

Rule: Tenant Notification and Occupant Contact

Adopted by the Board of Directors under By-Laws Article IV, Section 1. (date to be added)

Restrictive Covenant (7) already requires that any lease of a lot contain the Association's restrictive covenants, or refer to them, and be made expressly subject to them. A tenant under a proper lease is therefore already bound by them. What the Association has never had is a way to reach whoever is actually living at a lot before the crew mows, sprays, or works on the road in front of it. That is what this Rule is for.

1. Give your tenant the documents. At or before the start of any tenancy of thirty days or more, give the tenant a copy of the covenants and the Association's current rules, or attach them to the lease. You may direct the tenant in writing to mauiranchestates.org/documents, but you remain responsible for their actually receiving the documents. The Association will mail or email a copy at no charge to any owner, tenant, or agent who asks, at info@mauiranchestates.org or Maui Ranch Estates Owners Association, P.O. Box 1066, Ha'ikū, HI 96708. Nobody is required to use the website.

2. Give the Association a contact. If you lease your lot, tell the Association the name of each tenant and a mailing address, email address, or telephone number where that tenant can receive notices. If you use a property manager or other managing agent, please give us that agent's name and contact information as well.

If you would rather not give out tenant contact information, you may name yourself or your managing agent as the point of contact instead, and take responsibility for passing Association notices on to whoever is living there. That satisfies the tenant half of this section. It does not remove the requirement to tell us who your managing agent is.

Provide this within thirty days of the start of a tenancy, and tell us within thirty days of any change.

3. What we do with it. Contact information is used only to give notice of work affecting the lot or the roads serving it: mowing and corridor vegetation work, herbicide application, road maintenance and closures, culvert and drainage work, utility and emergency access work, and notices required by the By-Laws or by law. It is an internal Association record. It is not published, not posted on the website, not printed in the newsletter, and not given to anyone else, except as the law requires or as a contractor needs it to do work we have told you about.

4. Tenancies already in place. If you have a tenant on the date this Rule takes effect, comply within sixty days of that date.

5. Effective date. Under By-Laws Article IV, Section 2, the Secretary mails a copy of this Rule to every member at their last known address. Under Section 3

it takes effect on the fifth day following that distribution, unless the Board sets another date in adopting it.

The point of this Rule is a working contact list, not penalties. Where something is missing, we will ask first.