



HAWAIIANA

Hawaiiana Management Company, Ltd.
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September 16, 2020

To: The Arbors, Owners

Re: House Rule Amendment
Article IV, Section 1 (Barbecuing), Subsection D

From: Jon McKenna, Management Executive
Hawaiiana Management Company, Ltd.

Dear Owners:

The Board recently reviewed the fire code as it pertains to multi-dwelling buildings and, as a result have amended to the House Rules as described below. Please keep this memo with your association files and, if you are presently renting your unit, please forward a copy to your property manager, or tenant if you are the landlord.

The 2012 National Fire Protection Association (NFPA) 1 Fire Code under section 10.11.6.1 states:

*“For other than one-and two-family dwellings, **no** hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft. (3 m) of any structure.”*

In addition, Section 10.11.6.2 states:

*“For other than one-and two-family dwellings, **no** hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.”*

Therefore, in order for The Arbors to be in compliance with the City and County fire code and NFPA 1 safety requirements, the Board of Directors has amended House Rules IV., 1. Lanais and Courtyards, D. Barbecuing as follows effective immediately (deletions in ~~strike through~~, additions in underline):

D. Barbecuing: No fires, open flames, hibachis or grills of any kind whatsoever shall be permitted on the common areas (used or stored upon) or, on second floor lanais/balconies. Grills, hibachis and other similar devices used for cooking, heating, or any other purpose shall only be utilized, and stored, at least 10 feet (3m) away from any structure and kept wholly within the limited common element lanais/courtyards. ~~Effective immediately, residents are no longer allowed to use hibachi grill, charcoal grill or partake in any open flame type cooking/grilling on second floor lanai areas.~~ This is a

fire safety issue and mandated by insurance for the buildings and City and County of Honolulu Fire Code. ~~Gas grills are the only allowable type of cooking on the second floor lanai areas.~~ Anyone caught partaking in this prohibited activity will be sent a violation letter and subject to penalties and fines. Acceptable grill fire starting chemicals shall be allowed in quantities limited to 'personal use' limits. All resident are required to familiarize themselves with the location of the nearest fire extinguisher. Grill flames and smoke must be maintained in such a manner so as not to create a nuisance to neighboring units. The disposal of debris into the common elements is prohibited.

If you should have any questions or, require additional information, please do not hesitate to contact me at 808-837-5234 or jonm@hmcmt.com.

Sincerely,

FOR THE BOARD OF DIRECTORS
THE ARBORS AOA

Jon McKenna
Management Executive