

March 18, 2005

To: All Owners of Apartments at The Kahala Beach

From: Ken Whitten, Management Executive

The ocean front storage areas in Buildings# 1 &# 4 have been equipped with racks for surfboards, kayaks and BBQ grills.

Note: the AOA is not obligated to supply oceanfront storage; therefore, the costs to set up and maintain recreational equipment storage should be borne by those who use it.

The following charges and rules for the storage areas will be in effect as of March 31, 2005:

Equipment rental spaces shall be labeled & defined exclusively for the storage of kayaks, wind/surf boards, surf-kayaks and BBQ's in the oceanfront storage under Buildings 1 & 4.

Limited separate free beach-chair storage will be provided in the oceanfront storage under Building 2.

1. Costs for equipment storage:

- a. Equipment spaces may be rented for \$120.00 per item, paid annually in advance.
- b. The rental period will be for the calendar year.
 - i. There will be no short-term rentals (less than one year) with the exception of new mid-year rentals.
- c. New mid-year rentals will be prorated.
- d. Space will be rented on a "first come first serve" basis.
 - i. There will be a maximum of one space per apartment.
 - ii. After 30 days, available spaces may be rented to those with more than one piece of equipment.
- e. Renewal
 - i. Preference for the annual renewal will be given to existing renters on one space (for each equipment type) only provided the annual fee is paid on time. Any additional spaces will be subject to the 30-day waiting period, although the equipment may be kept in the storage area during the waiting period, space permitting. For example: If you had 2 kayaks, your second kayak would be subject to the space-available policy. If you had a surfboard and a kayak, you would be given preference on both spaces.
 - ii. Renewal rent must be received by January 15 or your space may be rented to someone else.
- f. There will be a \$50.00 key deposit required on all keys.
 - i. There will be a limit of two (2) keys per apartment.

2. Chair storage:

- a. Limited free chair storage space will be provided under Building 2. A maximum of 2 chairs per apartment shall apply.

3. Administration:

- a. Space numbering system shall be (kayaks = 1K-1 thru 1K-8 and 4K-9 thru 4K-16; surfing equip = 1S-1 thru 1S-7 and 4S-8 thru 4S-14; BBQ's = 1B-1 thru 1B-2 and 4B-3 thru 4B-6).

b. Storage spaces in Building 1 will be rented to those who reside in Buildings 1 & 2. Storage spaces in Building 4 will be rented to those who reside in Buildings 3 & 4. If one storage room is full then a prospective renter may be assigned to the other building if space is available in the other building.

c. Kayak racks will be for kayaks only. Surf racks will be for surfboards, surf kayaks and windsurfs only. Bottom racks will be reserved for double kayaks.

d. Cleaning of Equipment

1. All equipment shall be maintained in a clean and tidy manner, free of sand, food, grease, loose parts, etc.

Note: This is very important to minimize the attraction of bugs and rodents in the equipment rooms, and will help to reduce the additional time burden on our staff.

ii. Equipment wash-down areas will be on the grass between Buildings 1 & 2 (the hose is on the corner of Building 2) and on the grass between Buildings 3 & 4 (the hose is on the corner of Building 4).

iii. Wash-down shall not be permitted in and around the entries of the respective storage lockers.

iv. Soiled equipment cleaned by staff will be charged back to the renter at \$50.00 per hour.

e. No rubber inflatable boats or flotation devices of any type will be allowed in any of the storage rooms.

f. All equipment must be clearly marked with the equipment owner's name and apartment number. Unmarked and abandoned items will be removed and disposed of annually.

g. Renters shall exercise all possible care in an effort to not disturb the tranquility of the apartments in and around the storage rooms.

i. Noise, drinking, eating will not be allowed in the area.

ii. Use only your labeled space or you will forfeit your space.

iii. You will have ten (10) days to remove your equipment if you do not comply with the rules/agreement or have not paid the storage fee on or before the due date.

Your checks should be made out to The Kahala Beach AOA.