

# Hawaiian Village Rules and Regulations

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- 1. No obstruction of any kind is allowed in any hallway, walkway or stairway. This includes any kind of floor mat in the hallways. Personal property (including shoes, towels, beach gear or trash) may not be stored in any of the common areas or hallways.**
- 2. PETS are not permitted in any rental unit.**
- 3. Running, jogging, bicycle riding, skateboarding, rollerblading, throwing Frisbees or balls and other activities of this nature are prohibited anywhere inside the building.**
- 4. Bicycle riding, skateboarding and rollerblading are prohibited on the property.**
- 5. Outdoor grills are prohibited anywhere on the property.**
- 6. The Ocean City noise ordinance will be respected and enforced. No loud noises of any nature will be tolerated between the hours of 11:00 p.m. and 8:00 a.m.**

- 7. Nothing should be hung upon or over the balcony or walkway railings.**
- 8. Nothing is to be thrown or swept from the doors, windows or balconies or any unit or from the walkways. PLEASE DO NOT FEED THE SEAGULLS FROM YOUR BALCONY OR THROW FOOD DOWN INTO THE PARKING AREA.**
- 9. Pool rules must be strictly followed. Diving or jumping is not allowed in any pool. ALL PARTIES WHEN IN THE POOL AREA MUST WEAR WRIST BAND.**
- 10. Identify your vehicle by always displaying your parking permit. Obey parking regulations. Condominium owners have the first right to their assigned spaces. Violators will be towed. Drive slowly and carefully.**
- 11. Any and all damage to the condominium complex by tenant or guests is the responsibility of the unit owner.**
- 12. All public access entrances must remain secure. Do not leave doors unlocked or wedged open. Needless vandalism is your responsibility.**
- 13. NO SMOKING IN ANY COMMON AREA (HALLS, STAIRWELLS, POOL, BALCONIES, ETC.)**

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## **PARKING REGULATIONS**

- 1. Parking spaces are assigned by unit number. You must park in your designated parking space. Parking permits are required. Parking permits must be displayed prominently on the front of the**

windshield so as to be clearly visible from the exterior.

**Note: Waikiki unit owners have additional parking spaces under the Royal Hawaiian building. Spaces for Waikiki owners under the Royal Hawaiian building are marked by unit number and are always preceded by a “W”.**

**For example: W101.**

**All vehicles must display a current, valid parking permit.**

**Renters may display a temporary parking permit provided by the Rental Agent that displays the building name and unit number and the name of the Rental Agent.**

**Guest parking is available under the Outrigger building. Guest must display a valid parking permit while parked in the guest parking spaces.**

- 2. Parking is not permitted at parking lot entrances or blocking dumpster access.**
- 3. The parking area shall not be used for any purpose other than to park automobiles. Boats, campers, boat trailers, jet skis, motorcycles and mopeds, and vehicles larger than a pick-up or non-commercial van are prohibited from parking in the parking lot.**
- 4. Vehicles without a valid current license plate and sticker are prohibited.**
- 5. Vehicles may not be used for storage.**
- 6. Washing vehicles is prohibited.**
- 7. Repairs to vehicles while in parking lot are prohibited unless**

they are of an emergency nature. Oil changes are not permitted.

8. Vehicles may not be parked so as to obstruct ingress or egress of any other vehicle into or on the parking lot. Vehicles may not obstruct dumpster access. Vehicles may not park in fire lanes.

9. Vehicles that do not display valid current handicapped license tags or signs may not park in the handicapped parking spaces.

10. Vehicles that are parked in violation of the rules and regulations of the Association will be towed at the owner's expense. Hawaiian Village Condominium bears no responsibility for locating or contacting the owners of illegally parked vehicles or for damages to vehicles that are towed. The parking areas under all buildings have been designated "Tow Away Areas." Any vehicle improperly parked or not displaying a valid current parking permit will be towed.

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## **GENERAL REGULATIONS**

1. Occupancy of units shall be limited to the number of sleeping spaces provided by the owner of each unit.

2. Towels, bathing suits, clothing, clotheslines, flag decorations, etc. are not permitted to be hung from the balconies, railings or decks. No obstruction of any kind is permitted in any hallway, walkway or stairway. Doormats, furniture, shoes, towels, beach equipment and other similar items must be stored inside units. Nothing is permitted to be kept on the interior or exterior common area walkways.

- 3. Nothing may be installed on an exterior balcony that interferes with the waterproof barrier.**
- 4. Occupants should not make unreasonable noises, which would be considered objectionable. Stereos, radios and television sets should be set to a minimum volume, particularly if windows or doors are open. Jumping or dropping objects on the floor is prohibited. Violations of the Noise Ordinance will be reported to the Ocean City Police Department.**
- 5. No exotic pets are permitted and unit owners are limited to dogs, cats, and caged birds provided they are managed in such a manner so as not to disturb other occupants in any way. Pets are limited in number to two (2) per unit.**
- 6. Animals are not permitted to eliminate waste on the property. Owners are responsible for keeping animals on a leash at all times and for cleaning up and properly disposing of waste materials. Dogs may not be chained outside the unit.**
- 7. Renters and guests may not keep pets anywhere on the property.**
- 8. Barbecue or charcoal grills are prohibited from unit decks. There is to be no storage of dangerous or flammable liquids anywhere on the property or within the units.**
- 9. Nothing can be thrown or swept from the balconies, railings, decks or walkways. Please do not feed the seagulls, or drop food into the parking lot.**
- 10. Rubbish must be bagged, securely closed and taken immediately to the trash chute or to the dumpster outside the**

**building. Trash cannot be left on balconies, walkways or in front of units for any period of time. Unit owners are responsible for payment of the fee for removal of large household items that will not fit into dumpsters or for appliances, doors, screens or furniture. Unit owners may contact management to make arrangements for the removal of such items. All empty boxes should be broken down. Trash that will not fit in the trash chute should be taken to the exterior dumpster area.**

**11. Tampering with fire alarm equipment is illegal and is not permitted.**

**12. Bicycle riding, skateboarding and in-line skating are prohibited anywhere on the property.**

**13. Bicycle riding inside the buildings, or on any common walkway is prohibited. Bicycle riding is prohibited on the parking ramp.**

**14. Everyone returning from the beach is expected to wash sand from themselves, their furniture or beach toys before entering the building. Foot wash stations are conveniently located at each building for this purpose.**

**15. Vandalism is prohibited.**

**16. Lobby doors may not be blocked open or obstructed in any manner.**

**17. Luggage carts must be returned to the lobby and must be placed so as not to obstruct stairwell or elevator ingress or egress.**

**18. Owners are responsible for providing copies of the Rules and Regulations to their guests, rental agents or renters. Any and all damages to the condominium complex by tenants or guests is the responsibility of the unit owner.**

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## **OWNER REGULATIONS**

- 1. Each unit owner is expected to provide access to his or her unit at reasonable times or when any situation that endangers the health or property of others arises.**
- 2. Each unit owner must provide a unit key to the management company for use in emergencies.**
- 3. Each unit owner must maintain at all times a minimum interior temperature of 50 degrees Fahrenheit.**
- 4. Any unit owner or occupant who fails to maintain his or her unit and causes damage to the property of others or results in an expense to other owners, third parties or to the Association will be deemed to be negligent. The negligent unit owner bears the financial responsibility of correcting damage.**
- 5. No additions, alterations, signs or changes of any nature affecting the external appearance of the unit may be made without the prior written approval of the Architectural Committee.**

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## **POOL RULES**

- 1. Swimming pools and other recreational facilities are reserved for the exclusive use of the unit owners, their guests, or renters having a current lease of license agreement. One of the following**

**items must be presented to the pool attendant upon entering the premises:**

- A. A lobby door key**
- B. A valid, signed, current rental agreement for Hawaiian Village Condominium**
- C. Hawaiian Village Condominium Association wristband**

**2. Owners and guests may enter the swimming pool or other recreational facilities only during their published hours of operation.**

**3. Owners and guests must sign in with the pool attendant during the summer months. Owners and guests must sign the occupancy log posted on the wall by the entrance door whenever a pool attendant is not present.**

**4. All persons using the pool facilities do so at their own risk. Hawaiian Village Condominium Association and/or its agents do not assume responsibility for any accident, or injury, in connection with such use. There is not lifeguard at the pool area. SWIM AT YOUR OWN RISK.**

**5. Hawaiian Village Condominium and/or its agents shall not be responsible for loss or damage to any personal property of any kind.**

**6. Glass bottles or containers are prohibited in the pool/exercise area facilities.**

**7. Food, alcohol and/or drinks are not permitted in the pool, sauna or spa.**

- 8. Running, roughhousing and unnecessary noise are not permitted.**
- 9. Pets are not permitted in the recreational facilities.**
- 10. Children under the age of 14 must be supervised by an adult.**
- 11. The indoor lap pool is reserved for individuals over the age of sixteen (16) for the first hour of operation each day.**
- 12. Rafts, floatation devices, toys, Frisbees, balls and other similar items are prohibited anywhere within the pool, sauna, spa or pool facilities areas with the exception of floatation devices for those children under the age of five (5) who are unable to swim. Such devices must be used for personal floatation only.**
- 13. There is to be no jumping or diving into any pool.**
- 14. Running is prohibited anywhere inside the pool area.**
- 15. Proper swimming attire is required. Sand must be washed from feet and bathing suits before entering the pool water. All infants and toddlers who are not toilet trained must wear plastic pants over diapers.**
- 16. Management reserves the right to deny access and use of the pool/exercise facilities to anyone at any time. The pool/exercise area facilities may be closed at any time at the discretion of management or the pool attendant.**
- 17. Directions, requests, or instructions of the pool attendant or management must be followed or complied with by all users of the facilities.**

**18. Violations of the rules and regulations may result in fines or suspension from use of the recreational facilities for a period of time.**

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## **SANCTIONS**

**SANCTIONS WILL BE IMPOSED FOR VIOLATIONS OF THE ADOPTED AND PUBLISHED RULES AND REGULATIONS OF THE ASSOCIATION. The following procedures will be followed:**

- A. The Rules and Regulations as adopted by the membership are enforced by the imposition of fines for violations, towing of vehicles or suspension from the use of the recreational facilities for a period of time to be determined by the Rules Enforcement Committee.**
  
- B. Any unit owners, or the manager, may prepare a written notice of violations. The violation notice must contain the following information: the date of the occurrence, the witness to the occurrence, the time of the occurrence, a description of the violation, the signature of the person preparing the notice.**
  
- C. There is no guarantee of anonymity for those submitting violation notices.**
  
- D. The violation notice must be submitted to the manager within 5 (five) days of the violation's occurrence.**
  
- E. The violation notice will be reviewed by the Rules Enforcement Committee.**

**F. The Rules Enforcement Committee will review the violation notice and at its sole discretion, may at in the following manner:**

**For any offense that is not health or life threatening:**

**1<sup>st</sup> Violation- written notice to violating unit owner**

**2<sup>nd</sup> Violation- \$25.00 fine**

**3<sup>rd</sup> and repeated violations- \$50.00 fine**

**For any offense that is health or life threatening:**

**1<sup>st</sup> Violation- written notice mailed certified mail  
return receipt requested**

**2<sup>nd</sup> and repeated violations- \$50.00 fine**

**Fines will be subject to collection as defined in Hawaiian Village Condominium Association By-Laws governing collection of assessments.**

**G. The Rules Enforcement Committee shall have the right to impose fines, arrange for the towing of vehicles through its agent, waive fines or reduce fines.**

**H. A unit owner who disputes the imposition of a fine may appeal to the Rules Enforcement Committee for a hearing on the subject matter.**

**I. A hearing will be scheduled within thirty (30) days.**

**J. Matters unresolved by the hearing with the Rules Enforcement Committee may be appealed to the Board of Directors by letter mailed certified mail/return receipt requested.**

**K. Matters unresolved by the hearing with the Board of Directors may be appealed to the membership at its regular Annual Meeting of Members and may be brought to vote on that date. The decision of the membership at its regularly scheduled Annual Meeting of Members shall be final.**

**L. Fines will continue to be imposed for the duration of the violations and penalties and interest will continue to accrue until the matter is resolved if the violation is appealed.**

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## **NOTIFICATION TO OWNERS**

**The following procedure will be utilized to ensure that all owners have read, understand and agree to the rules approved by the membership:**

- 1. The membership will vote upon the proposed rules and regulations at the Annual Meeting of Members.**
- 2. Two copies of the approved rules and regulations will be mailed to each unit owner.**
- 3. The unit owner will be required to sign one copy of the rules and regulations and return them to the manager within thirty (30) days.**
- 4. At the conclusion of the thirty (30) day period, the manager will mail, certified mail, return receipt requested, at the expense**

**of the Association, a copy of the Rules and Regulations to the unit owner. The unit owner will be given an additional fifteen (15) days to return a signed copy to the manager.**

**5. At the conclusion of the thirty (30) day period, the manager will mail, certified return receipt requested, at the expense of the unit owner, a copy of the Rules and Regulations to the unit owner. The membership agrees that this final step ensures the notification to the unit owner of the newly adopted Rules and Regulations and the sanctions that may be imposed for violations of the rules.**

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