

# HOMEOWNER'S ASSOCIATION

Owners at Koloa Landing will be a part of the homeowner's association operated by Azul Hawaii Resorts (an affiliate of Azul Hospitality Group). The on-site management company, Azul Hawaii Resorts will be overseeing all services and staffing for the resort.

Additionally, Azul will operate the front desk and manage all Food and Beverage outlets, and amenities.

## ESTIMATED MONTHLY MAINTENANCE DUES

PLAN TYPE	INTERIOR SIZE	ESTIMATED MONTHLY DUES
B2 - Two Bedroom	1,098	\$1,245
D2 - Two Bedroom	1,289	\$1,451
E2 - Two Bedroom	1,359	\$1,526
F2 - Two Bedroom	1,530	\$1,711
G3 - Three Bedroom	1,724	\$1,920
J3 Three Bedroom	1,872	\$2,080
PH2 - Four Bedroom	3,022	\$3,319

**Monthly maintenance dues pay for the costs associated with the management, maintenance, and operations of the common areas, and long-term reserves of the Association. Including, but not limited to:**

- Common area electricity, water, gas, refuse removal, sewer and housekeeping
- Individual condominium unit water, cable television, & internet
- Insurance (exterior, structure and all common elements)
- Pest control (periodic treatments)
- Mechanical equipment (i.e., elevator) service and repair
- Fire/Alarm Systems
- Fitness Center maintenance
- Pools, hot tubs, waterslide, water features and area maintenance
- Security (onsite 24 hours)
- Budget management and administrative services including Capital Reserves
- Standard Hospitality Services (concierge services, luggage services, front desk registration services and for over the counter services such as packages and other deliveries).
- And more