

Privacy Partition Resolution - May 2021

Purpose of Resolution: To ensure the consistent appearance of buildings at Wailea Fairway Villas.

A unit owner may petition the Board of Directors for approval to install a privacy partition by using a standard Request to Modify form submitted to the Site Manager that only addresses the partition modification and states the compliance with the following specifications:

Each partition must be made of lattice that has approximately 2.75 inch openings, which is the standard wood lattice sold at Home Depot and Lowe's. It must be placed so that the cross bars are diagonal and must be painted the color which matches the upper part of the building on which it is installed.

In two-bedroom units, this partition must be located between the column supporting the upstairs lanai and the exterior wall of the living room. This location is between the living room sliding glass door and the bedroom window of the two-bedroom unit. The bottom edge must be approximately four inches above the top of the lanai slab. It must be full-width between column and wall. The lattice should be placed directly under the beam between column and wall. It must be approximately 96 inches tall.


In three-bedroom units, this partition must be located at either end of the lanai slab between the supporting column and the exterior wall. One end of the slab is located between the sliding glass door (of the three-bedroom unit) and the bedroom window of the two-bedroom unit; the other end of the slab is located between the sliding glass door and the living room window of the three-bedroom unit. The bottom edge must be approximately four inches above the top of the lanai slab. It must be full-width between column and wall. The lattice should be placed directly under the beam between column and wall. It must be approximately 96 inches tall.

The lattice must be supported with a frame of 2X2 inch (1.5X1.5 inch actual) lumber. This frame will be fastened to the building at three points on each side. Each of these points will be sealed with caulking to prevent water or pest damage to the building.

All partitions must not extend or protrude past the column and nothing may be installed or affixed to the interior or exterior of the partitions.

I, Renee Stigers, Secretary of the Board of Directors of the Association of Apartment Owners of Wailea Fairway Villas, hereby certify that the foregoing is a true copy of the Resolution duly adopted at a meeting of the Board of Directors, duly held on the 21st day of May, 2021, and duly entered in the book of minutes of the Association, and that this Resolution is in full force and effect.

DATED: Wailea, Hawaii, May 21, 2021.


Secretary
ASSOCIATION OF APARTMENT
OWNERS OF WAILEA FAIRWAY
VILLAS