



AMERICANS WITH DISABILITIES ACT POLICY (SHORT-TERM VACATION RENTALS AND COMMON ELEMENTS)

Kanaloa at Kona recognizes its responsibility to comply to the extent reasonably practicable with the requirements of the Americans with Disabilities Act (“ADA”) for the units and common elements used by short-term residents. A short-term resident is a resident or guest who is occupying a unit at Kanaloa at Kona for fewer than 30 consecutive days.

To that end, the Association of Apartment Owners of Kanaloa at Kona shall:

1. Make reasonable modifications to the Association’s rules and policies when necessary for a disabled person to enjoy the services and facilities of Kanaloa at Kona, including providing accessible parking spaces when available. Upon notice by a disabled short-term resident of the need for accessible parking, staff will place signs in open parking areas to reserve a space for the disabled person. Such signs will be placed as conveniently as possible to meet the needs of the disabled person.
2. Permit the use of a service animal by a disabled person. Pursuant to Hawaii law and the ADA, the service animal must have been trained to work or perform tasks for the disabled person. The service animal must be removed if the animal is not housebroken, or the animal is out of control and the animal’s handler does not take effective action to control it.
3. Remove architectural barriers in the common elements used by short-term residents, when it is readily achievable to do so (for example, by installing ramps for access to the buildings and amenities).
4. Include ramps, railings, fixtures, or other accommodations when doing new constructions or alterations to common areas to make them accessible to and usable by persons with disabilities.
5. Have available for our maintenance staff and outside vendors doing work in common areas a booklet detailing the specifications to meet ADA requirements.
6. Maintain an ADA Reserve Fund to meet the Association’s financial needs for special upgrades to obtain compliance, with sufficient annual contributions added to this fund.