



## AOAO KIHEI SHORES

### HIGH-RISK COMPONENTS POLICY

Hawai'i Revised Statutes § 514B-138 provides that the Board of Directors may determine that certain portions of the apartments, or certain objects or appliances within the apartments, 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, and are thus designated as "high-risk components."

The Board of Directors for the Association of Apartment Owners of Kihei Shores (the "Association") adopts the following High-Risk Components Policy ("Policy"):

1. The following portions of the apartments constitute high-risk components which are the responsibility of the owners:

- a. Sinks - Faucets, drain pipes, supply lines, water lines, shut off valves
- b. Toilets – Tank fill valve and flapper, wax seal, supply lines, shut off valve
- c. Shower and tubs - Fixtures, valves, tile, and waterproofing
- d. Refrigerator ice maker - Supply line and shut-off valve
- e. Dishwashers – Supply, shut-off valve and discharge line
- f. Washing machine – Supply line, shut-off valve, and discharge lines
- g. Water heater – Tank, hot/cold water connections, pressure relief valve, electrical connections. Water heater leak detector alarms
- h. Fire smoke detectors
- i. Circuit breakers
- j. Outlets and switches
- k. Air Conditioner Units and Drain Systems

2. Owners will be required to inspect high risk components and report findings to the Site Manager annually. This inspection can be accomplished when convenient to owners but must be completed within 6 months of the policy date. Owners shall maintain the high-risk components at their sole expense.

3. At periodic intervals as designated by the Board, the Association or representatives or inspectors as designated by the Association, may inspect the high-risk components of a sampling of units after at least 48 hours' notice to the owner, except in the case of an emergency for which no prior notice shall be required.

4. The Board will require owners, at their cost, to replace or repair those high-risk components that do not pass the inspection check list and provide proof thereof to the Board. The standards and specifications may require certain contractors with specific licensing, training or certification perform the replacement or repair (e.g. licensed plumber to replace a water heater).

5. The imposition of requirements by the Board for high-risk

components shall not relieve apartment owners of obligations regarding high-risk components as set forth in the governing documents of the Association, including, without limitation, the obligation to maintain, repair, and replace the components.

6. If an apartment owner fails to follow requirements imposed by the Board pursuant to this Policy, the Association, after reasonable notice, may enter the apartment to perform the requirements pursuant to Hawaii Revised Statutes § 514B-137 and -38 with regard to such high-risk components at the sole cost and expense of the apartment owner, which costs and expenses shall be a lien on the apartment.

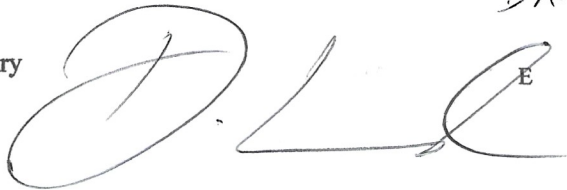
7. An owner may appeal any action or decision they feel is unreasonable by contacting all directors, via email or otherwise, and requesting a review of the circumstances. A majority vote of the Board on an ad-hoc basis may chose to rescind, amend, or uphold an action or decision. Contact details can be found at [kiheishores.net/aoao-contacts](http://kiheishores.net/aoao-contacts).

ASSOCIATION OF APARTMENT OWNERS OF KIHEI

SHORES

PRINTED NAME: DAVID KVASNICKA

Secretary

A handwritten signature in dark ink, appearing to read 'D. Kvasnicka', with a stylized flourish at the end.

5/21/2025