



Guest Registration Form

Host (name of owner or tenant): _____ Unit Number: _____
Responsible Guest (sign at the bottom of this form) Last Name: _____ First Name: _____ Mailing Address: _____ City: _____ State/Province: _____ Zip/Postal Code: _____ Mobile: (_____) _____ Other: (_____) _____
Other Guests (include last names if different) Name: _____ Name: _____
Duration of Stay From: _____ to: _____
Emergency Contact (someone who is not staying with you – to call if you are incapacitated or unavailable) Name: _____ Phone: (_____) _____
Guest Vehicles* (do not list owner or tenant vehicles) Year/Make: _____ Model: _____ Color: _____ License: _____ Year/Make: _____ Model: _____ Color: _____ License: _____
*Be sure to obtain a temporary parking permit (hang tag) from the Site Manager. Cars parked without a permit may be towed at your expense. Please place this form in the black mailbox outside the pool area gate or email it to waileafairwayvillas@gmail.com.
<i>I agree to comply with the Wailea Fairway Villas AOA House Rules during my stay. I understand that noisy or boisterous conduct that is disruptive to residents is prohibited, particularly after 10 p.m.</i> Signature of Responsible Guest: _____ Date: _____
Note: Copies of the House Rules are available from the Site Manager or visit waileafairwayvillas.org

Summary of House Rules Pertaining to Guests

Below are some excerpts of the House Rules that pertain to guests. **Note that owners will be held liable for the noncompliance of their guests and tenants, and the guests of their tenants.**

3.2 Number of Occupants. The Declaration at Section 9.07 states: "Occupancy of any Apartment shall not exceed two (2) persons per bedroom contained in each Apartment, except that such occupancy may be exceeded by members of the immediate family of the apartment owner, of the apartment owner's tenant; provided that in no event shall the number of occupants be more than four (4) persons per bedroom in each Apartment." "Immediate Family" means the spouse, domestic partner, parents, children, and grandchildren of an Owner or Tenant. Nothing in the Governing Documents shall be construed as to prohibit occupancy by families as permitted under the Fair Housing Act, specifically for families with children under the age of 18, pregnant persons, or any person in the process of securing legal custody of a minor child (including adoptive or foster parents). The Owner or Tenant shall submit a request with information to the Site Manager for approval if the occupancy limits in the Declaration will be exceeded by members of the Immediate Family or an accommodation is requested under the Fair Housing Act.

3.4 Limitations. No Owner, Tenant or other Occupant shall (a) accept compensation from a Guest for the use of the Apartment, or (b) operate a rooming house or boarding house by providing, in exchange for compensation, room and/or board to another person(s).

3.6 Family Members & Guests. Each Owner shall be responsible at all times for the conduct of all Occupants of the Apartment and shall ensure that the behavior of such Occupants is neither offensive to any Occupant of another Apartment nor damaging to any portion of the common element and shall promptly reimburse the Association for any damage done by such Occupants. In the event an Apartment is leased, the Tenant and Owner shall have joint and several responsibility for Occupants.

6.3 Guests – Temporary Occupancy. Owners and Tenants may allow Guests to use the Apartment subject to the provisions of section 6.5 below, and provided (a) each Guest complies with the Governing Documents, (b) each Guest registers within twenty-four (24) hours of arrival, (c) no compensation is paid to the Owner or Tenant by the Guest, or for the benefit of the Guest; and (d) there is not a relationship between the Owner and Tenant that would result in the use of the Apartment being construed to be a taxable fringe benefit under the laws or regulations pertaining to federal income taxes.

7.1 Obstruction; Uses. The sidewalks, passages, lobbies, stairways, walkways and corridors of the Project shall not be obstructed. No one shall ride or store bicycles, tricycles, skates, skateboards, roller blades or scooters on the common element grass areas, parking areas and lobbies. This Rule applies to all persons and is to avoid injury or damage, such as: potential injury from traffic and blind intersections and potential damage to parked vehicles. Any person using or riding bicycles, tricycles, skates, skateboards, roller blades or scooters shall yield to pedestrians and vehicles for safety purposes. Notwithstanding the foregoing, bicycles may be stored in racks provided for them as provided in section 7.13 below and may be ridden on the parking lots and driveways in transit to the public streets.

7.22 Common Elements. Article V, Section 3, G of the By-Laws states that no Owner shall alter or landscape any entrance to Apartments, lanais, or other areas of the project. In addition, no Owners, Tenants, Guests or Visitors shall be permitted to cut, trim or remove any flowers, plants, or other landscaping foliage. Owners are permitted to collect fallen flowers and to take a reasonable amount of fruit from the trees throughout the Project for their personal consumption.

8.4 Incompetent swimmers shall be within arm's length of a competent swimmer when using the pool. A competent swimmer may include Visitors.

10.4 Noise and Nuisance. After 10:00 p.m. and before 8:00 a.m. each Occupant, visitor or guest (a) shall make every reasonable and practicable effort to prevent noise that can be heard outside of the Apartment, (b) shall play radios, TV's, stereos, etc., at reduced volume and only within the confines of the Apartment, (c) shall not use vacuum cleaners, washing machines, dryers, or dishwashers.

10.6 Noise and Nuisance. Verbal or physical confrontation or harassment of any kind of another person in or on the common elements and/or destruction or damage to the Project is prohibited. For violations involving any property damage, threat to safety of persons, harassment, and/or illegal conduct, including but not limited to trespassing or using hazardous materials or smoking on the common elements, the Board may automatically impose a fine of up to \$500 assessed to the Owner's apartment with prior written warning.

11.3 Pets Allowed. Guests or Occupants, other than Owners and Tenants, shall not bring pets into the Project. An Owner or a Tenant may keep up to two (2) pets per Apartment, but only if (a) he/she/they have complied with section 11.4 below, (b) the pet is licensed as required by law, (c) the pet has received all inoculations required by law and/or the Association, (d) the pet has not attacked or injured a human or another pet, (e) the owner of the pet and the Owner or Tenant agree in writing to (i) indemnify the Association from and against all claims, judgments and liabilities for personal injury or property damage caused by the pet, and (ii) to comply with any conditions imposed, and (f) the Site Manager has approved the pet.

20.5 Vehicle Registration. Owners and Tenants shall complete and file with the Site Manager prior to or concurrently with the commencement of any occupancy of an Apartment, a form containing the name of the registered owner, automobile model, color, make and license number of each vehicle, operated by an Occupant of the Apartment that will use the Project parking lot. Parking decals may be issued and if they are, the decal must be affixed to the right side of the bumper and displayed when parked in the Project overnight. Guests shall similarly file and display a temporary permit (hang tag) if their vehicle will be parked overnight. Owners or other Occupants wishing to store bicycles in the parking lot racks shall register the bicycles with the Site Manager and obtain and display on the bicycle a parking decal. (See Article 9.0.)

21.1 Common Elements. No person shall smoke in the common elements. Smoking includes cigarettes, cigars, e-cigarettes, and vaping and includes smoking cannabis. Smoking, vaping, or any use of illegal substances is prohibited at the Project.

21.2 Limited Common Elements. Pursuant to the Bylaws of the Association smoking is prohibited on the lanais of all Apartments.