

**RESOLUTION OF THE BOARD OF DIRECTORS
OF ASSOCIATION OF APARTMENT OWNERS OF THE PAVILION AT WAIKIKI
REGARDING HIGH-RISK COMPONENTS**

Hawaii Revised Statutes (“HRS”) Section 514B-138 authorizes the Board of Directors (“Board”) of the Association of the Apartment Owners of The Pavilion at Waikiki (“Association”), after notice to all apartment owners and an opportunity for comment, to determine that certain portions of the apartments, or certain objects or appliances within the apartments, such as (but not limited to) plumbing fixtures, washing machine hoses, lanai railings and windows, pose a particular risk of damage to other apartments or the common elements if they are not properly inspected, maintained, repaired, or replaced by owners (such portions of the apartments or objects or appliances within the apartments are hereinafter called “high-risk components”); and

Upon the Board’s designation of such high-risk components, it can require inspection at specified intervals, replacement or repair at specified intervals and/or replacement or repair to specifications established by the Board; and

As the Board is charged with the management of the Association, including the management of the common elements in accordance with the Project’s governing documents and HRS Sections 514B-104(a)(6) and 514B-106(a); and

In accordance with HRS Section 514B-138, the Board believes it is in the best interests of the Association to identify high-risk components and to implement certain policies and requirements with regard to those high-risk components as necessary or appropriate to prevent damage to apartments, the common elements and the limited common elements;

NOW THEREFORE, the Board, on behalf of the members of the Association, hereby adopts the following resolutions to designate high-risk components, and establish requirements for the care of high-risk components:

BE IT RESOLVED, that the portions of the apartments or objects or appliances within the apartments identified in the **High-Risk Components Policy attached hereto as Exhibit “A”** are designated as high-risk components; and

The practices and policies set forth in the **High-Risk Components Policy attached hereto as Exhibit “A”** shall apply to high-risk components and that the Board shall have all power and authority necessary to implement and enforce the practices and policies set forth therein;

If an owner fails to comply with the requirements of this Resolution, the Association is authorized, after reasonable notice to the owner, to enter the apartment to perform the required repair and/or replacement of all faulty high-risk components at the sole cost and expense of the apartment owner, which cost and expense shall be a lien on the apartment as provided in HRS Section 514B-146;

Nothing in this Resolution shall be deemed to limit the remedies of the Association for damages, or injunctive relief, or both;

Nothing in this Resolution shall relieve or excuse any owner from such owner's obligation to maintain, repair and replace such owner's apartment pursuant to any applicable provision of the governing documents of the Association, or HRS Chapters 514A and 514B, as applicable, including without limitation HRS Section 514B-137(a), or restrict and/or otherwise limit the Association's right to enter any apartment in accordance with HRS Section 514B-137(b);

In any legal proceeding seeking enforcement of this Resolution against any owner, the Association will be entitled to recover its attorneys' fees and costs in accordance with HRS Section 514B-157;

In accordance with HRS Section 514B-138, this Resolution has been provided to all owners and all owners were given an opportunity to comment thereon prior to adoption of this Resolution by the Board.

This Resolution shall be effective immediately upon its adoption by the Board.

Adopted: January 19, 2017.



Secretary
Board of Directors
AOAO The Pavilion at Waikiki

EXHIBIT "A"

**High-Risk Components Policy of the Association of Apartment Owners of
The Pavilion at Waikiki**

1. The following certain portions of the units, or certain objects or appliances within the units pose a particular risk of damage to other units or the common elements if they are not properly inspected, maintained, repaired, or replaced by Owners. These components are designated as "high-risk components."
 - A. Kitchen faucets, disposal, drain pipes, angle stops, supply lines and shut-off valves; and
 - B. Bathroom basin faucets, drains, angle stops, supply lines, shut-off valves; and
 - C. Toilet flushers, flappers, gaskets, o-rings, supply lines, seals/wax-rings, and shut off valves, toilet tank and bowl; and
 - D. Shower and tub fixtures, drains, caulking and tile walls, shower heads, overflow plate, gasket and stopper, shut-off and shower valves and angle stops; and
 - E. Refrigerator ice maker, supply line connection; and
 - F. Dishwashers supply lines, shut off valves, seals, drains and angle stop; and
 - G. Washing machine shut off valves, dryer vents and hoses; and
 - H. Air conditioning units and related components;
 - I. Lanai railings and spalling crack around rail posts;
 - J. Windows, including frames, tracks, seals, gaskets and hardware;
 - K. Sliding glass lanai doors, including frames, tracks, seals, gaskets and hardware.
 - L. Electrical outlets and power strips for overloading. GFCI's installed on kitchen and bathroom countertop outlets.

2. With regard to the high-risk components identified herein, the Board of Directors ("Board") of the Association of Apartment Owners of The Pavilion at Waikiki ("Association") require inspections be conducted at specified intervals by the Board or by inspectors designated by the Board.

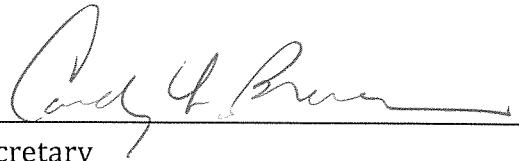
3. With regard to the high-risk components identified herein, the Board may also require replacement or repair at specified intervals whether or not the component is deteriorated or defective.
4. With regard to the high-risk components, the Board may also require replacement or repair that:
 - A. Meets particular standards or specifications established by the Board;
 - B. Includes additional components or installations specified by the Board; or
 - C. Use of contractors with specific licensing, training, or certification approved by the Board.
5. The imposition of requirements by the Board regarding high-risk components shall not relieve unit Owners of obligations regarding high-risk components as set forth in the governing documents of the Association, including but not limited to the Declaration of the Association of Apartment Owners of The Pavilion at Waikiki ("Declaration") and the Bylaws of the Association of Apartment Owners of The Pavilion at Waikiki ("Bylaws") and House Rules, as each of these may be amended from time to time, including, without limitation, the obligation to maintain, repair and replace the high-risk components.
6. The current procedure for inspection and repair or replacement of high risk components is as follows:
 - A. Following written notice to owners by the Association, on a periodic basis as may be determined by the Board, the Association and/or its retained consultant shall conduct and complete an inspection of each unit of all items identified in above Section 1.
 - B. Following inspection of each unit, the Association and/or its retained consultant shall complete a written inspection report and provide a copy of the written inspection report to the unit owner.
 - C. Not more than forty-five (45) days from the date of receipt by the unit owners of the inspection report, except as the unit owner is advised otherwise by the Board in writing, all items identified thereon which require repair and/or replacement, if any, must be repaired or replaced, as may be applicable, by the unit owner;
 - D. Unless otherwise advised by the Board in writing, promptly upon completion of repair and/or replacement of all identified items in the inspection report which require repair and/or replacement, the unit owner must provide written documentation to the Association evidencing replacement and/or

repair all such items identified in the inspection report at which time the Association will schedule the unit for re-inspection to verify all such identified items in the inspection report have been repair and/or replaced.

7. If a unit owner fails to follow requirements imposed by the Board pursuant to this Policy, the Association, after reasonable notice, may enter the unit to perform the requirements with regard to such high-risk components at the sole cost and expense of the unit Owner, which costs and expenses shall be a lien on the unit as provided in HRS Section 514B-146.

8. Nothing in this Policy shall be deemed to limit the remedies of the Association for damages, or injunctive relief, or both.

The Written Policy was adopted by the Board of Directors of the Association of Apartment Owners of The Pavilion at Waikiki at its Meeting held on 1/19/2017, 2017.



Secretary

Board of Directors

AOAO The Pavilion at Waikiki