

# 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.

## MONTHLY MAINTENANCE DUES

PLAN TYPE	INTERIOR SIZE	MONTHLY DUES
B2 - Two Bedroom	1,098	\$1,309.16
D2 - Two Bedroom	1,289	\$1,527.76
E2 - Two Bedroom	1,359	\$1,607.88
F2 - Two Bedroom	1,530	\$1,803.59
G3 - Three Bedroom	1,724	\$2,025.62
J3 Three Bedroom	1,872	\$2,195.00
PH2 - Four Bedroom	3,022	\$3,511.18

**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. The Association Fee covers for the Individual Owner the following items (but not limited to):**

- Water, gas, sewer, refuse removal and common area electricity
- Common area housekeeping and maintenance
- Cable television, high-speed Internet, phone service
- Grounds, landscaping maintenance and service
- Insurance (exterior, structure and all common elements)
- Pest control
- Mechanical equipment (i.e., elevator) service and repair
- Fire/Alarm Systems
- Pools, hot tubs, water slides, water features and area maintenance
- Security
- 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).
- Fitness Center maintenance
- And more