Entry

Lot owners must provide written authorization to security to allow contractors, architects, delivery personnel, etc. to enter.
Lot owners will ensure contractors provide security with a list of employees, workers, subcontractors, etc. authorizing repeated entry.

Common area

Owner shall be held responsible for the conduct of their contractors and workers. Anyone held responsible for damaging any common area will be subject to removal from the property. Owners will be assessed for the damage.
No dumping of any debris shall be allowed on a common property, including but not limited to roadways, drainage casements, lot, right of ways, or any other lot.
Each owner will be responsible for the cleaning and maintenance of the 12 foot setback directly fronting their lot. This area must be kept free of weeds, unsightly vegetation, and trash. If the owner does not maintain the 12 foot setback the Association will provide maintenance, and charge the owner the prevailing monthly fee.

GUIDELINES FOR CONSTRUCTION IN MAUNA OLU ESTATES

Abridged Version
(Please refer to the Mauna Olu Estates Covenants, Conditions and Restrictions for a detailed description)
Work schedule

Authorize entry to the estate is between the hours of 7 a.m. and 5:30 p.m. Monday through Friday. Authorize entry on Saturdays is from 8 a.m. to 5:30 p.m. On Sunday only finishing work inside the new home is permitted between the hours of 9 a.m. to 5:30 p.m. The operation of heavy equipment and power tools is not permitted on Sundays and on the following holidays: New Year’s Day, Memorial Day, Independence Day, Veterans’ Day, Thanksgiving Day, and Christmas Day.

Workers will be allowed in the gate no earlier than 7 a.m. and restrict their activities to the job site. There will be no touring of the estates.

Site work will be completed at a time that would provide for general site cleanup which may include but not be limited to the storing and locking down of equipment and material so that the workers shall exit the property no later than 5:30 p.m.

Equipment operation

All tracked vehicles will be moved by trailer and not operated on roadways. There will be no track walking or metal to road contact on roadways or utility casements.

Heavy equipment will be unloaded only on the job site, and not on the roadways.

Dust control. Owners will ensure that measures are taken to control dust.

Other rules

There will be no drinking of alcoholic beverages or barbecuing on construction sites.

No open fires are permitted anywhere Estates.

Storage of materials and equipment is not authorized or another lot unless specifically authorized in writing by the lot owner.

Storage of materials and equipment is not authorized in the 12 foot common area setback.

Reminder

City & County permits must be posted on lot before work can begin.