCOR emblem the stove is in its safety mode to prevent children from accidentally turning it on. In order to operate the stove, the red light is not seen. If you touch and hold down the grouping of the 4-burner symbol for 12 seconds or until it beeps it will be ready to be used. Then press the arrow either up or down for the temperature needed.

PAPER & SOAP PRODUCTS: The house is stocked with an initial supply. Once consumed, please purchase as you require. No need to replenish prior to departure.

TO BE SIGNED BY PRIMARY GUEST UPON ARRIVAL

GECKOS: They are gentle creatures that resemble lizards and eat bugs. Please pardon our geckos and their droppings. Mother nature is still in control of our environment here in Hawaii. They are a natural pest control system. They will chirp so don't be alarmed. Please do not harm or attempt to exterminate a gecko. They are beloved creatures in our local tropical culture.

ANTS & ASSORTED INSECTS: Although the villas are on scheduled pest control maintenance, you may see ants, cockroaches, rats, mouse or other assorted insects inside the villa. They are impossible to eradicate in this tropical environment. They are attracted to the cool, moist environment that a house provides and should not be construed as a sign of uncleanliness. You can help reduce their visits by keeping the counters and sink clear of any open food and washing dishes promptly.

During your stay, you may encounter some of the following, but don't be alarmed as the majority is harmless:

Spiders - Cane spiders are rather large and look ominous; they are not poisonous and usually try to avoid people.

Roaches - You may experience the flying ones; they are harmless. Keep screens, doors and windows closed, especially at night, to keep them out.

Centipedes - Show up on occasion. They will sting, but are not poisonous, unless you are allergic. Try to pick them up with a pair of tongs and dispose of them in the toilet.

NOISE: You are living in a residential neighborhood and there are neighbors next door to you. Your cooperation in being considerate of them will be greatly appreciated and expected.

FURNITURE: If you have oil or suntan cream on, do not sit on the indoor furniture unless you sit on a towel. In short, show the same consideration to the furniture as if the villas were yours. Please do not take any furniture from inside the house to the outside nor rearrange any furnishings inside the villas without management's or owner's permission.

PARTIES: This villa has been made available for you and the guests living at the villa only. The villa or the poolside may not be used for parties, events or gatherings unless specifically approved in writing by the villa-owner and/or the villa management. Please do not rearrange furnishings for parties without management or owner's permission.

CONSERVATION: Electricity and water are very precious commodities here on Maui. It is very important that you be aware of good conservation habits. Avoid leaving lights on when they are not needed and turning off the air-conditioning units when windows or doors are open.

FRONT LAWN AREA: The property line ends by the shrub right in front of Villa #2. The front lawn area belongs to the State of Hawaii and is considered public access. Please note that in the State of Hawaii and the County of Maui, all beaches are public and most of the land along the seashore is also public and open for all the citizens to enjoy. You may notice that people occasionally walk across the front lawn to go to the beach, please do not interfere as the front lawn is not our property.

HOMELESS PROBLEM: The St. Theresa Church located by the corner of S. Kihei Road and Lipoa Street provides meals to the homeless. There are occasions that homeless people trespass the property. The Home Owners Association has a daily security patrol service from 9:00 pm to 6:00 am to control homeless problem around this area. If you notice noises after 9:00 pm please feel free to notify the security patrol at 808-281-3630. During the day, however, you may contact the Police dispatch at 808-244-6401 for any undesired behaviors. **Please note that this is a very rare occurrence.**

OCEAN DISCLAIMER: The shore break and wave activity can vary from hour to hour in all locations on the island so please consult with county lifeguard staff (where available) regarding safe swimming conditions and strictly observe all posted signs and flags. Never turn your back to the ocean and never swim alone or in an area where you see no one else in the water. You enter the ocean at your own risk. Do not underestimate the power of waves breaking off the shoreline. Jellyfish or other stingers can be present in all Hawai'ian waters each month during the full moon or after a strong swell.

POOL AND LIABILITY DISCLAIMER: The Owner's Pool and Liability Disclaimer/Release will be signed upon check-in by Responsible Party/Primary Guest. A copy is enclosed for **your review only**.

TO BE SIGNED BY PRIMARY GUEST UPON ARRIVAL

LIABILITY DISCLAIMER: Guest agrees to defend, indemnify and otherwise in all ways, hold harmless Property owners, Owner’s representative, Managers, Caretakers, Agents and assigns, from any claim for injury, loss or damage whatsoever, made by anybody, adult or minor, arising out of the rental, use, and maintenance, of the premises subject to this Agreement during the periods of its validity, including conditions, described hereafter, (which listing is not intended to be exhaustive), existing thereat, relating, directly or indirectly, to an unguarded and unwarned of swimming pool, stairways, any of which can be slippery, whether or not wet, and therefore causal of falling or slipping.

CHECK OUT GUIDELINES: Checkout time is 11:00 a.m. unless prior written approval. We will have a professional cleaning service come in after your departure to clean linens and the interior/exterior. Please turn off all a/c, lights, stereo and lock all doors and close all windows. Please leave the keys on the kitchen counter and you may leave front door is unlocked. Please contact management at 808-357-5331 with your questions regarding check-out or any other matters.

Mahalo and Enjoy your stay!

I have read the House Rules.

Responsible party/Primary Guest name

Signature

Date

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