

**AULANI, DISNEY VACATION CLUB® VILLAS, KO OLINA, HAWAII**

**VACATION OWNERSHIP PLAN**

**This public offering statement contains important matters to be considered in acquiring an interest in a vacation ownership plan. The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, contract documents, and sales materials. You should not rely upon oral representations as being correct. Refer to this document and accompanying exhibits for correct representations. The seller is prohibited from making any representations other than those contained in the contract and this public offering statement.**



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## I. DEFINITIONS AND ABBREVIATIONS

All terms contained in this Public Offering Statement shall have the meanings ascribed to them by Hawai'i Statutes or the Governing Documents. The following definitions shall prevail to the extent that they are not in conflict with the statutory or Governing Document definitions:

ABC means ABC, Inc., a New York corporation and the owner of the remainder interest in the land underlying the Condominium.

Air Space Unit means a Condominium Unit or a Hotel Condominium Unit designated as an Air Space Unit under the Condominium Declaration and Condominium Map or Hotel Condominium Declaration and Hotel Condominium Map, as applicable.

Additional Ownership Interest means any Ownership Interest purchased to supplement an existing Ownership Interest. An Additional Ownership Interest may have the same Use Year as the original Ownership Interest it supplements.

Ad Valorem Real Estate Taxes means those real property taxes assessed against the Condominium Units, Hotel Condominium Units or Ownership Interests and their respective undivided interests in the Common Elements. The Vacation Owners Association shall serve as the agent of the Members for the purpose of collection of Ad Valorem Real Estate Taxes.

Annual Dues or Assessments means that portion of the Estimated Budgets that has been assessed against an individual Owner's Ownership Interest together with the Owner's proportionate share of the Ad Valorem Real Estate Taxes for the Ownership Interest.

Association Property means, as to each Association, all real and personal property owned by such Association, including all furnishings and other personal property contained within each Vacation Ownership Unit (as to the Vacation Owners Association) that are not the personal property of an individual Owner. All personal property related to the Home Resort Reservation Component and the DVC Reservation Component, including, without limitation, all computer hardware and software and intellectual property, shall not be Association Property and is and always shall be the personal property of the owner of such property.

Association means individually the Vacation Owners Association, the Condominium Association or the Hotel Condominium Association, as applicable, or collectively the Vacation Owners Association, the Condominium Association and the Hotel Condominium Association.

Aulani DVC Resort shall collectively mean the Plan and those portions of the Condominium and the Hotel Condominium that are subject to the Plan including the Vacation Ownership Units and known as Aulani, *Disney Vacation Club®* Villas, Ko Olina, Hawai'i.

Aulani Resort Hotel means those portions of the Hotel Condominium which are being operated as the full service hotel, spa and convention center known as Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i. The Aulani Resort Hotel is located in various Units in the Hotel Condominium.

BVTC means Buena Vista Trading Company, a Florida corporation, its successors and assigns. BVTC is an exchange company registered under applicable law.

Club or Disney Vacation Club® means the Disney Vacation Club. The Club is not a legal entity or association of any kind, but rather is a service name for the services and benefits appurtenant to and the restrictions imposed upon the use and enjoyment of Ownership Interests. These services presently include, among other things, the operation of a central reservation system consisting of the Home Resort Reservation Component and the DVC Reservation Component.

Club Member means the owner of record of an Ownership Interest in a DVC Resort.

Commercial Unit means a Condominium Unit or a Hotel Condominium Unit reserved for commercial use pursuant to the Condominium Documents or Hotel Condominium Documents, as applicable, and may include Air Space Units but does not include Vacation Ownership Units.

Common Elements shall include (i) all of those items defined in the Hawai'i Condominium Property Act as Common Elements and the items declared in the Condominium Declaration or the Hotel Condominium Declaration, as applicable, to be included within the Common Elements; and (ii) for Vacation Ownership Units, membership in the Disney Vacation Club pursuant to the terms and conditions set forth in the Plan Documents.

Common Expenses shall include (i) expenses for the operation, maintenance, repair, replacement, or protection of the Common Elements and Association Property, and replacement reserves for the same; (ii) costs of carrying out the powers and duties of the Condominium Association or Hotel Condominium Association, as applicable, (iii) any past due and uncollected ad valorem taxes assessed against the Condominium or Hotel Condominium, as applicable and pursuant to applicable law, (iv) any expenses incurred by an Association in the performance of its duties, and (v) any other expense, whether or not included in the foregoing, designated as a Common Expenses by applicable law or the Condominium Documents or Hotel Condominium Documents, as applicable.

Common Interest means, for any Condominium Unit, Hotel Condominium Unit or Ownership Interest as applicable, the undivided interest in the Common Elements assigned to such Condominium Unit, Hotel Condominium Unit or Ownership Interest by the Condominium Declaration, Hotel Condominium Declaration or Plan Declaration, as applicable, and as they each may be amended from time to time.

Condominium means the Aulani, *Disney Vacation Club®* Villas, Ko Olina, Hawai'i Condominium as established by the Condominium Declaration.

Condominium Association means Ali'i Nui Villas Condominium Association, Inc., a Florida not-for-profit corporation, and its successors, which is responsible for the operation of the Condominium.

Condominium Association Articles of Incorporation means the articles of incorporation of the Condominium Association, as they may be amended from time to time.

Condominium Association Bylaws means the bylaws of the Condominium Association, as they may be amended from time to time.

Condominium Declaration means the Amended and Restated Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium, as it may be amended from time to time.

Condominium Documents means the Condominium Declaration (together with all exhibits attached thereto and all other documents expressly incorporated therein by reference), the Condominium Association Articles of Incorporation, the Condominium Association Bylaws, Condominium Rules and Regulations, the Condominium Map, and the Declaration of Merger.

Condominium Estimated Budgets means the operating and capital reserves budgets that establish the estimated annual Common Expenses, including reserves, of the Condominium.

Condominium Map means the recorded drawings designated in the Condominium Declaration as the Condominium Map, as they are amended from time to time.

Condominium Property means the lands, leaseholds, easements and personal property that are subjected to condominium ownership from time to time, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the Condominium.

Condominium Property Management Agreement means the agreement between the Condominium Association and any Management Company pursuant to which the Condominium Association assigns its responsibilities and duties relating to the management and operation of the Condominium to the Management Company.

Condominium Rules and Regulations means the rules and regulations adopted by or on behalf of the Condominium Association, as they are amended from time to time.

Condominium Unit means any part of the Condominium designated for separate ownership by the Condominium Declaration. When the term is used to refer to legal title, it also includes either an undivided interest in the Common Elements (including the land) of the Condominium in fee simple, or an undivided interest in (i) the Common Elements of the Condominium (other than the land) of the Condominium in fee simple, and (ii) an estate for years in the land of the Condominium. In either case, the undivided interest is equal to the fractional or percentage interest assigned by the Condominium Declaration, to the Condominium Unit as its appurtenant Common Interest.

Cotenant means the Owner of an Ownership Interest in a Vacation Ownership Unit and shall include all other Cotenants who own Ownership Interests in that Vacation Ownership Unit as tenants-in-common.

Declaration of Merger means the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases recorded as Document No. 3957569, as it may be amended from time to time. It provides for a merger of the Condominium with one or more other condominium projects.

DVCHMC means Disney Vacation Club Hawaii Management Company, LLC, a Florida limited liability company, its successors and assigns.



DVCMC means Disney Vacation Club Management Corp., a Florida corporation, its successors and assigns.

DVC Reservation Component shall mean the exchange component of the Club central reservation system through which Vacation Homes in any DVC Resort may be reserved using DVC Vacation Points pursuant to priorities, restrictions and limitations established by BVTC from time to time and as set forth in the Disclosure Document.

DVC Resort means each resort which is entitled to access and use the DVC Reservation Component and other applicable Club services and benefits provided by BVTC by virtue of and pursuant to the terms and conditions of a DVC Resort Agreement.

DVC Resort Agreement shall mean the agreement pursuant to which a resort becomes and remains a DVC Resort in accordance with the terms and conditions of such agreement.

DVC Vacation Points shall mean Vacation Points utilized by Club Members to make a reservation through the central reservation system at a DVC Resort other than their Home Resort.

DVD means Disney Vacation Development, Inc., a Florida corporation, its successors and assigns.

Estimated Budgets collectively means the Condominium Estimated Budgets, the Hotel Condominium Estimated Budgets and the Vacation Ownership Plan Estimated Budgets.

External Exchange Company means any company that owns, operates or owns and operates an External Exchange Program.

External Exchange Program shall mean the contractual arrangement between DVCHMC, DVCMC, DVD, the Vacation Ownership Association or individual Club Members and an External Exchange Company or Companies under which Club Members may request and reserve, under certain conditions, the use of accommodations in resorts other than the DVC Resorts.

Fixed Ownership Interest means an Ownership Interest whose Owner has the right to use a specific Vacation Home type during a specific time period in each Use Year. A Vacation Home of that Vacation Home type will be automatically reserved every year for use by the Member during that time period.

Governing Documents means the Plan Documents, the Condominium Documents, the Hotel Condominium Documents, the Master Declaration, the Master Cotenancy Agreement and the Ko Olina Documents.

Home Resort means any DVC Resort in which a Club Member owns an Ownership Interest which is symbolized by Home Resort Vacation Points.

Home Resort Reservation Component means the component of the Club central reservation system through which Vacation Homes may be reserved using Home Resort Vacation Points pursuant to the priorities, restrictions and limitations of the Vacation Ownership Plan as set forth in the Plan Documents and the Condominium Documents.

Home Resort Rules and Regulations means the rules and regulations for the Aulani DVC Resort which DVCHMC in its sole, absolute and unfettered discretion determines are necessary or desirable from time to time in order to enforce the provisions of the Membership Agreement in accordance with applicable law.

Home Resort Vacation Points means Vacation Points symbolizing an Ownership Interest at a Home Resort, which Vacation Points may be utilized to reserve Vacation Homes at that Home Resort where that Ownership Interest is held.

Hotel Condominium means Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i, as established by the Hotel Condominium Declaration.

Hotel Condominium Association means Ali'i Nui Hotel Condominium Association, Inc., a not-for-profit Florida corporation, and its successors, which is responsible for the operation of the Hotel Condominium.

Hotel Condominium Association Articles of Incorporation means the articles of incorporation of the Hotel Condominium Association, as they may be amended from time to time.

Hotel Condominium Association Bylaws means the bylaws of the Hotel Condominium Association, as they may be amended from time to time.

Hotel Condominium Declaration means the Amended and Restated Declaration of Condominium Property Regime for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium, as it may be amended from time to time.

Hotel Condominium Documents means the Hotel Condominium Declaration (together with all exhibits attached thereto and all other documents expressly incorporated therein by reference), the Hotel Condominium Association Articles of Incorporation, the Hotel Condominium Association Bylaws, and the Hotel Condominium Map and the Declaration of Merger.

Hotel Condominium Estimated Budgets means the operating and capital reserves budgets that establish the estimated annual Common Expenses, including reserves, of the Hotel Condominium.

Hotel Condominium Map means the recorded drawings designated in the Hotel Condominium Declaration as the Hotel Condominium Map, as they are amended from time to time.

Hotel Condominium Property means the lands, leaseholds, easements and personal property that are subjected to condominium ownership from time to time, whether or not contiguous, and all improvements thereon and all easements and rights appurtenant thereto intended for use in connection with the Hotel Condominium.

Hotel Condominium Property Management Agreement means the agreement between the Hotel Condominium Association and any Management Company pursuant to which the Hotel Condominium Association assigns its responsibilities and duties relating to the management and operation of the Hotel Condominium to the Management Company.

Hotel Condominium Unit means any part of the Hotel Condominium designated for separate ownership by the Hotel Condominium Declaration. When the term is used to refer to legal title, it also includes either an undivided interest in the Common Elements (including the land) of the Hotel Condominium in fee simple, or an undivided interest in (i) the Common Elements of the Hotel Condominium (other than the land) of the Hotel Condominium in fee simple, and (ii) an estate for years in the land of the Hotel Condominium. In either case, the undivided interest is equal to the fractional or percentage interest assigned by the Hotel Condominium Declaration to the Hotel Condominium Unit as its appurtenant Common Interest.

Ko Olina Community Association or KOCA means the Ko Olina Community Association, a Hawai'i nonprofit corporation, its successors and assigns.

Ko Olina Declaration means the "Amended and Restated Declaration of Covenants for Ko Olina Community Association" dated March 13, 2006, recorded May 10, 2006, as Doc. Nos. 3426805 through 3426807, as it is amended from time to time.

Ko Olina Documents means the Ko Olina Declaration; the bylaws of KOCA, as they may be amended from time to time; the articles of incorporation of KOCA, as they may be amended from time to time; and the Ko Olina Other Documents.

Ko Olina Other Documents means any documents adopted pursuant to the Ko Olina Declaration, including but not limited to the "Design Guidelines" and the "Use Restrictions and Rules" referred to in the Ko Olina Declaration, and the articles of incorporation and bylaws of KORA.

Ko Olina Resort means all of the property designated in the Ko Olina Declaration from time to time as comprising the Ko Olina Resort master planned resort community.

Ko Olina Resort Operators Association or KORA means the Ko Olina Resort Operators Association, Inc., the Hawai'i non-profit corporation established or to be established pursuant to the Ko Olina Declaration, its successors and assigns.

Management Company means DVCHMC or any entity engaged to manage the Aulani DVC Resort, the Condominium or the Hotel Condominium, as applicable.

Master Cotenancy Agreement means the "Master Cotenancy Agreement Declaration of Covenants, Conditions and Restrictions recorded as Document No. 3957568, as it is amended from time to time.

Master Declaration means the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Aulani, a Disney Resort & Spa, Ko Olina, Hawai'i, and all rules and policies adopted pursuant to it, as it is amended from time to time.

Master Declaration Property means the lands, leaseholds, easements and all improvements on such property that are subject to Master Declaration from time to time, whether or not contiguous.

Member means an Owner of an Ownership Interest in the Plan and shall not include owners of Ownership Interests at DVC Resorts other than the Aulani DVC Resort.

Membership Agreement means the Disney Vacation Club Membership Agreement for the Aulani DVC Resort, as amended from time to time. The Membership Agreement provides for the operation of the Vacation Ownership Plan and the Home Resort Reservation Component.

Owner means the owner of an Ownership Interest, Condominium Unit or Hotel Condominium Unit, as applicable. Unless the context requires otherwise, the term Owner shall include Cotenants but shall not include owners of Ownership Interests at DVC Resorts other than the Aulani DVC Resort.

Ownership Interest means an undivided percentage interest in a Vacation Ownership Unit and in the Vacation Ownership Unit's Common Interest.

Plan or Vacation Ownership Plan means the arrangement pursuant to Hawai'i law, the Plan Declaration and the Membership Agreement whereby a Cotenant receives an Ownership Interest in a Vacation Ownership Unit under which the exclusive right of use, possession or occupancy of all Vacation Ownership Units circulates among the various Cotenants on a recurring basis during the term of the arrangement.

Plan Declaration or Vacation Ownership Plan Declaration means the Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements recorded as Document No. 3957910, as it may be amended from time to time.

Plan Documents or Vacation Ownership Plan Documents means the Plan Declaration, the Vacation Owners Association Articles, the Vacation Owners Association Bylaws, the Vacation Ownership Rules and Regulations, the Resort Agreement, the Membership Agreement and the Home Resort Rules and Regulations.

Plan Estimated Budgets or Vacation Ownership Plan Estimated Budgets means the operating and capital reserves budgets that establish the estimated annual Plan Expenses, including reserves, of the Vacation Ownership Plan.

Plan Expenses or Vacation Ownership Plan Expenses means the costs of operating the Vacation Ownership Plan and the costs of owning and maintaining the Vacation Property, including replacement reserves.

Plan Management Agreement or Vacation Ownership Plan Management Agreement means the agreement between the Vacation Owners Association and any Management Company pursuant to which the Vacation Owners Association assigns its responsibilities and duties relating to the management and operation of the Plan to the Management Company.

Purchaser means a prospective Member, but shall not include DVD.

Resort Agreement means the DVC Resort Agreement for the Aulani DVC Resort, pursuant to which the Aulani DVC Resort becomes and remains a DVC Resort in accordance with the terms and conditions of the agreement.

The TWDC Companies means TWDC and all subsidiaries of TWDC, including, but not limited to, DVD, DVCMC, DVCHMC, ABC and BVTC.

TWDC means The Walt Disney Company, a Delaware corporation, its successors and assigns.

Use Day means a twenty-four hour period (or such lesser period as may be designated by DVCMC in the Membership Agreement from time to time) in a Vacation Home subject to use reservation by Owners.

Use Year means, for each Vacation Ownership Unit, the twelve-month period beginning on the first day of the month designated by DVD in each purchase agreement selling an Ownership Interest to a Purchaser in that Vacation Ownership Unit and in each deed conveying an Ownership Interest to a Member in that Vacation Ownership Unit. All Ownership Interests in a given Vacation Ownership Unit shall have the same Use Year. The Use Year shall continue for successive twelve-month periods for so long as the Vacation Ownership Plan continues.

Vacation Home means and refers to those portions of a Vacation Ownership Unit designed and intended for separate use and occupancy.

Vacation Owners Association means Ali'i Nui Vacation Owners Association, Inc., a Florida not-for-profit corporation, and its successors, which is responsible for the operation of the Vacation Ownership Plan and the Vacation Property.

Vacation Owners Association Articles of Incorporation means the articles of incorporation for the Vacation Owners Association, as they may be amended from time to time.

Vacation Owners Association Bylaws means the bylaws of the Vacation Owners Association, as they may be amended from time to time.

Vacation Ownership Rules and Regulations means the rules and regulations adopted by or on behalf of the Vacation Owners Association, as they are amended from time to time.

Vacation Ownership Unit means any Condominium Unit subject to the Plan.

Vacation Point means the symbolic unit of measurement used to gauge the respective rights of a Club Member to enjoy the benefits of the Ownership Interest within the Club.

Vacation Property means all real and personal property subject to the Plan and includes the Vacation Ownership Units and the Association Property of the Vacation Owners Association.

## II. REQUIRED DISCLOSURES

**This public offering statement contains important matters to be considered in acquiring an interest in a vacation ownership plan. The statements contained herein are only summary in nature. A prospective purchaser should refer to all references, exhibits hereto, contract documents, and sales materials. You should not rely upon oral representations as being correct. Refer to this document and accompanying exhibits for correct representations. The seller is prohibited from making any representations other than those contained in the contract and this public offering statement.** [Page 1 of this Public Offering Statement]

**The right to reserve a timeshare period is subject to rules and regulations of the timeshare plan reservation system.** [Paragraph 1.a.(3) of this Public Offering Statement]

**The managing entity shall have the right to forecast anticipated reservation and use of the accommodations of the timeshare plan and is authorized to reasonably reserve, deposit, or rent the accommodations for the purpose of facilitating the use or future use of the accommodations or other benefits made available through the timeshare plan.** [Paragraph 1.a.(3) and Paragraph 5.a.(1)(b) of this Public Offering Statement]

**There is a lien or lien right against each Ownership Interest to secure the payment of assessments or other exactions coming due for the use, maintenance, upkeep, or repair of the recreational or commonly used facilities. A Purchaser's failure to make these payments may result in foreclosure of the lien.** [Paragraph 2. of this Public Offering Statement]

**Recreational facilities may be expanded or added without consent of the Purchasers or the Associations.** [Paragraph 5.c.(5) of this Public Offering Statement]

**The developer has the right to retain control of each of the Associations after a majority of the Ownership Interests or Vacation Ownership Units have been sold.** [Paragraph 5.g. of this Public Offering Statement]

**The sale, lease or transfer of Ownership Interests is restricted and controlled.** [Paragraph 7.d. of this Public Offering Statement]

**The purchase of an Ownership Interest should be based upon its value as a vacation experience or for spending leisure time, and not considered for purposes of acquiring an appreciating investment or with an expectation that the Ownership Interest may be rented or resold.** [Paragraph 7.d. of this Public Offering Statement]

**A Vacation Ownership Plan will be created with respect to Vacation Ownership Units in the Condominium and the Hotel Condominium.** [Article 9 of the Condominium Declaration and Article 2 of the Plan Declaration]

**The developer is required to provide the managing entity of the Club a copy of the approved public offering statement text and exhibits filed with the Division and any approved amendments thereto, and any other component site documents as described in Section 721.07 or Section 721.55, Florida Statutes, that are not required to be filed with the Division, to be maintained by the managing entity for inspection as part of the books and records of the plan.** [Florida Addendum to Purchase Agreement]

**Property tax disclosure summary: Purchaser should not rely on DVD's current property taxes as the amount of property taxes that purchaser may be obligated to pay in the year subsequent to purchase. A change of ownership or property improvements triggers reassessments of the property that could result in higher property taxes. If you have any questions concerning valuation, contact the county property appraiser's office for information.** [Florida Addendum to Purchase Agreement]

**Any resale of this Ownership Interest must be accompanied by certain disclosures in accordance with Section 721.065, Florida Statutes.** [Florida Addendum to Purchase Agreement]

**You may cancel the purchase contract without any penalty or obligation within 10 calendar days after the date you sign the purchase contract or the date on which you receive the last of all documents required to be given to you pursuant to Section 721.07(6), Florida Statutes, whichever is later. If you decide to cancel the purchase contract, you must notify the developer in writing of your intent to cancel. Your notice of cancellation shall be effective upon the date sent and shall be sent to Disney Vacation Development, Inc., Attention: Membership Administration at 1390 Celebration Boulevard, Celebration, Florida 34747. Your notice of cancellation may also be sent via facsimile to (407) 938-6586. Any attempt to obtain a waiver of your cancellation rights is void and of no effect. While you may execute all closing documents in advance, the closing, as evidenced by delivery of the deed or other documents, before expiration of your 10-day cancellation period, is prohibited.** [Florida Addendum to Purchase Agreement]

Please refer to the Multi-site Public Offering Statement for a summary of additional required disclosures pertaining to the Vacation Club.

## IIA. DVD DISCLOSURES

**None of The TWDC Companies, including, but not limited to, DVD, make any warranty of any kind, express or implied, and each of The TWDC Companies hereby disclaims any and all warranties, including, without limitation, implied warranties of merchantability and fitness for a particular purpose, with respect to the construction of the Condominium Units, Hotel Condominium Units and the Common Elements and with respect to the personal property located within the Condominium Units and Hotel Condominium Units or on the Condominium Property or Hotel Condominium Property, and the Members assume all risk and liability resulting from the use of this property. [Paragraph 5.b.(1) of this Public Offering Statement]**

**Members will be required to pay at or before check-out a nightly transient accommodations tax for each night during their stay. [Paragraph 7.b.(2) of this Public Offering Statement]**

**DVD is entitled to charge a fee of up to \$250 to review all right of first refusal offers, which effectively means that Purchasers may not be able to sell their Ownership Interests until they have paid this fee to DVD. [Paragraphs 7.b.(2) and 7.d of this Public Offering Statement]**

**Since the Ownership Interest acquired by Purchasers is an interest in real estate under Hawai'i law, Purchasers may be entitled to deduct, for federal income tax purposes: (i) interest paid under a promissory note which is secured by a mortgage encumbering the Ownership Interest, and (ii) the Purchaser's allocable share of Ad Valorem Real Estate Taxes (paid via Annual Dues). Purchasers should understand that DVD intends to report such mortgage interest to Purchasers and to the United States Internal Revenue Service as mortgage interest paid on form 1098. [Paragraph 7.b. of this Public Offering Statement]**

**Purchasers should understand, however, that since there can be no assurance as to this federal income tax treatment, as well as the fact that actual tax results will depend upon a Purchaser's particular circumstances (including, without limitation, among other factors, whether or not the Purchaser itemizes deductions on the Purchaser's federal income tax return or whether the Purchaser already owns an existing vacation home), The TWDC Companies do not make any representations as to the income tax treatment of the purchase, use or exchange of an Ownership Interest and related rights and appurtenances or as to the deductibility of related expenses such as interest, taxes and depreciation. Each Purchaser should consult his or her own tax advisor as to these issues. An Ownership Interest should not be**



**purchased in reliance upon any anticipated tax benefits or any particular kind of tax treatment.** [Paragraph 7.b. of this Public Offering Statement]

**The Estimated Budgets contained in this public offering statement have been prepared in accordance with Hawai`i law and are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs of such items may exceed the estimated costs. Such changes in cost do not constitute material adverse changes.** [Paragraph 6 of this Public Offering Statement]

**A portion of the Annual Dues paid by each Member are used to pay a resort access fee to a third party which gives Members certain preferential access rights and discounts to amenities operated by unrelated third parties and located within the Ko Olina Resort master planned resort community.** [Paragraph 7.b.(2) of this Public Offering Statement]

**For Ownership Interests owned by Members residing outside of the United States, the Management Company reserves the right to charge a surcharge in an amount set by the Management Company from time to time to cover the added costs for postage, personal delivery, increased frequency of and costs associated with long distance and/or international communications, deliveries and so on, and also to cover any tax on the surcharge.** [Paragraph 7.b.(2) of this Public Offering Statement]

**Pursuant to the Master Declaration each Owner is responsible for a share of the Shared Area Expenses for Shared Areas whether or not such Shared Areas are part of the property owned by such Owner. The Shared Area Expenses are allocated and shared pursuant to the Master Declaration. Further, pursuant to the Master Declaration and the Property Management Agreements, Shared Services are or may be provided on a consolidated basis to the entire Resort and the Shared Service Expenses for Shared Services are allocated and shared by the various Owners on the same basis that Shared Area Expenses are allocated and shared. If an Association was required to obtain such Shared Services solely for its members, the operating costs for that Association could increase.** [Paragraph 5.f.(2) of this Public Offering Statement]

**Ownership Interests are offered for personal use and enjoyment only and should not be purchased by any Purchaser for resale or as an investment opportunity or with any expectation of achieving rental income, capital appreciation, or any other financial return or valuable benefit, including any tax benefit. Members attempting to resell or rent their Ownership Interests would have to compete, at a substantial disadvantage, with DVD in the sale or rental of its Ownership Interests. The many**

**restrictions upon the use of an Ownership Interest may adversely affect its marketability or rentability.** [Paragraph 7.d. of this Public Offering Statement]

**Ownership Interests should also not be purchased with any expectation that any Vacation Home located within the Plan can be rented, or if it is rented, that any particular rental rate can be obtained for such rental. Purchasers should be aware that several resort hotels are in operation within and around the Condominium, including, but not limited to, the Aulani Resort Hotel, which is owned and operated by The TWDC Companies, and that DVD will also rent its Ownership Interests to the general public. Accordingly, any Purchaser who attempted to rent reserved Vacation Homes for his or her own account would compete with these resort hotels and DVD for renters without any assistance from The TWDC Companies, and would be at a substantial competitive disadvantage. Purchasers should not purchase an Ownership Interest based upon any expectation of deriving any rental or other revenue or profit therefrom.** [Paragraph 7.d. of this Public Offering Statement]

**Many of the Vacation Homes in the Plan may be classified as having ocean views and, as a result, require more Vacation Points for a given stay. In identifying ocean view Vacation Homes, DVD has attempted to limit the classification to those Vacation Homes with good ocean views, in DVD's judgment. However, what constitutes a good ocean view is a subjective judgment upon which reasonable people may disagree. In addition, some of the Vacation Homes classified as having an ocean view may have a view that is not a direct ocean view or an ocean view that is partially obstructed (for example, partially obstructed by trees and other landscaping or by other structures). Furthermore, Vacation Homes with ocean views today could become obstructed by improvements constructed on adjacent properties over which DVD has no control. You should not purchase an Ownership Interest in reliance upon the availability of any specific ocean view from any specific Vacation Homes.** [Paragraph 5.f.(5) of this Public Offering Statement]

**The Condominium and the Hotel Condominium contain various Air Space Units which are owned and controlled by DVD. DVD has the right to alter, modify or replace the improvements located within the Air Space Units. This right includes the right to build new improvements within the Air Space Units with varying heights – from 20 feet high to 40 feet high. New improvements in the Air Space Units in the Hotel Condominium may range in height up to 168 feet. In addition, DVD has the right to locate trees and other landscaping in these Air Space Units that may be as high as sixty feet. These improvements (if and when built) and landscaping (if and when planted or upon maturity) could partially or totally obstruct the views from**

**one or more of the Vacation Homes. You should not purchase an Ownership Interest in reliance upon the availability of any specific view from any specific Vacation Homes.** [Paragraph 5.f.(6) of this Public Offering Statement]

**DVD has reserved the right to sell Fixed Ownership Interests – Ownership Interests with Fixed Use Periods, meaning that Members with those Ownership Interests have a guaranteed right to use a specific type of Vacation Home (for example a 2 Bedroom Ocean View) during any specific time period (for example, the week that includes Christmas day). Reservations for Fixed Ownership Interests are confirmed automatically on a priority basis. This is an exception to the first-come, first-served basis for reservations in the Plan, and may adversely affect a Member's ability to make reservations for Vacation Homes in the Plan during high demand seasons. However, DVD will not sell Fixed Ownership Interests that include more than 35% of any specific Use Day for any specific Vacation Home Type in the Plan. This means, for example, that Christmas day will be available for reservations on a first-come, first served basis in at least 65% of the 2 Bedroom Ocean View Vacation Homes.** [Paragraph 1.a.(4) of this Public Offering Statement]

**Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i is located approximately 1 mile southeast from the Waimānalo Gulch Sanitary Landfill. In October, 2008 the City and County of Honolulu published a Final Environmental Impact Statement that extensively evaluated the potential effect of the continued operation of this landfill on surrounding properties and specified measures to mitigate negative impacts. Based on this evaluation and the specified mitigation measures, DVD does not believe the landfill will affect your enjoyment of the Resort, but wanted to bring this to your attention nonetheless.** [Paragraph 5.f.(7) of this Public Offering Statement]

**There is no guaranty that any portion of the Ko Olina Resort master planned resort community (including the golf course, marina, restaurants, bars and other amenities) will continue in operation. Do not purchase an interest in the Aulani DVC Resort in reliance upon the continued operation of the Ko Olina Resort.** [Paragraph 5.f.(1) of this Public Offering Statement]

**There is no guaranty that any Commercial Units in the Condominium or Hotel Condominium (including restaurants, bars and other hotel amenities) will continue in operation and The TWDC Companies shall be entitled to cease or modify operations of any such Commercial Units in the Condominium or Hotel Condominium at any time. Do not purchase an interest in the Plan in reliance upon the continued operation of any such Commercial Units in the Condominium or Hotel Condominium.** [Paragraph 5.f.(2) of this Public Offering Statement]

**Hawai'i law permits a closing prior to the completion of construction if the developer satisfies the requirements for pre-completion closings under the Hawai'i Condominium Property Act. In addition, Florida law permits a closing prior to the completion of construction in the event the Division of Florida Condominiums, Timeshares, and Mobile Homes approves an alternate assurance in lieu of completion of construction. In the event such an alternate assurance is approved and construction of such Condominium Units, Hotel Condominium Units, Vacation Homes, recreational facilities and other commonly used facilities is not completed in accordance with the purchase agreement, the Purchaser shall be entitled to all the rights and remedies set forth in the Purchaser's purchase agreement. [Paragraph 7.e. of this Public Offering Statement]**

**The closing of the sale of an Ownership Interest located in any phase of the Aulani DVC Resort may take place prior to the completion of construction of the Vacation Ownership Units, Vacation Homes, recreational facilities and other commonly used facilities contained in such phases. In such event, Members will not be entitled to use such Vacation Ownership Units, Vacation Homes and other facilities until a certificate of occupancy is obtained. Because of safety concerns, Members will be prohibited from accessing many portions of the Condominium Property during the construction process. Pursuant to Hawai'i law, Assessments do not begin to accrue with respect to any Condominium Unit or Hotel Condominium Unit until a certificate of occupancy is obtained for such Condominium Unit or Hotel Condominium Unit. [Paragraph 5.b.(2) of this Public Offering Statement]**

**While the Plan continues until January 31, 2062, the vacation ownership plans for all other Disney Vacation Club resorts expire earlier (significantly earlier in most cases). You should not purchase an Ownership Interest in the Plan in reliance upon the continued existence of any other Disney Vacation Club Resorts beyond the express termination dates for those resorts.**

**Neither DVD nor any of The TWDC Companies have any obligation to build any additional Disney Vacation Club resorts or to add additional component sites to the Disney Vacation Club multi-site timeshare plan. Do not purchase an interest in a Disney Vacation Club resort in reliance upon the addition of new resorts or component sites.**

**DVD and DVCHMC are affiliates of TWDC; however, DVD and DVCHMC are separate and distinct entities from TWDC. Neither TWDC nor any other subsidiary or affiliate of TWDC, has agreed or will agree to assume, guarantee or otherwise be**

**responsible for any of the obligations, acts or omissions of DVD, DVCHMC or BVTC in connection with this offering or any other DVC Resort or the Club.**

**Owners, their guests, invitees, exchangers and lessees do not receive any special access or entry rights to any attraction or recreational facility located within the WALT DISNEY WORLD® RESORT in Lake Buena Vista, Florida, DISNEYLAND® RESORT in Anaheim, California, or in any other DISNEY theme park or other facility.**

Please refer to the Multi-site Public Offering Statement for a summary of additional DVD disclosures pertaining to the Vacation Club.



## I. PUBLIC OFFERING STATEMENT TEXT

### 1. The Vacation Ownership Plan.

a. The Plan. The legal name of the Vacation Ownership Plan is Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i, located at 92-1185 Ali'i Nui Drive, Kapolei, Honolulu, Hawai'i 96707. The Plan is governed by the Plan Documents, and each Ownership Interest is subject to and governed by the Plan Documents.

(1) The Aulani Resort. The Plan is located in the multi-use master planned resort project known as Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i, which includes retail, restaurant and hotel components, in addition to the Plan. The Aulani Resort includes both the Condominium and the Hotel Condominium.

(2) Condominium. The property included in the Plan consists of certain Vacation Ownership Units located at and within the Aulani, *Disney Vacation Club*® Villas, Ko Olina Hawai'i Condominium, located at 92-1185 Ali'i Nui Drive, Kapolei, Honolulu, Hawai'i 96707. There are also 8 Air Space Units within the Condominium. Located within these eight Air Space Units are various lawn areas, the quiet pool bar and other commercial facilities, the snorkel lagoon and conservation pool, the beachside restaurant, and the kid's club play area. These Air Space Units and the facilities and improvements in them are owned by DVD and not owned by the Members. The Condominium is generally located on the lagoon side of the Aulani Resort.

(3) Hotel Condominium. The Hotel Condominium is adjacent to the Condominium and generally located on the street side of the Aulani Resort. The Hotel Condominium is subdivided into multiple Air Space Units. There are separate Air Space Units for the hotel lobby, the spa, spa lawn and hotel towers (containing the hotel rooms) and the convention center. These Air Space Units and facilities and improvements in them are owned by DVD and not the Members. However, a portion of one tower containing eight hotel rooms is part of the Aulani, *Disney Vacation Club*® Villas, Ko Olina Hawai'i Condominium and the Plan. However, certain Air Space Units of the Hotel Condominium and the facilities and improvements located with the Air Space Units (including the parking garages, the front entrance facilities, portions of several buildings containing Vacation Homes, a portion of the lazy river and certain other support facilities) have been annexed into and are Common Elements of the Condominium.

(4) Governing Documents. The Vacation Ownership Units and Ownership Interests are subject to and governed by the Condominium Documents and the Hotel Condominium Documents, as applicable.

(5) Ownership Interests. Ownership Interests are fee interests in real property and are defined as "timeshare interests" in a "timeshare ownership plan" pursuant to Section 514E-1, Hawai'i Revised Statutes. Purchasers of an Ownership Interest receive an undivided percentage real property interest in a Vacation Ownership Unit as a tenant-in-common with other Purchasers of undivided percentage interests in that Vacation Ownership Unit in accordance with the Condominium Declaration and Plan Declaration, and the Hotel Condominium Declaration where applicable; together with an estate for years interest in the land. Title to an Ownership Interest will be conveyed to the

Purchaser until January 31, 2062 (unless otherwise extended in accordance with the Plan Documents), at which time the estate for years interest in the land will expire, the Plan will terminate, and title to the Ownership Interests in the Plan will vest in ABC as holder of the remainder interest in the land. Ownership Interests in the Plan are conveyed by virtue of the delivery of a vacation ownership deed.

(6) Vacation Ownership Plan and the Disney Vacation Club. Each Purchaser of an Ownership Interest shall be subject to the Vacation Ownership Plan, as set forth in the Plan Documents and the Membership Agreement and also subject to the Condominium Documents, and the Hotel Condominium Documents where applicable. Notwithstanding the specific Vacation Ownership Unit in which a Purchaser acquires an Ownership Interest, and except for Fixed Ownership Interests, the Vacation Ownership Plan requires that all Vacation Homes at the Aulani DVC Resort be available for use by all Purchasers of Ownership Interests at the Aulani DVC Resort at all times on a first come, first served reservation basis, through the Home Resort Reservation Component and in accordance with the provisions of the Plan Documents.

**The right to reserve a timeshare period is subject to rules and regulations of the timeshare plan reservation system.**

**The managing entity shall have the right to forecast anticipated reservation and use of the accommodations of the timeshare plan and is authorized to reasonably reserve, deposit, or rent the accommodations for the purpose of facilitating the use or future use of the accommodations or other benefits made available through the timeshare plan.**

(7) Reservation Priority for Fixed Ownership Interests. **DVD has reserved the right to sell Fixed Ownership Interests - Ownership Interests with Fixed Use Periods, meaning that Members with those Ownership Interests have a guaranteed right to use a specific type of Vacation Home (for example a 2 Bedroom Ocean View) during a specific time period (for example, the week that includes Christmas day). Reservations for Fixed Ownership Interests are confirmed automatically on a priority basis. This is an exception to the first-come, first-served basis for reservations in the Plan, and may adversely affect a Member's ability to make reservations for Vacation Homes in the Plan during high demand seasons. However, DVD will not sell Fixed Ownership Interests that include more than 35% of any specific Use Day for any specific Vacation Home Type in the Plan. This means, for example, that Christmas day will be available for reservations on a first-come, first served basis in at least 65% of the 2 Bedroom Ocean View Vacation Homes.**

(8) Club Membership. In addition to the Vacation Ownership Plan, membership in the Club, being a Common Element, is an appurtenance to each Ownership Interest in accordance with the terms of the Plan Documents, including the DVC Resort Agreement. As an appurtenance, the Club membership, as it is comprised from time to time, may not be partitioned, hypothecated, bought, sold,



exchanged, rented or otherwise transferred separately from each Ownership Interest. Provided that the Member complies with all restrictions on the transfer of an Ownership Interest, any transferee of the Owner's Ownership Interest will automatically become a Club Member, and the transferor will cease to be a Club Member unless he or she has another Ownership Interest. See the Multi-site Public Offering Statement for details regarding a description of the Club's central reservation system, including operation of the Home Resort Reservation Component and the DVC Reservation Component.

(9) No Rights in TWDC Companies. Members do not acquire any legal or beneficial interest in any of The TWDC Companies or their assets, including, but not limited to, the Club, and no right or interest in the property, contract rights or businesses of any of The TWDC Companies. Members will not be entitled to any share of income, gain or distribution by or of any of The TWDC Companies and will not acquire any voting rights in respect of any of The TWDC Companies.

b. Apportionment of Common Expenses and Ownership of Common Elements.

(1) Common Expenses and Ownership of Common Elements. Each Condominium Unit and each Hotel Condominium Unit comes with an ownership share called a "Common Interest" in the Common Elements. This means that all of the Owners of Condominium Units and Hotel Condominium Units own the respective Common Elements together. The Common Interests for all the Condominium Units is set forth in the Condominium Declaration. The Common Interests for all of the Hotel Condominium Units is set forth in the Hotel Condominium Declaration. The Common Interest is used to determine each Condominium Unit's or Hotel Condominium Unit's interest in the Common Elements. In addition, Common Expenses are divided among the Condominium Units and Hotel Condominium Units according to their Common Interests. The terms "Condominium Common Expenses" and "Hotel Condominium Common Expenses" means the expenses of operating the Condominium or the Hotel Condominium, respectively, and all other amounts designated as common expenses under the Condominium Documents or the Hotel Condominium Documents, as applicable, and under the Hawai'i Condominium Property Act. Each Condominium Unit (including each Member as the Owner of an Ownership Interest) and each Hotel Condominium Unit Owner is responsible to pay the Common Expenses for his or her Condominium Unit or Hotel Condominium Unit (or Ownership Interest). The respective Associations have a lien on each Condominium Unit or Hotel Condominium Unit to secure payment of that Condominium Unit's or Hotel Condominium Unit's share of their respective Common Expenses. If the Common Expenses are not paid, the Condominium Unit or Hotel Condominium Unit can be taken from its Owners and sold by foreclosure. The Association can also sue the Owners for the amounts due. Each Member as an Owner of an Ownership Interest will be charged a percentage of the Common Expenses of the Vacation Condominium Unit equal to the undivided percentage interest of that Member's Ownership Interest in that Vacation Condominium Unit.

(2) Plan Expenses. The Vacation Owners Association pays all costs of operating the Plan and all costs of owning and maintaining the Vacation Property. These expenses are called "Plan Expenses". Each Member is responsible to pay a proportionate share of the Plan Expenses based upon the number of Home Resort Vacation Points associated with each Member's Ownership Interest.

The Vacation Owners Association has a lien on each Ownership Interest to secure payment of each Owner's share of the Plan Expenses. If the Plan Expenses are not paid, an

Ownership Interest can be taken from its Member and sold by foreclosure. The Vacation Owners Association can also sue the Member for the amounts due.

The number of Home Resort Vacation Points available for use by a Purchaser in connection with the Home Resort Reservation Component of the Club's central reservation system is determined using a formula based upon the total square footage relating to the Ownership Interest acquired by the Purchaser, as more particularly described on Exhibit I of the Plan Declaration. The total number of Home Resort Vacation Points currently being declared at the Aulani DVC Resort is 11,519,025 Home Resort Vacation Points. However, only Phase 1 and Phase 2, consisting of a total of 4,970,275 Home Resort Vacation Points have been declared to the Plan and are currently available for use. The total number of Home Resort Vacation Points will increase if additional accommodations are added by DVD to the Aulani DVC Resort pursuant to the process described in paragraph 5.b. below or decrease if accommodations are removed from the Aulani DVC Resort due to condemnation as described in the Plan Declaration. Purchasers should refer to their Purchase Agreement and deed for the amount of the undivided percentage interest that they are purchasing and the number of Home Resort Vacation Points that symbolize that Ownership Interest.

2. Club Membership and Recreational Leases. With respect to the Aulani DVC Resort, none of the recreational facilities or other facilities offered by DVD for use by Members are leased or part of a recreational club.

**There is a lien or lien right against each Ownership Interest to secure the payment of assessments or other exactions coming due for the use, maintenance, upkeep, or repair of the recreational or commonly used facilities. A Purchaser's failure to make these payments may result in foreclosure of the lien.**

The recreational and other commonly used facilities owned by or available for use by Members will also be used by renters of Vacation Homes and guests staying at the Aulani DVC Resort, the Condominium and the Aulani Resort Hotel; by Club Members and their guests; by exchangers; and by owners of interests in property under the Master Declaration, and their guests and invitees. These facilities include pools, pool slides, hot tubs, a lazy river, a beach, parking facilities, landscaping and hardscaping. Most of these facilities are Common Elements of the Condominium and are, therefore, owned by the Members and operated, maintained, repaired and replaced by the Condominium Association as a Common Expense of the Condominium and assessed to all Owners of the Condominium, including Members. There is a lien or lien right against each Ownership Interest to secure payment of these assessments. However, the other Owners of property under the Master Declaration, including DVD as Owner of the Aulani Resort Hotel have easement rights for the use of such facilities pursuant to the Master Declaration and are responsible for paying to the Condominium Association an equitable portion of the costs of maintenance, repair and replacement of such facilities pursuant to the terms of the Master Declaration, Condominium Declaration and Plan Declaration. Certain recreational and other commonly used facilities that are not Common Elements of the Condominium, including, for example, the hotel lobby and kid's club, are included in Air Space Units in the Condominium and Hotel Condominium and owned by DVD. Members have easements rights for the use of those facilities pursuant to the Master Declaration and an equitable portion of the costs of

maintenance, repair and replacement of such facilities will be borne by the Members and shall be assessed to the Members, pursuant to the terms of the Master Declaration, Condominium Declaration and Plan Declaration. There is a lien or lien right against each Ownership Interest to secure the payment of those assessments.

3. Duration of the Vacation Ownership Plan. The term of the Vacation Ownership Plan as to the Aulani DVC Resort will continue through January 31, 2062, the expiration date of the estate for years interest and the Vacation Ownership Plan, unless sooner terminated in accordance with the Governing Documents, or unless the term is otherwise extended in accordance with the Plan Documents.

4. The Aulani DVC Resort Operations; Judgments and Pending Lawsuits.

a. The Aulani DVC Resort Operations.

(1) DVD. The developer of the Aulani DVC Resort is DVD, which has extensive experience in the resort and leisure industries, including the development and operation of the vacation ownership plans at:

- Disney Vacation Club at WALT DISNEY WORLD Resort, a leasehold condominium, since October 1991,
- Disney Vacation Club at Vero Beach, a condominium, since September 1995,
- Disney Vacation Club at Hilton Head Island Horizontal Property Regime since March 1996,
- Disney Vacation Club at Disney's BoardWalk Villas, a leasehold condominium, since June 1996,
- The Villas at Disney's Wilderness Lodge, a leasehold condominium, since January 2001,
- Disney's Beach Club Villas, a leasehold condominium, since July 2002,
- Disney's Saratoga Springs Resort, a leasehold condominium, since May 2004,
- Disney's Animal Kingdom Villas, a leasehold condominium, since July 2007,
- Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium, since September 2009,
- The Villas at Disney's Grand Californian Hotel, a leasehold condominium, September 2009,
- Aulani, Disney Vacation Club® Villas, Ko Olina, Hawai'i, since September, 2011, and at
- The Villas at Disney's Grand Floridian Resort, a leasehold condominium, beginning October 2013.

DVD may or may not be the developer of future DVC Resorts, if any. The general manager and senior vice president of DVD is Kenneth M. Potrock, who has experience in the resort and leisure industries as a result of his tenure at The TWDC Companies.

(2) The TWDC Companies. DVD and DVCHMC are affiliates of TWDC; however, DVD and DVCHMC are separate and distinct entities from TWDC. Neither TWDC, nor any other subsidiary or affiliate of TWDC, has agreed or will agree to assume, guarantee or otherwise be responsible for any of the obligations, acts or omissions of DVD or DVCHMC in connection with this offering or any other DVC Resort or the Club.

(3) The Condominium Association, the Hotel Condominium Association, the Vacation Owners Association and DVCHMC. The Condominium Association is the entity responsible for the maintenance and operation of the Condominium. Pursuant to the Condominium Property Management Agreement, the Condominium Association has delegated its management, maintenance and operation duties for the Condominium to DVCHMC. The Hotel Condominium Association is the entity responsible for the maintenance and operation of the Hotel Condominium. Pursuant to the Hotel Condominium

Property Management Agreement, the Hotel Condominium Association has delegated its management, maintenance and operation duties for the Hotel Condominium to DVCHMC. The Vacation Owners Association is the entity responsible for the maintenance and operation of the Plan and the Vacation Property. Pursuant to the Plan Management Agreement, the Vacation Owners Association has delegated its management, maintenance and operation duties for the Plan and Vacation Property to DVCHMC.

DVCHMC, whose address is 1390 Celebration Place, Celebration, Florida 34747, is responsible for providing for the operation of the Home Resort Reservation Component and for providing for the site management of the Condominium, the Hotel Condominium and the Plan. This is the first DVC Resort DVCHMC will be managing. However, DVCHMC's sister corporation, DVCMC, has acted as the management company for:

- Disney Vacation Club at WALT DISNEY WORLD Resort, a leasehold condominium, since October 1991,
- Disney Vacation Club at Vero Beach, a condominium, since September 1995,
- Disney Vacation Club at Hilton Head Island Horizontal Property Regime since March 1996,
- Disney Vacation Club at Disney's BoardWalk Villas, a leasehold condominium, since June 1996,
- The Villas at Disney's Wilderness Lodge, a leasehold condominium, since January 2001
- Disney's Beach Club Villas, a leasehold condominium, since July 2002,
- Disney's Saratoga Springs Resort, a leasehold condominium, since May 2004,
- Disney's Animal Kingdom Villas, a leasehold condominium, since July 2007,
- Bay Lake Tower at Disney's Contemporary Resort, a leasehold condominium, since September 2009
- The Villas at Disney's Grand Californian Hotel, a leasehold condominium, since September 2009, and at
- The Villas at Disney's Grand Floridian Resort, a leasehold condominium, beginning October 2013.

There are no service, maintenance, management or recreational contracts or leases with a term in excess of one (1) year that may be canceled by the Owners, except for the Condominium Property Management Agreement, the Hotel Property Management Agreement and Plan Property Management Agreement. Each of the Property Management Agreements has an initial term of five (5) years, and shall automatically renew itself for successive three (3) year periods, unless either party gives notice of non-renewal pursuant to the terms of such Property Management Agreement, or unless sooner terminated in accordance with its provisions. DVD may not change the managing entity or its control without the approval of the applicable Board of Directors of the Associations or the applicable Association; however, the Boards of Directors and the Associations are subject to the control of DVD as set forth in paragraph 5.g. of this Public Offering Statement.

As set forth in each Property Management Agreement, DVCHMC will be compensated for its site management services by receiving an annual management fee equal to a percentage of the Estimated Budgets, less non-assessment revenue, of each Association exclusive of the management fee itself. It is anticipated that, for the first year of operation of the Condominium Association, DVCHMC will receive an annual management fee equal to twelve percent (12%) of the Estimated Budgets, which is equal to the sum of \$212,741 per month or \$2,552,895 per year. It is anticipated that, for the first year of operation of the Hotel Condominium Association, DVCHMC will receive an annual management fee equal to twelve percent (12%) of the Estimated Budgets, which is

equal to the sum of \$7,517 per month or \$90,206 per year. It is anticipated that, for the first year of operation of the Vacation Owners Association, DVCHMC will receive a total fee of twelve percent (12%) of the Estimated Budgets, which is equal to the sum of \$194,601 per month or \$2,335,210 per year. This represents a total management fee of \$414,859 per month or \$4,978,311 per year that DVCHMC will receive for the annual management of all three Associations. This percentage level for compensation may not be increased without the approval of the applicable Board of Directors which are each controlled by DVD; however, the actual compensation received by DVCHMC for these services will increase as the Estimated Budgets increase.

There is a Supplement to Property Management Agreement for the Condominium pursuant to which agreement the Condominium Association has engaged DVCHMC to provide the additional services of managing and operating certain commercial facilities located within the Condominium and conducting commercial enterprises within such commercial facilities on behalf of the Condominium Association, including cabana rentals and beach equipment rental, the parking garages and surface parking and the provision of valet parking. The Supplement to Property Management Agreement is part of the Property Management Agreement and therefore has a term of five (5) years, and shall automatically renew itself for successive three (3) year periods, unless either party gives notice of non-renewal pursuant to the terms of the Property Management Agreement, or unless sooner terminated in accordance with its provisions. In consideration of the performance of the additional services required of DVCHMC, the Condominium Association shall pay to DVCHMC an annual management fee in an amount equal to ten percent (10%) of all gross receipts consisting of all of the revenue received through or in connection with the commercial operations, all without deduction, but excluding the State of Hawaii general excise tax on gross income, and all other similar taxes. In addition, the Supplement allows DVHMC (i) to use up to ten parking stalls in the parking garages without charge, and (ii) the right, in return for payment of an annual parking fee, to use the parking garages for cast members and employees while working at the Aulani Resort and to validate parking for patrons of the commercial facilities of the Aulani Resort, if and to the extent that DVCHMC forecasts that parking spaces will be available beyond the number required for (A) owners and occupants of the Condominium, and (B) guests of the Aulani Resort paying for parking. When construction of the Aulani Resort is completed, there will be about 1,054 parking stalls although the exact number may change from time to time. If the parking garages get too full, Owners and other occupants of the Aulani Resort may be required to use valet parking. This will allow the parking attendants to double park vehicles, thereby increasing the available parking, but may result in inconveniences for Owners and other occupants of the Aulani Resort.

In addition, pursuant to the Membership Agreement, the Association has assigned its rights and obligations to operate the reservation system for the Vacation Ownership Plan to DVCHMC. Unless sooner terminated in accordance with its provisions, the Membership Agreement has a term equal to the term of the Vacation Ownership Plan. As consideration, the Vacation Owners Association has assigned to DVCHMC any and all rights of the Vacation Owners Association to rent unreserved Vacation Homes (in accordance with the reservation priorities of the Home Resort Reservation Component) and to receive the proceeds therefrom in excess of the following: (i) the rental proceeds equaling an amount up to (a) two and one-half percent (2 1/2%) of the Vacation Ownership

Plan Estimated Budgets, exclusive of non-assessment revenues, plus (b) two and one-half percent (2 1/2%) of a share of the Condominium Estimated Budgets, exclusive of non-assessment revenues, in the proportion that the sum of the Common Interest of the Units in the Vacation Ownership Plan bears to the sum of the Common Interest of all Condominium Units in the Condominium, which shall be remitted by DVCHMC to the Vacation Owners Association; and (ii) a portion of the rental proceeds, if any, in an amount equal to Buena Vista Trading Company's ("BVTC's") costs for providing those services as set forth in the DVC Resort Agreement for the Vacation Ownership Plan in the Condominium plus five percent (5%) of such costs, which shall be remitted to BVTC.

b. Judgments and Pending Lawsuits. There are no judgments or pending litigation against DVD, DVCHMC, BVTC, or any of the Associations that are material to the Vacation Ownership Plan at the Aulani DVC Resort.

5. Description of the Aulani DVC Resort.

a. Resort Accommodations and Facilities. DVD has currently registered Ownership Interests in the Aulani DVC Resort as follows (however, not all Vacation Ownership Units or Vacation Homes have been made subject to the Vacation Ownership Plan):

Number of Residential Buildings:	5
Number of Vacation Homes in Each Building:	83, 181, 73, 122, 8
Number of Seven (7) Use Day Availability Periods in Each Vacation Home:	51
Total Number of Vacation Homes Registered:	467
Total Number of Each Type of Vacation Home:	
Grand Villa Vacation Home (3 Bedroom/3 Bath)	20
Two-Bedroom Vacation Home - can be locked-off into One-Bedroom and Studio Vacation Homes (2 Bedroom/2Bath)	245
Two-Bedroom Vacation Home – cannot be locked-off into One-Bedroom and Studio Vacation Homes (2 Bedroom/2Bath)	193
One Bedroom Deluxe Studio Vacation Home	1
One Bedroom Hotel Room Vacation Home	8
Total Number of Seven (7) Use Day Availability Periods:	23,817

The Vacation Ownership Plan uses a flexible Vacation Point system. Under the Vacation Point system, the Ownership Interest purchased by an individual will vary from that purchased by another individual depending upon his or her respective vacation needs. Therefore, it is impossible to anticipate the exact number of undivided Ownership Interests that will be sold in each Vacation Ownership Unit; however, it is anticipated that individuals will generally purchase an Ownership Interest equal to the right to reserve seven (7) Use Days. In all events, DVD will not sell a number of Ownership Interests that would result in a greater than “one-to-one use right to use night requirement ratio” as that term is defined in Section 721.05(25), Florida Statutes.

(1) Restrictions on Use of Vacation Ownership Units and Vacation Homes.

(a) Aulani DVC Resort Restrictions. Purchase of an Ownership Interest or use of the Vacation Homes and facilities of the Aulani DVC Resort for commercial purposes (excluding use by the TWDC Companies) or for any purpose other than the personal use described in this Public Offering

the TWDC Companies) or for any purpose other than the personal use described in this Public Offering Statement is expressly prohibited. To encourage purchase for personal use, Members may not currently aggregate Ownership Interests so as to compile more than 4000 Home Resort Vacation Points per DVC Resort or an aggregate of 8000 Home Resort Vacation Points at all DVC Resorts, and use by corporations or other business entities is strictly limited to recreational use by their directors, officers, principals, or employees. For the purpose of determining the total number of Vacation Points compiled, no separation shall be made of Ownership Interests owned by the same person(s) with other person(s) or entity(ies) in which any such person has a partnership, membership, beneficial or ownership interest. For specific restrictions on the use of the Vacation Homes and facilities of the Aulani DVC Resort, Members should refer to the Governing Documents, including the Condominium Rules and Regulations promulgated by the Board of Directors of the Condominium Association and the Vacation Ownership Rules and Regulations promulgated by the Board of Directors of the Vacation Owners Association. There are no restrictions upon children, but pets are prohibited at the Aulani DVC Resort. The provisions of this paragraph shall not apply to service animals, as defined by the Americans With Disabilities Act.

(b) Use of the Central Reservation System. As previously noted, the services provided through the Club include the operation of the central reservation system which consists of the Home Resort Reservation Component for the Aulani DVC Resort and the DVC Reservation Component. Owners' rights to reserve Vacation Homes at the Aulani Olina Resort through the Home Resort Reservation Component are set forth in the Membership Agreement and the Home Resort Rules and Regulations for the Aulani DVC Resort. See the Multi-site Public Offering Statement for a detailed explanation of Owners' rights to reserve Vacation Homes at the Aulani DVC Resort through the Home Resort Reservation Component or at DVC Resorts through the DVC Reservation Component, including the beginning and ending dates for the period during which a purchaser must make a reservation and any contingencies which may result in a purchaser's loss of occupancy rights.

**The managing entity shall have the right to forecast anticipated reservation and use of the accommodations of the timeshare plan and is authorized to reasonably reserve, deposit, or rent the accommodations for the purpose of facilitating the use or future use of the accommodations or other benefits made available through the timeshare plan.**

(2) Lock-Out Provisions. Should a Member fail to pay an Assessment (with respect to any of the Member's Ownership Interests) as provided in the Condominium Documents or the Plan Documents, DVCHMC is authorized to deny to the Member or the authorized user, the use and enjoyment of the Vacation Homes and facilities of the Vacation Ownership Plan in accordance with the provisions of Hawai'i law, the Condominium Declaration, the Hotel Condominium Declaration, the Plan Declaration, and the Master Cotenancy Agreement entered into by DVCHMC, the Cotenants in each Vacation Ownership Unit and the Associations. In addition, DVCHMC is authorized, in accordance with Governing Documents, to rent out the Ownership Interests of delinquent Members and apply the proceeds of such rental, less any rental commissions, cleaning charges, travel agent commissions, or any other commercially reasonable charges reasonably and usually incurred by the managing entity in

securing rentals, to the delinquent Owner's account.

b. Phasing and Completion of Construction.

(1) Phasing Plan. The Condominium and the Hotel Condominium are being developed as phase condominiums, and additional land or units may be added to the Condominium or Hotel Condominium from time to time. The overall boundary of the property which DVD contemplates adding to the Condominium is described in the Condominium Map and the overall boundary of the property which DVD contemplates adding to the Hotel Condominium is described in the Hotel Condominium Map; however, DVD reserves the right to add additional property which may not be included within the overall boundary. DVD further reserves the right not to add any additional property or all of the property included within the overall boundary. DVD specifically reserves the right to declare one or more phases that contain only Vacation Ownership Units, Condominium Units, Hotel Condominium Units, Commercial Units or Common Elements. In addition, DVD specifically reserves the right to declare one or more phases that contain any combination of Vacation Ownership Units, Condominium Units or Hotel Condominium Units, Commercial Units and Common Elements. The Condominium Documents or Hotel Condominium Documents, as applicable, for a particular phase will be recorded prior to the closing of the purchase of any Ownership Interest in that phase. The Common Interest reallocation caused by the addition of any proposed phase is set forth in the Condominium Declaration and Hotel Condominium Declaration.

DVD is under no obligation to submit phases to the Condominium or Hotel Condominium in any sequence or to construct, develop or add any phase other than those phases that DVD may initially declare as part of the Condominium or Hotel Condominium. DVD may, from time to time, file phases for sale under applicable law without selling Ownership Interests in those phases or ultimately adding such phases to the Condominium or Hotel Condominium. Pursuant to Hawai'i law and Florida law, and where permitted, DVD specifically reserves the right to vary DVD's phasing plans as to phase boundaries, plot plans and floor plans, unit types, unit sizes and unit type mixes, numbers of units, and recreational areas and facilities with respect to each subsequent phase.

DVD also specifically reserves the right to amend the Condominium Declaration, Hotel Condominium Declaration and Plan Declaration, without the approval of the applicable Owners as follows: (i), at any time and for any reason prior to recordation of the first deed transferring an Ownership Interest to anyone other than DVD, a TWDC Company or any lender; (ii) to comply with the laws and regulations of the State of Hawai'i or any government agency in Hawai'i; (iii) to comply with the laws and regulations of any other place or the requirements of any other government agency in connection with the registration of the Condominium, the Hotel Condominium, the Plan or the Club; (iv) to satisfy requests for changes made by any institutional lender loaning money to DVD, by any investor in mortgages initially made in favor of DVD or by any title company authorized to write title insurance policies on Hawai'i property; (v) to facilitate the operation and management of the Condominium, the Hotel Condominium, the Plan or the Club, or the sale of Ownership Interests or to facilitate participation in any Exchange Programs; (vi) to correct any mistake in the Condominium Declaration, Hotel Condominium Declaration or Plan Declaration; (vii) to add new Vacation Home types or new kinds of



Ownership Interests; and (viii) to file "as-built" certifications when phases of the Condominium or Hotel Condominium are completed or when required by law.

**None of The TWDC Companies, including, but not limited to, DVD, make any warranty of any kind, express or implied, and each of The TWDC Companies hereby disclaims any and all warranties, including, without limitation, implied warranties of merchantability and fitness for a particular purpose, with respect to the construction of the Condominium Units, Hotel Condominium Units and the Common Elements and with respect to the personal property located within the Condominium Units and Hotel Condominium Units or on the Condominium Property or Hotel Property, and the Members assume all risk and liability resulting from the use of this property.**

(2) Completion of Construction. The construction, equipping and finishing of Phase 1, Phase 2 and Phase 3 of the Aulani DVC Resort is complete.

**As described in paragraph 7.b., the closing of the sale of an Ownership Interest located in any phase of the Aulani DVC Resort may take place prior to the completion of construction of the Condominium Units, Hotel Condominium Units, Vacation Homes, recreational facilities and other commonly used facilities contained in such phases. In such event, Members will not be entitled to use such Condominium Units, Hotel Condominium Units, Vacation Homes and other facilities until a certificate of occupancy is obtained. Because of safety concerns, Members will be prohibited from accessing many portions of the Condominium Property during the construction process. Pursuant to Hawai'i law, Assessments do not begin to accrue with respect to any Condominium Unit or Hotel Condominium Unit until a certificate of occupancy is obtained for such Condominium Unit or Hotel Condominium Unit.**

c. Recreational Facilities. The construction, equipping and finishing of the recreational facilities of the Aulani DVC Resort set forth below have been completed.

(1) Maximum Number of Vacation Ownership Periods that will Use the Accommodations and Facilities. The maximum number of vacation ownership periods that will use the accommodations and facilities of the Aulani DVC Resort will vary. The Vacation Ownership Plan uses a flexible Vacation Point system, under which the Ownership Interest purchased by an individual will vary from that purchased by another individual depending on his or her vacation needs. Therefore, it is impossible to anticipate the exact number of undivided Ownership Interests in a Vacation Ownership Unit that will be sold; however, it is anticipated that individuals will generally purchase an Ownership Interest approximately equal to the right to reserve seven (7) use days.

(2) Description of Recreational and Other Commonly Used Facilities Used Only by

Owners. There are no recreational or other commonly used facilities that will be used only by Owners.

(3) Description of Recreational and Other Commonly Used Facilities that will not be Used Only by Owners. All of the recreational and other commonly used facilities owned by or available for use by Members will also be used by renters of Vacation Homes and guests staying at the Aulani DVC Resort, the Condominium and the Aulani Resort Hotel; by Club Members and their guests; by exchangers; and by owners of interests in property common to the Condominium under the Master Declaration and their guests and invitees. These facilities include pools, pool slides, hot tubs, a lazy river, a beach, parking facilities, landscaping and hardscaping. Most of these facilities are Common Elements of the Condominium and are, therefore, owned by the Members and operated, maintained, repaired and replaced by the Condominium Association as a Common Expense of the Condominium and assessed to all Owners of the Condominium, including Members. However, the other Owners of property under the Master Declaration, including DVD as the Owner of the Aulani Resort Hotel have easement rights for the use of such facilities pursuant to the Master Declaration and are responsible for paying to the Condominium Association an equitable portion of the costs of maintenance, repair and replacement, of such facilities pursuant to the terms of the Master Declaration, Condominium Declaration and Plan Declaration. Certain recreational and other commonly used facilities that are not Common Elements of the Condominium, including, for example, the hotel lobby and kid's club, are included in Air Space Units in the Condominium and Hotel Condominium and owned by DVD. Members have easements rights for the use of those facilities pursuant to the Master Declaration and an equitable portion of the costs of maintenance, repair and replacement of such facilities will be borne by the Members and shall be assessed to the Members, pursuant to the terms of the Master Declaration, Condominium Declaration and Plan Declaration.

(a) The facilities owned by and available to Members for use include the following:

(i) Feature Swimming Pool and Sunbathing Deck. One (1) feature swimming pool and one (1) sun/bathing deck is available for use.

(ii) Lazy River Pool. One (1) lazy river pool approximately 900 feet long is available for use.

(iii) Pool Slides. Two (2) pool slides, located at the feature swimming pool are available for use.

(iv) Children's Play Structure. One (1) interactive play area will be located near the feature swimming pool and will be available for use. Two (2) slides, located at the children's plan structure, will be available for use. The interactive play area and slides are expected to be available for use in January, 2012.

(v) Hot Tubs. Three hot tubs are available for use - one (1) hot tub located near the feature swimming pool, one (1) hot tub located near the lazy river pool, and one (1) hot tub near the quiet swimming pool.

(vi) Fire Pit. A fire pit is available for use.

(vii) Quiet Swimming Pool. One (1) additional quiet swimming pool is available for use.

(viii) Swimming Pool. One (1) additional swimming pool is available for use.

(b) The following recreational facilities may be made available to Members from time to time and the Members may be charged a fee for use of such recreational facilities. Access to and use of these recreational facilities may cease at any time and these facilities may be removed, discontinued or modified at any time.

(i) One (1) snorkel lagoon may be made available for use for a fee.

(ii) Between five (5) and twelve (12) cabanas may be made available for a fee.

(c) Two parking structures are being constructed in an Air Space Unit of the Hotel Condominium, which Air Space Unit will be a Common Element of the Condominium. DVCHMC will operate the parking structures on behalf of the Condominium Association pursuant to the terms of the Supplement to Property Management Agreement between DVCHMC and the Condominium Association.

(4) Leases and Options to Purchase. There are no leases or options to purchase associated with the facilities available for use by Members as described herein.

(5) Additions to Recreational Facilities.

**Recreational facilities may be expanded or added without consent of the Purchasers or the Associations.**

DVD is not required to construct or declare as part of the Aulani DVC Resort any recreational or other commonly used facilities other than those facilities contained in the phases of the Aulani DVC Resort initially declared to the condominium form of ownership. However, DVD has reserved the right to add recreational facilities to the Aulani DVC Resort without the consent of the Members, Club Members, or the Associations, provided that all costs of construction of such additional recreational facilities shall be borne exclusively by DVD.

At such time as DVD does add recreational or other commonly used facilities to the Aulani DVC Resort, those facilities, at DVD's election, may be included as part of the Common Elements of the Condominium. If such additional facilities are included as Common Elements of the Condominium, all costs of maintenance, repair and replacement of any such additional recreational facilities will be borne by the Members and shall be assessed to the Members as a part of their Annual Dues subject to the limitation in the increase of the Estimated Budgets. If such additional facilities are not included as Common Elements of the Condominium but the Members are granted access rights pursuant to the Master Declaration, an equitable portion of the costs of maintenance, repair and replacement of such additional facilities will be borne by the Members and shall be assessed to the Members, pursuant to the terms of the Master Declaration, Condominium Declaration and Plan

Declaration. Any increase in Annual Dues resulting from adding additional recreational facilities will be limited to an amount that will not result in an increase in the Estimated Budgets in excess of one hundred twenty percent (120%) of the previous year's Estimated Budgets, excluding capital reserves, except as permitted under the Governing Documents.

d. Financial Arrangements for Promised Improvements. DVD has sufficient cash reserves or other internal financial resources so that it will not be required to borrow money from any other source in order to complete construction of all promised improvements.

e. Insurance Coverage. The Associations will obtain and maintain casualty and public liability insurance as to all buildings, Vacation Ownership Units, Vacation Homes, facilities and furnishings located upon the Condominium Property or the Hotel Condominium Property, as applicable, and in the Vacation Ownership Plan in an amount as required by the Governing Documents and Hawai'i law. The cost of such insurance is a Common Expense and a Plan Expense and will be included in the Estimated Budgets.

f. Unusual and Material Features of the Condominium Property.

(1) Ko Olina Resort Master Planned Resort Community. The Aulani DVC Resort is located in the approximately 643 acre master planned resort community known as Ko Olina Resort and Marina (<http://www.koolina.com>) located on the western shores of the Island of Oahu. The resort includes a mix of single family homes, townhomes and villas, an 18 hole golf course, hotels and timeshares, a wedding chapel and marina. The Ko Olina Resort master planned resort community is owned and operated by unrelated third parties. The common areas of the Ko Olina Resort master planned resort community are maintained and managed by the Ko Olina Community Association, Inc. ("KOCA") and the Ko Olina Resort Association, Inc. ("KORA"). A portion of each Member's Annual Dues is paid to KOCA and KORA. Each Member shall be a member of both KOCA and KORA. Pursuant to paragraph 4 of the Master Cotenancy Agreement, DVD is the authorized voting representative of the Members at meetings of KOCA and KORA and will cast all votes for such Members at such meetings. Commercial operations within the Ko Olina Resort master planned resort community may result in noise or light levels in excess of that typically occurring in areas consisting solely of residential accommodations.

**There is no guaranty that any portion of the Ko Olina Resort master planned resort community (including the golf course, marina, restaurants, bars and other amenities) will continue in operation. Do not purchase an interest in the Aulani DVC Resort in reliance upon the continued operation of the Ko Olina Resort.**

(2) Hotel Condominium; Amended and Restated Master Declaration of Covenants, Conditions and Restrictions; Cost Sharing. The Hotel Condominium is a condominium that is adjacent to the Condominium or Plan and is a separate condominium, although portions of the Hotel Condominium consisting of certain Air Space Units are included in the Condominium and the Plan. The Hotel Condominium Association is the entity responsible for the operation of the Hotel Condominium and has entered into a Property Management Agreement with DVCHMC to manage the

Hotel Condominium. Because portions of the Hotel Condominium are included as part of the Condominium and the Plan, Members are also members of the Hotel Condominium Association.

Certain Commercial Units in the Hotel Condominium that are not included in the Condominium or the Plan will be operated by the TWDC Companies or their successors, including for commercial purposes (including restaurants, bars and other hotel amenities). The Aulani DVC Resort, the Condominium and the Hotel Condominium are all subject to the Master Declaration, which govern the shared use of the Condominium Property and Hotel Condominium. Pursuant to the Master Declaration, Members have easements to certain of the Shared Areas (as defined in the Master Declaration) of the Master Declaration Property, which includes portions of the Hotel Condominium, as provided under the Master Declaration.

As a general rule, each Owner in the Condominium, including each Member, and each Owner in the Hotel Condominium (or the Associations on such Owners' behalf) must account for, and is liable to pay, expenses attributable to such Owner's interest or parcel separate from Owners of the other interests or parcels. However, pursuant to the Master Declaration each Owner is responsible for a share of the expenses and reserves for Shared Areas ("Shared Area Expenses") whether or not such Shared Areas are part of the property owned by such Owner. The Shared Area Expenses are allocated and shared pursuant to the Master Declaration. Further, pursuant to the Master Declaration and the Property Management Agreements certain goods, materials, services, labor or operational or maintenance functions are, or may be, provided on a consolidated basis for or in connection with the administration, management, maintenance, repair, renovation or operation of both the parcel containing the Hotel Condominium and the parcel containing the Vacation Ownership Condominium, or between or among more than one parcel of the Master Property ("Shared Services"), and the expenses for such Shared Services are shared by the respective Owners on the same basis that expenses are allocated and shared for the Shared Areas ("Shared Services Expenses"). If an Association was required to obtain such Shared Services solely for its members, the operating costs for that Association could increase. As an example, Administration, Insurance, Maintenance, Security and Utilities are Shared Services Expenses.

**There is no guaranty that any Commercial Units in the Condominium or Hotel Condominium (including restaurants, bars and other hotel amenities) will continue in operation and The TWDC Companies shall be entitled to cease or modify operations of any such Commercial Units in the Condominium or Hotel Condominium at any time. Do not purchase an interest in the Plan in reliance upon the continued operation of any such Commercial Units in the Condominium or Hotel Condominium.**

**Pursuant to the Master Declaration each Owner is responsible for a share of the Shared Area Expenses for Shared Areas whether or not such Shared Areas are part of the property owned by such Owner. The Shared Area Expenses are allocated and shared pursuant to the Master Declaration. Further, pursuant to**

**the Master Declaration and the Property Management Agreements, Shared Services are or may be provided on a consolidated basis to the entire Resort and the Shared Service Expenses for Shared Services are allocated and shared by the various Owners on the same basis that Shared Area Expenses are allocated and shared. If an Association was required to obtain such Shared Services solely for its members, the operating costs for that Association could increase.**

(3) Commercial Units; Air Space Units; Commercial Uses; Light and Noise. It is expressly contemplated that Commercial Units, Commercial Unit LCEs, portions of the adjacent Master Declaration Property, and nearby properties owned by The TWDC Companies may be operated as commercial spaces containing stores, restaurants, entertainment areas and other public establishments which may have nighttime hours of operation and which may result in noise or light levels in excess of levels typically occurring in areas consisting solely of residential accommodations, including, without limitation, fireworks and concerts. Some of the recreational facilities located within the Condominium are located within Commercial Units which are Air Space Units. These Air Space Units and all improvements and facilities located within these Air Space Units are owned and operated by DVD. DVD has significant rights to materially alter the facilities within these Air Space Units.

(4) Ocean Views.

**Many of the Vacation Homes in the Plan may be classified as having ocean views and, as a result, require more Vacation Points for a given stay. In identifying ocean view Vacation Homes, DVD has attempted to limit the classification to those Vacation Homes with good ocean views, in DVD's judgment. However, what constitutes a good ocean view is a subjective judgment upon which reasonable people may disagree. In addition, some of the Vacation Homes classified as having an ocean view may have a view that is not a direct ocean view or an ocean view that is partially obstructed (for example, partially obstructed by trees and other landscaping or by other structures). Furthermore, Vacation Homes with ocean views today could become obstructed by improvements constructed on adjacent properties over which DVD has no control. You should not purchase an Ownership Interest in reliance upon the availability of any specific ocean view from any specific Vacation Homes.**

(5) Air Space Units.

**The Condominium and the Hotel Condominium contain various Air Space Units which are owned and controlled by DVD. DVD has the right to alter, modify or replace the improvements located within the Air Space Units. This right includes the right to build new improvements within the Air Space Units with varying heights – from 20 feet high to 40 feet high. New improvements in the Air**

**Space Units in the Hotel Condominium may range in height up to 168 feet. In addition, DVD has the right to locate trees and other landscaping in these Air Space Units that may be as high as sixty feet. These improvements (if and when built) and landscaping (if and when planted or upon maturity) could partially or totally obstruct the views from one or more of the Vacation Homes. You should not purchase an Ownership Interest in reliance upon the availability of any specific view from any specific Vacation Homes.**

(6) Waimanalo Gulch Landfill.

**Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i is located approximately 1 mile southeast from the Waimānalo Gulch Sanitary Landfill. In October, 2008 the City and County of Honolulu published a Final Environmental Impact Statement that extensively evaluated the potential affect of the continued operation of this landfill on surrounding properties and specified measures to mitigate negative impacts. Based on this evaluation and the specified mitigation measures, DVD does not believe the landfill will affect your enjoyment of the Resort, but wanted to bring this to your attention nonetheless.**

(7) Description of Land Available for Use by Owners, but not Owned or Leased by the Members or the Association. There is no land that will be made available for use by Owners, but not owned or leased by the Members or the Association except as set forth in the Condominium Documents or the Master Declaration.

g. Control of the Associations.

**The developer has the right to retain control of each of the Associations after a majority of the Ownership Interests and Vacation Ownership Units have been sold.**

Pursuant to paragraph 4 of the Master Cotenancy Agreement, DVD is the authorized voting representative of the Cotenants who own Ownership Interests in each Vacation Ownership Unit subject to the Plan at meetings of each of the Associations and will cast all votes for such Cotenants at such meetings. DVD will be authorized to cast the vote of a given Vacation Ownership Unit at Association meetings in whatever manner it deems appropriate unless it is otherwise instructed in writing in advance of such meetings by the Cotenants who own sixty percent (60%) of the Ownership Interests in that Vacation Ownership Unit. In this regard, DVD has agreed in the Master Cotenancy Agreement that it will not cast the Vacation Ownership Unit's vote in any of the following respects without the prior concurrence of the Cotenants of sixty percent (60%) of the Ownership Interests in the Vacation Ownership Unit:

(1) waiver of any material rights of the Associations or of the Cotenants against DVD or any of its affiliates;

(2) waiver or reduction of required replacement reserves of the Hotel Condominium, the Condominium or the Plan;

(3) any increase in any of the Associations' annual operating budgets that increases the Annual Dues of an Ownership Interest by more than twenty percent (20%) over the prior year or any Special Assessment exceeding five percent (5%) of the Annual Dues for the current year;

(4) any increase in the calculation of compensation paid to DVCHMC under the Property Management Agreements;

(5) reallocation of the undivided interests in the Common Elements appurtenant to each Vacation Ownership Unit other than the reallocation that results from the addition of phases;

(6) amendment of the Condominium Declaration, Plan Declaration, the Hotel Condominium Declaration, the Articles of Incorporation of the respective Associations, or the Bylaws of the respective Associations in any manner that is materially adverse to the Members as a whole;

(7) amendment of the Ko Olina Documents in any manner that is materially adverse to the Members as a whole; or

(8) voluntary termination of the Condominium, Hotel Condominium, or any proposition not to reconstruct, repair or replace any portion of any Vacation Ownership Unit or Common Element after casualty.

In addition, during any period of time in which DVD owns in excess of forty percent (40%) of the Ownership Interests in a given Vacation Ownership Unit, the Cotenants who own sixty percent (60%) of the Ownership Interests in that Vacation Ownership Unit, other than those Ownership Interests owned by DVD, may instruct DVD as to the manner in which the Vacation Ownership Unit's vote will be cast.

6. Estimated Budgets and Schedule of Purchasers' Expenses; Subsidy, Guarantees and Total Annual Dues.

**The Estimated Budgets contained in this public offering statement have been prepared in accordance with Hawai'i law and are a good faith estimate only and represent an approximation of future expenses based on facts and circumstances existing at the time of its preparation. Actual costs of such items may exceed the estimated costs. Such changes in cost do not constitute material adverse changes.**

a. Estimated Budgets and Schedule of Purchasers' Expenses. The Estimated Budgets for each of the Associations are comprised, as applicable, of the Common Expenses of the Condominium, including reserve requirements, as set forth in the Condominium Documents; the Common Expenses of the Hotel Condominium, including reserve requirements, as set forth in the Hotel Condominium Documents; and the Plan Expenses for the Vacation Ownership Plan and Vacation Ownership Property, as set forth in the Plan Documents. Members, as Owners of Ownership Interests, are not directly assessed Hotel Condominium assessments. Instead, the estimated operating budget for the



Condominium contains the Condominium's share of the Hotel Condominium assessment as set forth in the Hotel Condominium Estimated Budgets.

The Estimated Budgets also disclose the estimated amount of Ad Valorem Real Estate Taxes assessed against the Ownership Interests. DVCHMC will assess the Estimated Budgets and Ad Valorem Real Estate Taxes to each Ownership Interest each year in the ratio that the number of Home Resort Vacation Points assigned to that Ownership Interest bears to the total number of Home Resort Vacation Points in the Plan at that time.

As set forth in paragraph 4 of the Master Cotenancy Agreement, DVD as the voting representative of a Vacation Ownership Unit may not cast the Vacation Ownership Unit's vote at a meeting of the Association to increase the Estimated Budgets that increases the Annual Dues by more than twenty percent (20%) over the Annual Dues for the previous year or for a Special Assessment exceeding five percent (5%) of the Annual Dues for the current year, without the prior concurrence in writing of the Cotenants who own sixty percent (60%) of the Ownership Interests in that Vacation Ownership Unit. In the event that the requisite approval to increase the budgets beyond the twenty percent (20%) cap is not obtained, DVCHMC as the Management Company would be forced to reduce services to keep expenses within the approved budgeted amount. Members are only responsible for the expenses and taxes assessed against them at the Aulani DVC Resort, and Members are not liable for the cost of maintenance or repair of DVC Resorts other than the Aulani DVC Resort. Pursuant to the Resort Agreement, the Condominium Declaration, the Hotel Condominium Declaration and the Plan Declaration, all Members are required to pay Annual Dues. The Annual Dues include each Owner's share of the cost and expenses of the Club attributed to the Aulani DVC Resort.

As set forth in the Condominium Declaration, Hotel Condominium Declaration and Plan Declaration, each Association has a lien right against each Condominium Unit, each Hotel Unit and each undivided Ownership Interest in each Vacation Ownership Unit, as applicable, to secure the payment of assessments for Common Expenses, Plan Expenses and assessed Ad Valorem Real Estate Taxes, as applicable, including interest, costs of collection and reasonable attorneys' fees. Pursuant to the Master Cotenancy Agreement, DVD also has the option but not the obligation to acquire a lien against the Ownership Interest of any Cotenant who fails to timely pay all assessments due by paying the delinquent amounts due by the Cotenant. If DVD does not exercise its option to acquire the lien, any other Cotenant may pay the delinquent amounts and acquire the lien. If no Cotenant pays the delinquent assessments of another Cotenant, the Association has the right to collect the delinquency through foreclosure of its lien against the Ownership Interest of the delinquent Cotenant.

Under Hawai'i law, Ad Valorem Real Estate Taxes are assessed against each Vacation Ownership Unit as a whole. If one hundred percent (100%) of the taxes so assessed against a specific Vacation Ownership Unit are not timely paid to the appropriate county tax collector, a tax lien will attach to the entire Vacation Ownership Unit, which lien can be sold at public auction. Consequently, a tax lien can be placed on a whole Vacation Ownership Unit for the failure of any Cotenant of that Vacation Ownership Unit to pay his or her portion of the Vacation Ownership Unit's portion of the Ad Valorem Real Estate Taxes assessed against the Vacation Ownership Unit.

As previously noted, pursuant to the Master Declaration each Owner, including each Member, is responsible for a share of the Shared Area Expenses for Shared Areas whether or not such Shared Areas are part of the property owned by such Owner. The Shared Area Expenses are allocated and shared pursuant to the Master Declaration. Further, pursuant to the Master Declaration and the Property Management Agreements, Shared Services are or may be provided on a consolidated basis to the entire Resort and the Shared Service Expenses for Shared Services are allocated and shared by the various Owners on the same basis that Shared Area Expenses are allocated and shared. If an Association was required to obtain such Shared Services solely for its members, the operating costs for that Association could increase.

b. Developer Contribution; Plan Expenses Guarantee; Reserve Expenses Guarantee; Total Annual Dues.

(1) Developer Contribution Agreement for Condominium Assessments. As permitted by Section 12.10B of the Condominium Declaration, Disney Vacation Development, Inc. ("DVD") has agreed to provide a developer contribution to the 2014 Condominium Association Estimated Operating Budget in the amount of \$0.1049 per Vacation Point. This contribution addresses the initial increase in expenses arising from certain enhancements to the Condominium, including the addition of a new pool and pool deck for use by the owners and occupants of the Resort. As a consequence of this contribution, each Member's share of the 2014 operating assessment for the Condominium Association will be calculated by multiplying the number of Vacation Points associated with the Member's Ownership Interest by \$1.6373 per Vacation Point. DVD does not make any commitment that it will elect to provide this developer contribution to the Condominium Association in budget years beyond December 31, 2014. If DVD does not determine, in its sole discretion, to provide this developer contribution to the budget in future years, the Member's share of the assessment will be increased accordingly. This developer subsidy is limited to the Condominium assessments and does not apply to Plan assessments.

(2) Plan Operating Expenses Guarantee. Pursuant to a Limited Subsidy Agreement between DVD and the Vacation Owners Association, DVD has agreed that each Purchaser and Member will pay an annual assessment for operating expenses of the Vacation Ownership Plan of \$3.6054 per Vacation Point through December 31, 2014 (exclusive of real property taxes). DVD will pay the difference between the actual costs incurred in operating the Plan (excluding real property taxes) and the sum of the amount of operating assessments assessed to all Members other than DVD and income from other sources. Provided DVD timely performs its obligation under the Limited Subsidy Agreement, DVD's payments thereunder to the Vacation Owners Association shall satisfy fully its obligation to pay assessments attributable to each Ownership Interest owned by DVD. Notwithstanding the foregoing, any expenses incurred as a result of (i) any new category of imposition that comes into effect after the date of the Limited Subsidy Agreement which is levied or assessed by any local, county, state or federal government, no matter how characterized, or (ii) any increase in transient accommodation taxes and any Special Assessments for capital expenditures, insurance policy deductibles, underinsured losses, or uninsured losses, will be assessed against all Members owning Ownership Interests, their successors or assigns, including DVD. The Limited Subsidy Agreement shall automatically be renewed for successive one-year periods with respect to the estimated annual

operating expense assessment for the Plan (as it may be adjusted from year to year) for each such successive one-year period unless DVD elects to terminate the agreement upon thirty (30) days prior written notice. DVD reserves the right to discontinue offering this subsidized operating assessment in the future. This developer subsidy is limited to Plan assessments and does not apply to Condominium assessments.

(3) Reserve Expenses Guarantee. Pursuant to a Limited Subsidy Agreement between DVD and the Vacation Owners Association, each Purchaser and Member will pay an annual assessment for Plan reserve expenses of \$0.6177 per Vacation Point through December 31, 2014. DVD will pay the difference between the actual amount budgeted for Plan reserve assessments and the sum of the amount of Plan reserves assessments collected from all Members and income from other sources to be applied against reserve assessments. Notwithstanding the foregoing, any expenses incurred as a result of (i) any new category of imposition that comes into effect after the date of this Agreement which is levied or assessed by any local, county, state or federal government, no matter how characterized, or (ii) any increase in transient accommodation taxes and any Special Assessments for capital expenditures, insurance policy deductibles, underinsured losses, or uninsured losses, will be assessed against all Members owning Ownership Interests, their successors or assigns, including DVD. The Limited Subsidy Agreement shall automatically be renewed for successive one-year periods with respect to the estimated annual reserve assessment for the Plan (as it may be adjusted from year to year) for each such successive one-year period unless DVD elects to terminate the agreement upon thirty (30) days prior written notice. DVD reserves the right to discontinue offering this subsidized reserves assessment in the future. This developer subsidy is limited to Plan assessments and does not apply to Condominium assessments

(4) Total Annual Dues: The estimated Annual Dues for the year January 1, 2014 through December 31, 2014 are \$6.4378 per Vacation Point, which is comprised of the estimated Annual Operating Budget (\$3.6054 per Vacation Point), and Capital Reserves Budget (\$0.6177 per Vacation Point) for the Vacation Ownership Plan; plus the estimated Annual Operating Budget (\$1.6373 per Vacation Point, net after the application of the developer contribution of \$0.1049 per Vacation Point), and Capital Reserves Budget (\$0.1662 per Vacation Point) for the Vacation Ownership Condominium and the estimated real property taxes (\$0.4112 per Vacation Point). The total amount of Annual Dues (including estimated real property taxes) paid by a Purchaser or Member is determined by multiplying the total number of Vacation Points represented by the Ownership Interest purchased by \$6.4378. For example, if the Ownership Interest is represented by 230 Vacation Points, the estimated Annual Dues would be \$1,480.69.

## 7. Purchase of a Vacation Ownership Interest.

a. Purchasers' Right of Cancellation. Purchasers may cancel their Purchase Agreement without any penalty or obligation within ten (10) days after the date of execution of their Purchase Agreement or the date on which they receive the last of all documents required to be provided pursuant to Section 721.07(6), Florida Statutes, whichever is later. If Purchasers decide to cancel their Purchase Agreement, then the Purchasers must notify DVD in writing of their intent to cancel. The notice of cancellation shall be sent to DVD, Attention: Membership Administration at 1390 Celebration Blvd.,

Celebration, Florida 34747. Any attempt to obtain a waiver of Purchasers' cancellation rights is void and of no effect. While Purchasers may execute all closing documents in advance, the closing, as evidenced by delivery of the Purchasers' deed to the appropriate recording office, before expiration of the 10-day cancellation period is prohibited. If your notice of cancellation is sent more than ten (10) days after the date you sign the Purchase Agreement, DVD shall have the right to retain the total of all funds and property received under the Purchase Agreement. The notice of cancellation shall be considered given on the date postmarked if mailed, or the date transmitted, so long as the notice is actually received by DVD. If given by means other than by mail or telegraph, the notice of cancellation shall be considered given at the time delivered to DVD at its address stated above.

In addition, Chapter 721 provides that you have the right to cancel your Purchase Agreement until midnight of the tenth (10<sup>th</sup>) calendar day following whichever of the following occurs later: (a) the execution date; or (b) the day on which you received the last of all documents required to be provided to you pursuant to Section 721.07(6), Florida Statutes. Because DVD is providing you with all of the documents required to be delivered to you, your cancellation right will expire on midnight of the tenth (10<sup>th</sup>) calendar day following the date on which you executed your Purchase Agreement. You may receive a separate and distinct cancellation right in the event that DVD makes amendments or additions which are material changes (as explained in your Purchase Agreement), but you should not rely on that possibility.

Amendments, additions, or changes to the Condominium Documents, Hotel Documents or Plan Documents may be made after closing in accordance with the terms of the Condominium Documents, Hotel Documents or Plan Documents, as applicable and Hawai'i law. DVD reserves the right to amend the Condominium Declaration, Hotel Condominium Declaration and Plan Declaration, without the approval of applicable Owners as follows: (i), at any time and for any reason prior to recordation of the first deed transferring an Ownership Interest to anyone other than DVD, a TWDC Company or any lender; (ii) to comply with the laws and regulations of the State of Hawai'i or any government agency in Hawai'i; (iii) to comply with the laws and regulations of any other place or the requirements of any other government agency in connection with the registration of the Condominium, the Hotel Condominium, the Plan or the Club; (iv) to satisfy requests for changes made by any institutional lender loaning money to DVD, by any investor in mortgages initially made in favor of DVD or by any title company authorized to write title insurance policies on Hawai'i property; (v) to facilitate the operation and management of the Condominium, the Hotel Condominium, the Plan or the Club, or the sale of Ownership Interests or to facilitate participation in any Exchange Programs; (vi) to correct any mistake in the Condominium Declaration, Hotel Condominium Declaration or Plan Declaration; (vii) to add new Vacation Home types or new kinds of Ownership Interests; and (viii) to file "as-built" certifications when phases of the Condominium or Hotel Condominium are completed or when required by law.

b. Total Financial Obligation of the Purchaser.

(1) Schedule of Estimated Closing Costs. As set forth in the Purchase Agreement, Purchaser shall pay (i) a document preparation fee; (ii) the cost of recording the deed; (iii) the conveyance tax due on the deed as required under Hawai'i law; and (iv) the premium cost for an

owner's policy of title insurance and escrow and closing fees charged by the Escrow Agent. If any portion of the purchase price is financed through DVD, Purchaser shall pay the cost of recording the mortgage and DVD shall pay the premium for a mortgagee policy of title insurance if it elects to obtain a mortgagee policy.

(2) Total Obligation. A Purchaser's total financial obligation includes the purchase price paid for the Ownership Interest, closing costs, real estate taxes, any fees charged by BVTC or External Exchange Company use fees in connection with exchanges, Annual Dues, Special Assessments (if any), all finance charges, and the following additional charges:

(a) Transient Accommodations Tax; General Excise Tax. **Members will be required to pay at or before check-out a nightly transient accommodations tax for each night during their stay.** The State of Hawai'i taxes the occupancy of Vacation Ownership Units. The amount of the tax is 7.25% of the fair market rental value. The "fair market rental value" is set to one-half of the gross daily maintenance fees paid by the Member and attributable to the Vacation Ownership Unit unless the taxpayer proves or the tax director determines that the gross daily maintenance fees do not fairly represent fair market rental value taking into account comparable transient accommodation rentals or other appraisal methods. At present, the tax is payable by each Member or primary occupant at or before check-out. Based upon the 2014 Annual Dues, for stays occurring in 2014, the tax per night will range from a low of approximately \$3.97/night to a high of \$43.87/night. For stays occurring after 2014, the tax per night will be based upon the Annual Dues for the year in which the stay occurs, which may be higher than the tax per night for stays in 2014. The Board of Directors of the Vacation Owners Association may choose in the future to charge the tax when making or confirming a reservation, at any other time determined by such Board of Directors, or include it in the assessments of the Members. The amount of the tax will also increase if Hawai'i increases the tax rate. The State of Hawai'i and the City and County also charge a general excise tax on amounts collected by the Vacation Owners Association, including assessments. Although the tax rate is 4.5%, the charge for the tax will be higher to ensure that the Vacation Owners Association receives the amount it needs, net after taxes. The State of Hawai'i or the City and County of Honolulu may increase or decrease the occupancy tax or the general excise tax from time to time, and may extend the general excise tax to amounts collected by the Condominium Association. DVD makes no representations as to the taxes that may be charges by the City and County of Honolulu or the State of Hawai'i in the future.

(b) Right of First Refusal Review Fee. **DVD is entitled to charge a fee of up to \$250 to review all right of first refusal offers, which effectively means that Purchasers may not be able to sell their Ownership Interests until they have paid this fee to DVD.**

(c) Resort Access Fee. **A portion of the Annual Dues paid by each Member is used to pay a resort access fee to a third party which gives Members certain preferential access rights and discounts to amenities operated by unrelated**

third parties and located within the Ko Olina Resort master planned resort community.

(d) International Members Surcharge. **For Ownership Interests owned by Members residing outside of the United States, the Management Company reserves the right to charge a surcharge in an amount set by the Management Company from time to time to cover the added costs for postage, personal delivery, increased frequency of and costs associated with long distance and/or international communications, deliveries and so on, and also to cover any tax on the surcharge.**

(e) Personal Assessments. "Personal Assessment" is an expense that results from the act, failure to act, or other conduct of a Member or occupant or the guest of a Member or occupant. It includes, among other things, charges for extra services requested or used by the Members or occupants or by their guests. Personal Assessments should not be confused with Annual Dues or special assessments. Personal Assessments include, for example:

(i) the cost of food, beverages, telephone charges, optional housekeeping service and other special services or supplies;

(ii) charges for the use of sports supplies and other recreational equipment;

(iii) the cost to repair any Vacation Home or to repair or replace any property in it because of loss or damage occurring during a person's occupancy or to replace any missing items;

(iv) the cost to repair any Common Element or other portion of the Condominium property because of loss or damage caused by a Member, occupant or guest of the Member or occupant (unless caused by ordinary wear and tear or by an unavoidable accident or other casualty);

(v) expenses to any other Member or the Associations due to a person's intentional or negligent act or failure to act; and

(vi) expenses resulting from any intentional or negligent violation of the Condominium Documents, the Master Declaration or the Plan Documents.

A Member is fully responsible for the Personal Assessments of his or her guests. A Member is not responsible, however, for the Personal Assessments of anyone who uses his or her use rights through an Exchange Program.

(3) Charges by Other Entities. The following entities may alter the charges to which the Purchaser may be subject: the Boards of Directors of the Associations, any applicable governmental entities including, without limitation, the county tax assessor, DVD, the Master Declarant pursuant to the terms of the Master Declaration, any External Exchange Company, DVCHMC, BVTC,

KOCA and KORA. The owners of the Commercial Units and surrounding commercial areas may also increase or decrease the user fees for the use of any service or enterprise conducted on such Commercial Units or surrounding commercial areas.

**Since the Ownership Interest acquired by Purchasers is an interest in real estate under Hawai'i law, Purchasers may be entitled to deduct, for federal income tax purposes: (i) interest paid under a promissory note which is secured by a mortgage encumbering the Ownership Interest, and (ii) the Purchaser's allocable share of Ad Valorem Real Estate Taxes (paid via Annual Dues). Purchasers should understand that DVD intends to report such mortgage interest to Purchasers and to the United States Internal Revenue Service as mortgage interest paid on form 1098.**

**Purchasers should understand, however, that since there can be no assurance as to this federal income tax treatment, as well as the fact that actual tax results will depend upon a Purchaser's particular circumstances (including, but not limited to, among other factors, whether or not the Purchaser itemizes deductions on the Purchaser's federal income tax return or whether the Purchaser already owns an existing vacation home), The TWDC Companies do not make any representations as to the income tax treatment of the purchase, use or exchange of an Ownership Interest and related rights and appurtenances or as to the deductibility of related expenses such as interest, taxes and depreciation. Each Purchaser should consult his or her own tax advisor as to these issues. An Ownership Interest should not be purchased in reliance upon any anticipated tax benefits or any particular kind of tax treatment.**

c. Status of Title to Property Underlying the Aulani DVC Resort. Each Purchaser's Ownership Interest shall be free and clear of all liens, encumbrances, defects, judgments and mortgages, except that each such Ownership Interest shall be subject to the following matters of title: the Condominium Documents; the Hotel Condominium Documents, the Plan Documents, the Master Declaration; the Master Cotenancy Agreement; the Master Easement; membership in the Club, which is an appurtenance to each Ownership Interest pursuant to the Plan Declaration, the Membership Agreement and the Resort Agreement; the Ko Olina Documents; any mortgage placed upon the Purchaser's Ownership Interest in connection with purchase-money or third-party financing; taxes and assessments for the year of purchase and subsequent years; and restrictions, reservations, conditions, limitations, and easements of record prior to purchase or imposed by governmental authorities having jurisdiction or control over the subject property.

**The right to reserve a timeshare period is subject to rules and regulations of the timeshare plan reservation system.**

Please refer to the Multi-site Public Offering Statement for more details.

d. Restrictions Upon the Sale, Transfer, Conveyance or Leasing of Vacation Ownership Units or Ownership Interests.

**The purchase of an Ownership Interest should be based upon its value as a vacation experience or for spending leisure time, and not considered for purposes of acquiring an appreciating investment or with an expectation that the Ownership Interest may be rented or resold.**

**Ownership Interests are offered for personal use and enjoyment only and should not be purchased by any Purchaser for resale or as an investment opportunity or with any expectation of achieving rental income, capital appreciation, or any other financial return or valuable benefit, including any tax benefit. Members attempting to resell or rent their Ownership Interests would have to compete, at a substantial disadvantage, with DVD in the sale or rental of its Ownership Interests. The many restrictions upon the use of an Ownership Interest may adversely affect its marketability or rentability.**

**Ownership Interests should also not be purchased with any expectation that any Vacation Home located within the Plan can be rented, or if it is rented, that any particular rental rate can be obtained for such rental. Purchasers should be aware that several resort hotels are in operation within and around the Condominium, including, but not limited to, the Aulani Resort Hotel, which is owned and operated by The TWDC Companies, and that DVD will also rent its Ownership Interests to the general public. Accordingly, any Purchaser who attempted to rent reserved Vacation Homes for his or her own account would compete with these resort hotels and DVD for renters without any assistance from The TWDC Companies, and would be at a substantial competitive disadvantage. Purchasers should not purchase an Ownership Interest based upon any expectation of deriving any rental or other revenue or profit therefrom.**

**The sale, lease or transfer of Ownership Interests is restricted and controlled.**

**No Member may directly rent, exchange or otherwise use his or her Ownership Interest without making a prior reservation of an available Vacation Home at the Aulani DVC Resort. DVD's approval of a rental by a Member is not required after a reservation has been made in the renter's own name. However, Ownership Interests should not be purchased with any expectation that Vacation Homes may be reserved and rented to third parties. Any permitted sale between a Member and a bona fide third party shall be deemed to contain a provision requiring that any sums due to the Association as assessments must be paid in full as a condition of closing of the sale. Any lease or rental agreement shall be deemed to contain a provision requiring that any sums due to the Association as assessments**



Interest is also subject to a right of first refusal in favor of DVD as set forth in the Declaration and in the Purchase Agreement.

**DVD is entitled to charge a fee of up to \$250 to review all right of first refusal offers, which effectively means that Purchasers may not be able to sell their Ownership Interests until they have paid this fee to DVD.**

e. Pre-completion of Construction Closing. The purchase of an Ownership Interest may be closed prior to completion of construction of the Condominium Units, Hotel Condominium Units, Vacation Homes, recreational facilities and other commonly used facilities contained in a phase of the Aulani DVC Resort, as permitted by applicable law.

**Hawai'i law permits a closing prior to the completion of construction if the developer satisfies the requirements for pre-completion closings under the Hawai'i Condominium Property Act. In addition, Florida law also permits a closing prior to completion of construction in the event the Division of Florida Condominiums, Timeshares and Mobile Homes approves an alternate assurance in lieu of completion of construction. In the event such requirements are satisfied and an alternate assurance is approved and construction of such Condominium Units, Hotel Condominium Units, Vacation Homes, recreational facilities and other commonly used facilities is not completed in accordance with the purchase agreement, the Purchaser shall be entitled to all the rights and remedies set forth in the Purchaser's purchase agreement.**

8. Exchange Program Opportunities. See the Multi-site Public Offering Statement Text for details regarding exchange program opportunities.



## SUMMARY OF DOCUMENTS NOT DELIVERED TO PURCHASERS

Unless otherwise defined herein, the terms which are used in this document are intended to have the same meanings as are set forth in the Public Offering Statement text. Below is a list of documents (and their descriptions) for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i, a condominium and vacation ownership plan, (the "**Aulani Resort**") that Disney Vacation Development, Inc., a Florida corporation ("**DVD**"), is required to file with the Division of Florida Condominiums, Timeshares, and Mobile Homes, but is not required to deliver to the purchasers of Ownership Interests in the Aulani Resort. Copies of the following documents are available upon request at no cost to Purchasers.

1. Estate for Years. The Estate for Years Deeds are the documents by which DVD acquired an estate for years interest in the real property underlying the Aulani Resort. The Estate for Years Deeds provide that DVD's estate for years interest will expire on January 31, 2062. The Aulani Resort will automatically terminate upon the expiration of DVD's term for years, and ABC, Inc. a New York corporation, shall automatically take possession of the property as the owner of the remainder interest.
2. Condominium Property Management Agreement. The Condominium Property Management Agreement is a five (5) year automatically renewable agreement between Ali'i Nui Villas Condominium Association, Inc. (the "**Condominium Association**") and Disney Vacation Club Hawaii Management Company, LLC, a Florida limited liability company ("**DVCHMC**") pursuant to which the Condominium Association delegates its management, maintenance and operational duties (which may properly be delegated under Hawai'i law) to DVCHMC in consideration for the payment of a management fee. The services to be provided by DVCHMC include: hiring, paying and supervising maintenance personnel; arranging for the maintenance and repair of the Condominium property; enforcing compliance with all Condominium laws, rules and regulations, and the Condominium Documents; purchasing equipment and supplies necessary to properly maintain and operate the Condominium; ensuring that all insurance required by the Condominium Documents is obtained and kept in full force and effect; maintaining the Condominium Association's financial record books, accounts and other records in accordance with the Condominium Association Bylaws and Hawai'i law; collecting all maintenance assessments for Condominium Common Expenses; providing all required annual financial reports to Owners; and arranging for an annual independent audit.
3. Supplement to Condominium Management Agreement. There is a Supplement to Property Management Agreement for the Condominium pursuant to which agreement the Condominium Association has engaged DVCHMC to provide the additional services of managing and operating certain commercial facilities located within the Condominium and conducting commercial enterprises within such commercial facilities on behalf of the Condominium Association, including cabana rentals and beach equipment rental, the parking garages and surface parking and the provision of valet parking.
4. Plan Management Agreement. The Plan Management Agreement is a five (5) year automatically renewable agreement between Ali'i Nui Vacation Owners Association, Inc. (the "**Vacation Owners Association**") and DVCHMC pursuant to which the Vacation Owners Association delegates its management, maintenance and operational duties (which may properly be delegated under Hawai'i law) to DVCHMC in consideration for the payment of a management fee. The services to be provided by DVCHMC include: hiring, paying and supervising maintenance personnel; arranging for the maintenance and repair of the Plan and Vacation Homes; enforcing compliance with all timeshare laws, rules and regulations, and the Plan Documents; purchasing equipment and supplies necessary to properly maintain and operate the Plan and Vacation Homes; ensuring that all insurance required by the Plan Documents is obtained and kept in full force and effect; maintaining the Vacation Owners Association's financial record books, accounts and other records in accordance with the Vacation Owners Association Bylaws and Hawai'i law; collecting all maintenance assessments for Plan Expenses; providing all required annual financial reports to Owners; and arranging for an annual independent audit.
5. Hotel Condominium Management Agreement. The Plan Management Agreement is a five (5) year automatically renewable agreement between Ali'i Nui Hotel Condominium Association, Inc. (the "**Hotel Condominium Association**") and DVCHMC pursuant to which the Hotel Condominium Association delegates its management, maintenance and operational duties (which may properly be delegated under Hawai'i law) to DVCHMC in consideration for the payment of a management fee. The services to be provided by DVCHMC include: hiring, paying and supervising maintenance personnel; arranging for the maintenance and repair of the Hotel Condominium; enforcing compliance with all condominium laws, rules and regulations, and the Hotel Condominium Documents; purchasing equipment and supplies necessary to properly maintain and operate the Hotel Condominium; ensuring that all insurance required by the Hotel Condominium Documents is obtained and kept in full force and effect; maintaining the Hotel Condominium Association's financial record books, accounts and other records in accordance with the Hotel Condominium Association Bylaws and Hawai'i law; collecting all maintenance assessments for Hotel Condominium Common Expenses; providing all required annual financial reports to Owners; and arranging for an annual independent audit.

6. License Agreement. The License Agreement is an agreement between DVD and DVCHMC pursuant to which DVD grants to DVCHMC a limited, royalty-free, nonexclusive, nontransferable and non-assignable license to use, in connection with the operation and management of the Aulani Resort, the name "Disney" and certain other intellectual property owned by DVD or its affiliated companies ("**Disney IP**"), all such uses being subject to DVD's review and approval. The term of the License Agreement continues until the Aulani Resort terminates. However, if either the Property Management Agreement or Plan Agreement terminates or certain operating standards are not maintained, DVD may terminate the License Agreement, in which case DVCHMC, both Associations and all owners shall be required to cease using the name "Disney" and any other Disney IP in connection with the Aulani Resort. The term of the License Agreement continues until the Aulani Resort terminates.
7. Subsidy Agreement. The Subsidy Agreement is an agreement between DVD and the Vacation Owners Association pursuant to which DVD has agreed to provide a guarantee to all Purchasers through December 31, 2011, that their annual Assessments for Plan Expenses will not exceed a specific sum, exclusive of Ad Valorem Taxes. The subsidy agreement shall automatically be renewed for successive one-year periods unless DVD elects to terminate the agreement upon thirty (30) days prior written notice to the Vacation Owners Association.
8. Amended and Restated Condominium Maps, Surveys, Floor and Plot Plans. The condominium maps, surveys, floor and plot plans for the Condominium and the Hotel Condominium are graphic descriptions of the property and improvements of the Condominium and the Hotel Condominium which, together with the respective Declarations, are in sufficient detail to identify Common Elements and each Unit and their relative locations and approximate dimensions for each of the condominiums.
9. Letter of Escrow Agent. The independent escrow agent pursuant to the Purchaser Deposit Escrow Agreement is First American Title Company, Inc., with offices located in Honolulu, Hawai'i.
10. Common Interest in the Common Elements. The Common Interest in the Common Elements exhibit to the Condominium Declaration describes the Common Interest of each Unit in the Condominium.
11. Home Resort Rules and Regulations. Purchasers will receive a copy of this document as part of the Multi-site Public Offering Statement.

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OFFICE OF THE  
ASSISTANT REGISTRAR, LAND COURT  
STATE OF HAWAII  
(Bureau of Conveyances)

The original of this document was  
recorded as follows:

DOCUMENT Doc 3957910  
CTN AS LISTED HEREIN  
DATE APR 23, 2010 03:00 PM

RETURN BY MAIL ( ) PICK-UP ( ) TO:

Charles E. Pear, Jr.  
McCorriston Miller Mukai MacKinnon  
Five Waterfront Plaza, 4<sup>th</sup> Floor  
Honolulu, Hawai'i 96813  
Phone No. (808) 529-7300

This document contains 183 pages.

TMK Nos. (1) 9-1-057-035 & 37, CPR Nos.: Not yet assigned.

*Aulani, Disney Vacation Club® Villas,  
Ko Olina, Hawai'i  
Vacation Ownership Plan*

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
AND GRANT AND RESERVATION OF EASEMENTS

(A Vacation Ownership Plan in the  
*Aulani, Disney Vacation Club Villas®*, Ko Olina, Hawai'i Condominium)

THIS DECLARATION is made on the 20<sup>th</sup> day of April, 2010, by DISNEY VACATION DEVELOPMENT, INC., a Florida corporation ("DVD").

DVD owns the Condominium Units described in Exhibit A, which is attached to and part of this Declaration. They are located in the *Aulani, Disney Vacation Club Villas®*, Ko Olina, Hawai'i Condominium, in Honolulu, Hawai'i.

This Declaration establishes a plan for sharing the ownership and use of those Condominium Units and any other Condominium Units submitted to this Declaration in the future. The name of the plan is "*Aulani, Disney Vacation Club Villas®*, Ko Olina, Hawai'i Vacation Ownership Plan," but in this Declaration, we call it the "*Vacation Ownership Plan*" or just the "*Plan*."

To help you read this document, we have included an outline listing the main section headings. A more detailed table of contents appears next. Key terms are defined in Section 1 and elsewhere throughout the document. To help you find them, an index of all defined terms appears immediately after the table of contents.

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## 1. DEFINITIONS

This Section 1 defines certain words or phrases having special meanings in this Declaration. Other key words and phrases are defined elsewhere in this Declaration. Section 21.6 contains a glossary of key legal terms. Defined terms will have the special meanings given to them except where the context clearly requires otherwise.

**1.1 "ACT"** means the Hawai'i Time Share Act, Chapter 514E, Hawai'i Revised Statutes, or any replacement laws.

**1.2 "ARTICLES"** means the Articles of Incorporation of the Vacation Owners Association filed with the Secretary of State of the State of Florida, as they may be amended from time to time. The Articles established and govern the Vacation Owners Association as a Florida not-for-profit corporation. The initial Articles are attached as Exhibit B to this Declaration. Amendments to them need not be recorded.

**1.3 "ASSOCIATION PROPERTY"** means all things owned or leased by the Vacation Owners Association for use by Owners or Occupants, or for operating or maintaining the Vacation Property or the Plan. It includes, for example, furniture, appliances, and furnishings (like linens and kitchenware) in the Vacation Homes, as well as equipment (like computers, tools and ladders) and motor vehicles owned or leased by the Vacation Owners Association for the benefit of the Plan. The Vacation Owners Association may also buy or lease things like bicycles, surfboards, videos, and other recreational property for use by or to rent to Occupants. These are also part of the "Association Property." However, all personal property related to the Home Resort Reservation Component and the DVC Reservation Component made available to the Plan, including all computer hardware and software and intellectual property, is not Association Property and is and always will be the personal property of the owner of such personal property.

**1.4 "ASSIGNED VACATION HOME"** means the Vacation Home assigned to a Primary Occupant for use during his or her Use Period.

**1.5 "ASSOCIATION RULES"** means the rules adopted pursuant to Section 14.3H of this Declaration, as they are amended from time to time. A copy of the initial Association Rules is attached as Exhibit C to this Declaration. Amendments to them need not be recorded.

**1.6 "BOARD"** means the board of directors of the Vacation Owners Association, as it is constituted from time to time.

**1.7 "BREAKAGE PERIOD"** means the period established as the Breakage Period pursuant to the Reservation Rules.

**1.8 "BYLAWS"** means the bylaws of the Vacation Owners Association, as they are amended from time to time. The Bylaws are attached as Exhibit D to this Declaration.

**1.9 "BVTC"** means Buena Vista Trading Company, a Florida corporation, its successors and assigns. BVTC is an Exchange Company and is registered as an exchange agent under the Act.

**1.10 "CHECK-IN DAY"** means the first day of a Use Period.

**1.11 "CHECK-IN TIME"** means the time after which a Primary Occupant may check in with the Plan Manager and then occupy a Vacation Home on the first day of his or her Use Period. The Reservation Rules set the check-in time.

**1.12 "CHECK-OUT DAY"** means the last day of a Use Period.

**1.13 "CHECK-OUT TIME"** means the time by which Occupants must move out of their Assigned Vacation Home and the Primary Occupant must check out with the Plan Manager on the last day of his or her Use Period. The Reservation Rules set the Check-Out Time.

**1.14 "CLUB" OR "DISNEY VACATION CLUB"** means the *Disney Vacation Club*®. The Club is not a legal entity or association of any kind, but rather is a service name for the services and benefits appurtenant to and the restrictions imposed on the use and enjoyment of Ownership Interests. These services presently include, among other things, the operation of a central reservation system consisting of the Home Resort Reservation Component and the DVC Reservation Component.

**1.15 "CLUB MEMBER"** means the owner of record of an Ownership Interest in a DVC Resort. It includes Owners of Ownership Interests in this Plan for so long as the Membership Agreement or the Plan's DVC Resort Agreement is in effect.

**1.16 "COMMON ELEMENTS"** means all of the Condominium except for the Condominium Units.

**1.17 "COMMON INTEREST"** means, for any Condominium Unit, the undivided interest in the Common Elements assigned to that Condominium Unit by the Condominium Declaration, as the Condominium Declaration may be amended from time to time. In condominium projects generally, the condominium unit owners own their

condominium units separately and they share the ownership of the common elements. Their ownership share in the common elements is called their "common interest."

**1.18 "CONDOMINIUM"** means the Aulani, *Disney Vacation Club Villas*®, Ko Olina, Hawai'i Condominium.

**1.19 "CONDOMINIUM ARTICLES"** means the Articles of Incorporation of the Condominium Association filed with the Secretary of State of the State of Florida, as they are amended from time to time. The Condominium Articles established and govern the Condominium Association as a Florida not-for-profit corporation.

**1.20 "CONDOMINIUM ASSOCIATION"** means the Ali'i Nui Villas Condominium Association, Inc., a Florida not-for-profit corporation. It is an association of all of the owners of Condominium Units in the Condominium.

**1.21 "CONDOMINIUM BYLAWS"** means the bylaws of the Condominium Association described in Exhibit A, as they are amended from time to time.

**1.22 "CONDOMINIUM DECLARATION"** means the "Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club Villas*®, Ko Olina, Hawai'i Condominium" described in Exhibit A, as it is amended from time to time.

**1.23 "CONDOMINIUM DEVELOPER"** means the person or persons holding the rights of "DVD" as "DVD" is defined in the Condominium Documents. If the Condominium Developer transfers some or all of its rights or duties as "DVD" under the Condominium Documents to someone else, then that person will become the "Condominium Developer" to the extent (and only to the extent) of the rights and/or duties transferred.

**1.24 "CONDOMINIUM DOCUMENTS"** means the Condominium Declaration, the Condominium Articles, the Condominium Bylaws, the Condominium Rules and Regulations, the Condominium Map and the Declaration of Merger.

**1.25 "CONDOMINIUM MAP"** means the recorded drawings designated in the Condominium Declaration as the Condominium Map, as they are amended from time to time.

**1.26 "CONDOMINIUM RULES AND REGULATIONS"** means the rules and regulations adopted by or on behalf of the Condominium Association, as they are amended from time to time.

**1.27 "CONDOMINIUM UNIT"** means any part of the Condominium designated for separate ownership by the

Condominium Declaration. When the term is used to refer to legal title, it also includes either:

**A.** An undivided interest in the Common Elements (including the land) of the Condominium in fee simple, or

**B.** An undivided interest in (i) the Common Elements of the Condominium (other than the land) of the Condominium in fee simple, and (ii) an estate for years in the land of the Condominium.

In either case, the undivided interest is equal to the fractional or percentage interest assigned by the Condominium Declaration to the Condominium Unit as its appurtenant Common Interest, as the Condominium Declaration may be amended from time to time

**1.28 "DECLARATION"** means this document as it may be amended from time to time.

**1.29 "DECLARATION OF MERGER"** means the Declaration of Merger of Condominium Phases described in Exhibit A, as it may be amended from time to time. It provides for a merger of the Condominium with one or more other condominium projects. If there is a merger under the Declaration of Merger, then:

**A.** The term "*Condominium*" will mean the merged condominiums projects.

**B.** The terms "*Condominium Declaration*," "*Condominium Articles*," "*Condominium Bylaws*," "*Condominium Rules and Regulations*" and "*Condominium Map*" will refer to the condominium declaration, condominium articles, condominium bylaws, condominium rules and regulations and condominium map for each of the merged projects. The Declaration of Merger explains which documents govern in case of inconsistencies.

**1.30 "DVCHMC"** means Disney Vacation Club Hawai'i Management Corp., a Florida corporation, its successors and assigns.

**1.31 "DVCMC"** means Disney Vacation Club Management Company, LLC, a Florida limited liability company, its successors and assigns.

**1.32 "DVC OPERATOR"** means DVCHMC at all times when the Membership Agreement is in effect. If the Membership Agreement is no longer in effect, then the Vacation Owners Association will perform the obligations of the "DVC Operator." Note that at any time when the Membership Agreement is in effect, DVCHMC may assign some or all of its rights and duties, including its rights as duties as the DVC Operator, to someone else. It may also

subcontract with someone else to perform some or all of the duties of the DVC Operator.

**1.33 "DVC RESERVATION COMPONENT"** means the exchange component of the Club central reservation system through which accommodations in any DVC Resort may be reserved using DVC Vacation Points pursuant to priorities, restrictions and limitations established by BVTC from time to time.

**1.34 "DVC RESORT"** means each resort which is entitled to access and use the DVC Reservation Component and other applicable Club services and benefits provided by BVTC by virtue of and pursuant to the terms and conditions of a DVC Resort Agreement. The Plan will be a DVC Resort for so long as the DVC Resort Agreement for the Plan remains in effect.

**1.35 "DVC RESORT AGREEMENT"** means the agreement pursuant to which a resort becomes and remains a DVC Resort in accordance with the terms and conditions of such agreement. A copy of the Plan's initial DVC Resort Agreement is attached as Exhibit E to this Declaration. Amendments to it need not be recorded.

**1.36 "DVC VACATION POINTS"** means Vacation Points utilized by a Club Member to make a reservation through the DVC Reservation Component at a DVC Resort other than their Home Resort.

**1.37 "DVD"** means Disney Vacation Development, Inc., a Florida corporation, its successors and assigns. No other person shall exercise DVD's Reserved Rights under the Plan Documents except to the extent provided in Section 21.1.

**1.38 "DVD'S RESERVED RIGHTS"** means all rights and privileges reserved to DVD in the Plan Documents. For examples, see DVD's rights described in Sections 4.4, 4.5, 10.7, 19.1, 19.2, 19.4, 19.6A and 20.1D. This is not intended to be a complete list of all of DVD's Reserved Rights.

**1.39 "ESTATE CONDOMINIUM UNIT"** means a Condominium Unit that includes an undivided interest in (i) the Common Elements (other than the land) of the Condominium in fee simple, and (ii) an estate for years in the land of the Condominium.

**1.40 "EXCHANGE PROGRAM"** means a service that permits Owners to trade their reservation and use rights in the Plan for the right to reserve and use other property. For example, the DVC Reservation Component is an Exchange Program because it allows Owners to trade their rights to reserve and then use a Vacation Home in the Plan for the right to reserve and then use accommodations in other DVC

Resorts. This also includes any special exchange relationship made available to the Owners as described in Section 9.2A.2).

**1.41 "EXTERNAL EXCHANGE PROGRAM"** means the contractual arrangement between (i) an External Exchange Company or companies, and (ii) DVD, DVCHMC, DVCMC, BVTC, the Vacation Owners Association and/or individual Club Members, and under which Club Members may request and reserve, under certain conditions, the use of accommodations in resorts other than the Plan or other DVC Resorts. The DVC Reservation Component is not an External Exchange Program.

**1.42 "EXCHANGE COMPANY"** means the owner, operator, or owner and operator of an Exchange Program. For example, BVTC is an Exchange Company.

**1.43 "EXCHANGE CONTRACT"** means the contractual arrangement between (i) an Exchange Company or companies, and (ii) DVD, DVCHMC, DVCMC, BVTC, the Vacation Owners Association and/or individual Club Members to make the Exchange Company's Exchange Program available to Owners. The DVC Resort Agreement is an Exchange Contract.

**1.44 "EXTERNAL EXCHANGE COMPANY"** means the owner, operator, or owner and operator of an External Exchange Program. BVTC is not an External Exchange Company.

**1.45 "EXCHANGER"** means a person who is not an Owner in this Plan and whose use of a Vacation Home is arranged through an Exchange Program.

**1.46 "FEE CONDOMINIUM UNIT"** means a Condominium Unit that includes an undivided interest in the Common Elements (including the land) of the Condominium in fee simple.

**1.47 "FEE OWNER"** means ABC, Inc., a New York corporation, and its successors and assigns. Estate Condominium Units include an interest in the land of the Condominium, called an "estate for years," rather than a fee simple interest in the land. The estate for years will expire on January 31, 2062 unless it is extended or terminates early. The Fee Owner owns the "remainder interest" in the land for each Estate Condominium Unit. This means that when the estate for years expires, the Fee Owner will own the Condominium Unit's undivided interest in the land in fee simple.

**1.48 "FIRST DEED"** means the deed by which DVD deeds an Ownership Interest to someone else, as described in greater detail in Section 5.9.



**1.49 "GENERAL COMMON ELEMENTS"** means all Common Elements except for the Limited Common Elements.

**1.50 "GOVERNING DOCUMENTS"** means the Plan Documents, the Condominium Documents, the Master Declaration, the Master Easement, the Hotel Documents (to the extent provided in the Master Easement), the Master Cotenancy Agreement and the Ko Olina Documents.

**1.51 "GUEST"** means a Primary Occupant's family, visitors, renters, employees, servants, tenants, "licensees" (persons permitted in the Vacation Home) and "invitees" (persons invited in). An Exchanger is not considered a "Guest" of (i) the Owner whose Use Period he or she uses, (ii) DVD, (iii) the Plan Manager, (iv) the DVC Operator, (v) the Exchange Company that arranged the exchange, or (vi) anyone else.

**1.52 "HAWAII CONDOMINIUM PROPERTY ACT"** means the Hawai'i Condominium Property Act, Chapter 514B, Hawai'i Revised Statutes, or any law that replaces that law.

**1.53 "HOME RESORT"** means any DVC Resort in which a Club Member owns an Ownership Interest which is symbolized by Home Resort Vacation Points.

**1.54 "HOME RESORT PRIORITY PERIOD"** means the period of time at each DVC Resort during which only Club Members having an Ownership Interest at that DVC Resort are entitled to request a reservation for the accommodations at that DVC Resort.

**1.55 "HOME RESORT RESERVATION COMPONENT"** means the component of the Club central reservation system through which Vacation Homes may be reserved using Home Resort Vacation Points pursuant to the priorities, restrictions and limitations of the Vacation Ownership Plan and as set forth in this Declaration and the Membership Agreement.

**1.56 "HOME RESORT RULES AND REGULATIONS"** means the Home Resort Rules and Regulations adopted by DVCHMC pursuant to the Membership Agreement as they are amended from time to time. A copy of the initial Home Resort Rules and Regulations is attached as Exhibit F to this Declaration. Amendments to them need not be recorded.

**1.57 "HOME RESORT VACATION POINTS"** means:

**A.** When referring to the Plan, Vacation Points symbolizing an Ownership Interest in the Plan and which Vacation Points may be utilized to reserve Vacation Homes in the Plan; and

**B.** When referring to the DVC Resort Component, Vacation Points symbolizing an Ownership Interest at a Home Resort and which Vacation Points may be utilized to reserve accommodations at that Home Resort where that Ownership Interest is held.

**1.58 "HOTEL"** means the Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium. It is a separate condominium project located adjacent to the Condominium. Like the Condominium, the Hotel is subject to the Master Declaration.

**1.59 "HOTEL DOCUMENTS"** means the (i) Hotel's declaration of condominium property regime, (ii) the articles of incorporation and bylaws of the association of unit owners of the Hotel, (iii) any rules and regulations association of unit owners of the Hotel, and (iv) the Hotel's condominium map. These are described in more detail in Exhibit A.

**1.60 "LIMITED COMMON ELEMENTS"** means Common Elements set aside in the Condominium Declaration for use by the owners or occupants of specific Condominium Units.

**1.61 "KO OLINA ARTICLES"** means the articles of incorporation of the Ko Olina Community Association, as they may be amended from time to time. The Ko Olina Articles established and govern the Ko Olina Community Association as a Hawai'i nonprofit corporation.

**1.62 "KO OLINA BYLAWS"** means the bylaws of the Ko Olina Community Association, as they are amended from time to time.

**1.63 "KO OLINA COMMUNITY ASSOCIATION"** means Ko Olina Community Association, Inc., a Hawai'i nonprofit corporation. If the rights or duties of Ko Olina Community Association are transferred to someone else, then that person will become the "Ko Olina Community Association" to the extent of the rights and duties transferred.

**1.64 "KO OLINA DECLARATION"** means the "Amended and Restated Declaration of Covenants for Ko Olina Community Association" dated March 13, 2006, recorded May 10, 2006, as Doc. Nos. 3426805 through 3426807, as it is amended from time to time.

**1.65 "KO OLINA DOCUMENTS"** means the Ko Olina Declaration, the Ko Olina Articles, the Ko Olina Bylaws and the Ko Olina Other Documents.

**1.66 "KO OLINA OTHER DOCUMENTS"** means any documents adopted pursuant to the Ko Olina Declaration, including but not limited to the "Design Guidelines" and the "Use Restrictions and Rules" referred to in the Ko Olina

Declaration, and the articles of incorporation and bylaws of the Ko Olina Resort Operators Association.

**1.67 “KO OLINA RESORT”** means all of the property designated in the Ko Olina Declaration from time to time as comprising the Ko Olina Resort.

**1.68 “KO OLINA RESORT OPERATORS ASSOCIATION”** means Ko Olina Resort Operator’s Association, Inc., the Hawai’i non-profit corporation established pursuant to Section XXI of the Ko Olina Declaration. If the rights or duties of Ko Olina Resort Operators Association are transferred to someone else, then that person will become the “Ko Olina Resort Operators Association” to the extent of the rights and duties transferred.

**1.69 “MAINTENANCE PERIOD”** means (i) the time between Check-Out Time on the Check-Out Day of a Use Period and Check-In Time later that same day, and (ii) one or more Use Days set aside for maintenance and repair of a Vacation Home.

**1.70 “MAJORITY OF THE TOTAL VOTING INTERESTS”** means Units having more than fifty percent (50%) of the sum of the Common Interests for all Units. Any reference to a specific percentage of the “Total Voting Interests” means Units having that percentage of the sum of the Common Interests for all Units.

**1.71 “MAJORITY OF THE VOTING INTERESTS”** means Units having more than fifty percent (50%) of the sum of the Common Interests for all Units whose Voting Representatives are present and casting a vote on the matter at hand. Any reference to a specific percentage of “Voting Interests” means Units having that percentage of the sum of the Common Interests for all Units whose Voting Representatives are present and casting a vote on the matter at hand.

**1.72 “MASTER COTENANCY AGREEMENT”** means the “Master Cotenancy Agreement Declaration of Covenants, Conditions and Restrictions” recorded as Document No. \_\_\_\_\_, as it is amended from time to time.

**1.73 “MASTER DECLARANT”** means the person designated as the “Declarant” in the Master Declaration. If the Master Declarant transfers some or all of its rights or duties as the “Declarant” under the Master Declaration to someone else, then that person will become the “Master Declarant” to the extent of the rights and duties transferred.

**1.74 “MASTER DECLARATION”** means the recorded “Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai’i” described in Exhibit A, all supplements to it and

all rules and policies adopted pursuant to any of the same, as it is amended from time to time.

**1.75 “MASTER EASEMENT”** means the recorded “Master Grant of Easement” described in Exhibit A, as it is amended from time to time.

**1.76 “MASTER EASEMENT AREA”** means the property that is subject to the easement granted in the Master Easement, together with any additions and deletions properly made to that property from time to time.

**1.77 “MASTER PROPERTY”** means the property subject to the Master Declaration, together with any additions and deletions properly made to that property from time to time.

**1.78 “MEMBERSHIP AGREEMENT”** means the Disney Vacation Club Membership Agreement for the Plan, as it is amended from time to time. A copy of the initial Membership Agreement is attached as Exhibit G to this Declaration. Amendments to it need not be recorded.

**1.79 “MORTGAGE LENDER”** means DVD (and any successor in interest to DVD as to a purchase-money mortgage), the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, or any trust, savings and loan association, credit union, mortgage company, bank, insurance company, or other commercial loan company, to the extent that any of the same hold a first mortgage encumbering any Unit or any Ownership Interest, whether directly or through a nominee such as MERS (Mortgage Electronic Registration Systems, Inc.).

**1.80 “OCCUPANT”** means a Primary Occupant and the Primary Occupant’s Guests.

**1.81 “OWNERSHIP INTEREST”** means a property interest in a DVC Resort. In the case of the Plan, an Ownership Interest is an undivided interest in a Unit.

**1.82 “OWNER”** means the Owner of an Ownership Interest in the Plan. The following persons are “Owners:”

A. The Owner named in the First Deed of an Ownership Interest (but only while he or she owns it), and any person to whom that Ownership Interest is later transferred (but only while such person owns it).

B. The buyer under an Agreement of Sale. “Agreement of Sale” is defined in the glossary (Section 21.6). While an Agreement of Sale is in effect, only the buyer (and not the seller) will be considered the “Owner.” Even so, the seller may keep the right to vote on “matters substantially affecting the seller’s security interest in the unit” as that phrase is used in the Hawai’i Condominium

Property Act. If the Agreement of Sale is canceled, the seller will become the Owner again.

C. DVD with respect to any Ownership Interest not transferred by a First Deed or Agreement of Sale.

**1.83 "PLAN DOCUMENTS"** means this Declaration, the Articles, the Bylaws, the Association Rules and the Reservation Rules.

**1.84 "PLAN MANAGER"** means DVCHMC or any entity engaged, pursuant to Section 14.4, to be the "plan manager" for the Plan as "plan manager" is defined in the Act.

**1.85 "PRIMARY OCCUPANT"** means an Owner, Exchanger or other person who has the right to occupy a Vacation Home during a particular time period and who has checked-in with the Plan Manager.

**1.86 "PROPERTY MANAGEMENT AGREEMENT"** means the agreement in which the Vacation Owners Association appoints a company to be the Plan Manager and assigns its responsibilities and duties relating to management and operation of the Vacation Property and the Vacation Owners Association to the Plan Manager. A copy of the initial Property Management Agreement is attached as Exhibit H to this Declaration. Amendments to it need not be recorded.

**1.87 "RESERVATION RULES"** means the rules and regulations of the Home Resort Reservation Component as established in or pursuant to the Membership Agreement from time to time. This includes, but is not limited to the Home Resort Rules And Regulations adopted by DVCHMC pursuant to the Membership Agreement, and any policies and procedures adopted by DVCHMC from time to time. If the Membership Agreement is no longer in effect, then "Reservation Rules" will mean the Association Rules adopted pursuant to Section 14.3H. Amendments to the Reservation Rules need not be recorded.

**1.88 "SHARED AREAS"** means any portions of the Master Property designated from time to time as "Shared Areas" in, or pursuant to, the Master Declaration.

**1.89 "THE TWDC COMPANIES"** means TWDC and all subsidiaries of TWDC, including, without limitation, DVD, DVCHMC, DVCMC and BVTC.

**1.90 "TWDC"** means The Walt Disney Company, a Delaware corporation, its successors and assigns.

**1.91 "UNIT" OR "VACATION UNIT"** means a Condominium Unit included in the Plan. Each Condominium Unit described in Exhibit A is a "Unit."

Each Condominium Unit added to the Plan by DVD pursuant to Section 19.2 is also a "Unit."

**1.92 "USE DAY"** means a twenty-four (24) hour period (or such lesser period as may be designated by the DVC Operator from time to time) in a Vacation Home subject to reservation and use by Owners.

**1.93 "USE PERIOD"** means a period of one or more consecutive Use Days reserved by an Owner, or by the Vacation Owners Association or DVC Operator pursuant to Section 7.3C. A Use Period begins at Check-In Time on the first day of the time period reserved by that person and ends at Check-Out Time on the last day of the time period reserved.

**1.94 "USE YEAR"** means, for each Unit, the twelve (12) month period beginning on the first day of the month designated by DVD in the First Deeds of the Ownership Interests in that Unit. The Use Year shall continue for successive twelve (12) months periods for so long as the Vacation Ownership Plan continues.

**1.95 "VACATION HOME"** means a Unit or portion of a Unit designed and intended for separate use and occupancy.

**1.96 "VACATION OWNERS ASSOCIATION"** means the Ali'i Nui Vacation Owners Association, Inc., a Florida not-for-profit corporation. The name of the Vacation Owners Association may change as provided in Section 10.7H.

**1.97 "VACATION OWNERSHIP PLAN" OR "PLAN"** means the plan created by and existing under the Act and the Plan Documents.

**1.98 "VACATION POINTS"** means the symbolic unit of measuring the respective rights of an Owner to enjoy the benefits of his or her Ownership Interest within the Plan and, for so long as the Membership Agreement or the DVC Resort Agreement remain in effect, the Disney Vacation Club.

**1.99 "VACATION POINTS ACTIVITY ACCOUNT"** means a record of the number of unused Home Resort Vacation Points held by an Owner at any particular time. The Vacation Points Activity Account is used to track the number of Home Resort Vacation Points that an Owner has used and the number that are still available for use in any Use Year.

**1.100 "VACATION POINTS CHART"** means a list or chart showing the Vacation Point Value for each Use Day in every Vacation Home or Vacation Home Type.

**1.101 "VACATION POINT VALUE" OR "HOME RESORT VACATION POINT REQUIREMENT"** means the number of

Home Resort Vacation Points required to reserve a Vacation Home or Vacation Home Type for a given Use Day.

**1.102 "VACATION PROPERTY"** means the Units and the Association Property.

**1.103 "VOTING CERTIFICATE"** means a document that designates one of the Owners of a Unit as the authorized representative to vote on behalf of the Unit and to represent the Unit in all matters of the Vacation Owners Association, Condominium Owners Association, Ko Olina Community Association and Ko Olina Resort Operators Association.

**1.104 "VOTING REPRESENTATIVE"** means the Owner (as designated in a Voting Certificate) who is authorized to vote on behalf of the Unit and to represent the Unit in all matters of the Vacation Owners Association, Condominium Owners Association, Ko Olina Community Association and Ko Olina Resort Operators Association, except as may be limited by the provisions of a Voting Certificate where applicable.

## **2. CREATION OF THE PLAN**

**2.1 PURPOSE AND EFFECT OF THIS DOCUMENT.** By signing and recording this Declaration, DVD intends:

- ❖ To create a plan for the Owners to share the ownership, use, enjoyment, management, upkeep and repair of the Vacation Property and to provide for the operation of the Plan.
- ❖ To comply with the legal requirements necessary to create the Plan and to impose it on the Vacation Owners Association and on each Unit and anyone who has any rights or interests in it.
- ❖ To create or reserve easements in favor of DVD or other persons.
- ❖ To reserve to DVD certain rights to make changes to the Plan and to develop it further.
- ❖ To establish arrangements by which Owners will have the opportunity to use and enjoy the benefits of the Disney Vacation Club, and the terms and conditions of participation.
- ❖ To preserve the value, desirability and enjoyment of each Unit and any interest in it for the benefit of DVD, DVCHMC and each of the Owners.

**2.2 ADOPTION OF THE PLAN DOCUMENTS.** DVD declares that:

**A.** All of its estate, right, title and interest in the Units is subject to the Plan Documents.

**B.** The Units will be owned, used, leased, rented, mortgaged, encumbered, transferred and improved subject to the agreements, obligations, easements, limitations, restrictions and other matters contained in the Plan Documents. Anyone who owns, occupies or uses any Unit must comply with and abide by the Plan Documents.

**C.** The Plan Documents are binding on each Unit. The Plan Documents are also binding on, and are intended to benefit these persons:

- 1) DVD;
- 2) The Vacation Owners Association;
- 3) DVCHMC;
- 4) BVTC;

5) Anyone else who owns all or any part of any Unit, or any Ownership Interest or other interest in it, now or in the future including, for example, all present and future Owners and their Mortgage Lenders; and

6) Anyone who, by law or by agreement, stands in the place of the persons listed in items 1) to 5). Such people are called, in technical legal terms, "heirs," "devises," "personal representatives," "successors," "successors in trust," and "assigns."

All of these people must abide by and comply with the Plan Documents regardless of how or when they obtain any interest in a Unit or whether they ever signed the Plan Documents or expressly agreed to abide by or comply with them. They still must abide by and comply with them just as if they personally had signed them.

All of these people also have the right to enforce the Plan Documents in any way permitted by the Act or the Plan Documents.

In legal terms, the Plan Documents "constitute equitable servitudes, liens and covenants running with the land" that are binding on and for the benefit of all of the persons described in this Subsection 2.2C.

**2.3 RELATIONSHIP TO OTHER GOVERNING DOCUMENTS.** Regardless of the provisions of Section 2.2:

**A. RELATIONSHIP TO CONDOMINIUM DOCUMENTS.** The Plan Documents are subject to and governed by the terms and conditions of the Condominium Documents. The provisions of the Condominium

Documents control and supersede any inconsistent provisions contained in this Declaration or the other Plan Documents.

**B. RELATIONSHIP TO MASTER EASEMENT.** The Plan Documents and the Condominium Documents are subject to and governed by the terms and conditions of the Master Easement and, to the extent provided in the Master Easement, the Hotel Documents. The provisions of the Master Easement and, to the extent provided in the Master Easement, the Hotel Documents control and supersede any inconsistent provisions contained in this Declaration or the other Plan Documents, or in the Condominium Documents.

**C. RELATIONSHIP TO DECLARATION OF MERGER.** The Condominium Documents (other than the Declaration of Merger) and the Master Easement are subject to and governed by the terms and conditions of the Declaration of Merger. The provisions of the Declaration of Merger control and supersede any inconsistent provisions contained in the other Condominium Documents, the Master Easement and the Hotel Documents.

**D. RELATIONSHIP TO MASTER COTENANCY AGREEMENT.** The Plan Documents, the Condominium Documents, the Master Easement and the Hotel Documents are all subject to and governed by the terms and conditions of the Master Cotenancy Agreement. The provisions of the Master Cotenancy Agreement control and supersede any inconsistent provisions contained in this Declaration or the other Plan Documents, the Condominium Documents, the Master Easement or the Hotel Documents.

**E. RELATIONSHIP TO MASTER DECLARATION.** The Plan Documents, the Condominium Documents, the Master Easement, the Hotel Documents and the Master Cotenancy Agreement are all subject to and governed by the terms and conditions of the Master Declaration. The provisions of the Master Declaration control and supersede any inconsistent provisions contained in this Declaration or the other Plan Documents, the Condominium Documents, the Master Easement, the Hotel Documents or the Master Cotenancy Agreement.

**F. RELATIONSHIP TO KO OLINA DOCUMENTS.** The Plan Documents, the Condominium Documents, the Master Easement, the Hotel Documents, the Master Cotenancy Agreement and the Master Declaration are all subject to and governed by the terms and conditions of the Ko Olina Documents to the extent provided by law.

## 2.4 DVD'S RESERVED RIGHTS.

**A. RESERVED RIGHTS UNDER THE MASTER DECLARATION.** Regardless of the provisions of Section 2.2, DVD reserves to itself any and all rights that it has

under the Master Declaration as the Master Declarant. These rights are called the "*Master Declarant's Reserved Rights*" in this document. They include, for example, the right to upgrade, add to, or change the Shared Areas, and to conduct certain commercial operations in or on the Shared Areas.

**B. RESERVED RIGHTS UNDER THE CONDOMINIUM DOCUMENTS.** Regardless of the provisions of Section 2.2, DVD reserves to itself any and all rights it has under the Condominium Documents as the Condominium Developer. These rights are called the "DVD's Reserved Rights" in the Condominium Documents, and are called the "*Condominium Developer's Reserved Rights*" in this document. They include, for example, the Condominium Developer's rights to conduct sales in the Condominium or to change the Condominium Documents as required by law or by a government agency.

**C. RESERVED RIGHTS UNDER THE MASTER EASEMENT AND HOTEL DOCUMENTS.** Regardless of the provisions of Section 2.2, DVD reserves to itself any and all rights it has as the grantor under the Master Easement (the "*Master Easement Grantor*"). These rights are called the "*Master Easement Grantor's Reserved Rights*" in this document. Likewise, regardless of the provisions of Section 2.2, DVD reserves to itself any and all rights it has as "DVD" under the Hotel Documents (the "*Hotel Developer*"). These rights are called "*DVD's Reserved Rights*" in the Hotel Documents, and are called the "*Hotel Developer's Reserved Rights*" in this document.

**D. NATURE OF DVD'S RESERVED RIGHTS.** Only the Master Declarant may exercise the Master Declarant's Reserved Rights. Only the Condominium Developer may exercise the Condominium Developer's Reserved Rights. Only the Master Easement Grantor may exercise the Master Easement Grantor's Reserved Rights. Only the Hotel Developer may exercise the Hotel Developer's reserved rights under the Hotel Documents. In any such case, those rights will not be subject to, restricted or otherwise affected by the Plan Documents. And those rights will not be transferred to the Vacation Owners Association or any Owner unless the Condominium Developer, the Master Declarant, the Master Easement Grantor, or the Hotel Developer signs and records a document that clearly states that it is doing so in its capacity as the Condominium Developer, Master Declarant, Master Easement Grantor, or Hotel Developer, as applicable. DVD makes no promise and has no duty to exercise any of the Condominium Developer's Reserved Rights, the Master Declarant's Reserved Rights, the Master Easement Grantor's Reserved Rights, or the Hotel Developer's Reserved Rights. Neither the Owners nor the Vacation Owners Association will have any legal right to insist that it do so.

### **3. RELATIONSHIP TO DISNEY VACATION CLUB**

**3.1 INTRODUCTION.** The key characteristic that distinguishes this Vacation Ownership Plan from other vacation ownership and timeshare programs is the fact that it is affiliated with the Disney Vacation Club. Membership and participation in the Disney Vacation Club requires that the Plan, the Vacation Property and the Condominium be designed, constructed, used, operated, managed, maintained and renovated in conformity with the overall theme, concept, atmosphere and extraordinarily high standards of quality associated with the WALT DISNEY WORLD® RESORT in Lake Buena Vista, Florida, and the DISNEYLAND® RESORT in Anaheim, California (the "Disney Standard").

While the Plan is designed so that it can exist and operate entirely independently of the Disney Vacation Club, DVD anticipates that most people who purchase Ownership Interests in the Plan will do so in the expectation that the Plan will adhere the Disney Standard, now and in the future, and that the Plan will continue its affiliation with the Disney Vacation Club. For that reason, this Declaration and the other Plan Documents are designed and intended to protect the expectations of the Owners for the life of the Plan by establishing a framework for continuing successful participation in the Disney Vacation Club over the years and as the Club evolves, and establishing strict limitations on the ability of the Vacation Owners Association and its Board to constrain the evolution and operation of the Disney Vacation Club, or to terminate the Plan's affiliation with the Disney Vacation Club unless the Owners clearly and unequivocally no longer desire to continue in the Club.

The purpose of this Section 3 is to establish the legal foundation required as a condition to participation by the Plan in the Disney Vacation Club and to assure that the Vacation Property is used, operated, managed, maintained and renovated in conformity with the Disney Standard and the policies and practices of DVD, DVCMC, DVCHMC and BVTC with respect to Disney Vacation Club resorts generally.

Even so, Owners and prospective Owners are cautioned that nobody can guarantee that the Plan will continue its affiliation with the Disney Vacation Club forever, or that the Disney Vacation Club will never change. Prospective Owners should not purchase an Ownership Interest solely or principally in reliance on such continued affiliation with the Club, or continuation of the Club in its present form.

**3.2 PROPERTY MANAGEMENT AGREEMENT.** The Vacation Owners Association, on behalf of the Owners, is authorized to contract for the maintenance and management of the Vacation Property and the Vacation Owners

Association and to delegate to such contractor all powers and duties of the Vacation Owners Association in such regard except such as are specifically required by Hawai'i law or the Plan Documents to have approval of the Board or the Owners. The Property Management Agreement with DVCHMC attached as an exhibit to this Declaration constitutes the initial agreement for the management and operation of the Vacation Property and the Vacation Owners Association. Notwithstanding any provisions contained in this Declaration to the contrary, it is the intent of this Declaration that the Board does not have the power to independently terminate the Property Management Agreement except as explicitly set forth in the Property Management Agreement. The Property Management Agreement may only be terminated in accordance with its own terms or by the vote of the Owners in accordance with Section 14.5B of this Declaration. If the Property Management Agreement terminates, the obligations and duties of maintenance and management of the Vacation Property and the Vacation Owners Association, as set forth in the Property Management Agreement, will be the responsibility of the Vacation Owners Association.

**3.3 DISNEY VACATION CLUB MEMBERSHIP AGREEMENT.** The Vacation Owners Association, on behalf of itself and the Owners, is authorized to contract for the operation of the reservation system for the Vacation Ownership Plan and to delegate to such contractor all powers and duties of the Vacation Owners Association in this regard. In the exercise of that authority, the Vacation Owners Association, on behalf of itself and the Owners, has entered into the Membership Agreement with DVCHMC, a copy of the initial version of which is attached as an exhibit to this Declaration, pursuant to which the Plan shall be affiliated with the Disney Vacation Club and shall be operated in accordance with the terms and conditions, and subject to the priorities, limitations and restrictions, set forth in the Membership Agreement. Notwithstanding any provisions contained in this Declaration to the contrary, it is the intent of this Declaration that the Board does not have the power to independently terminate the Membership Agreement except as explicitly set forth in the Membership Agreement. The Membership Agreement may only be terminated in accordance with its own terms. If the Membership Agreement terminates, the operation of the reservation system for the Vacation Ownership Plan will be the responsibility of the Vacation Owners Association.

**A. THE PLAN AND THE HOME RESORT RESERVATION COMPONENT.** Notwithstanding the specific Unit in which an Owner owns an Ownership Interest, it is the express intent of this Declaration, which intent is consented to by each Owner through acceptance of a deed or by otherwise acquiring an Ownership Interest, that all Units will be available for use by all Owners of Ownership Interests at all times on a first come, first served reservation

basis, through the Home Resort Reservation Component and in accordance with and subject to the priorities, restrictions, limitations and other provisions of this Declaration and the Membership Agreement, including but not limited to the priority rights of Owners of Fixed Ownership Interests.

**B. OPERATION OF THE RESERVATION SYSTEM AND HOME RESORT RESERVATION COMPONENT.** The Vacation Owners Association has entered into the Membership Agreement with DVCHMC pursuant to which the Vacation Owners Association has delegated to DVCHMC all of its responsibilities and obligations for operating the reservation system for the Vacation Ownership Plan in accordance with the terms and conditions, and subject to the priorities, limitations and restrictions, set forth in the Membership Agreement. Under this authority, DVCHMC has established the Reservation Rules and other rules and regulations governing the Vacation Ownership Plan and the Home Resort Reservation Component as set forth in the Membership Agreement and the Home Resort Rules and Regulations. DVCHMC has the right to amend the terms and conditions of the Membership Agreement and the Home Resort Rules and Regulations from time to time as set forth in the Membership Agreement. DVCHMC or an affiliate of it owns and operates the Home Resort Reservation Component. DVCHMC is making the Home Resort Reservation Component and any related benefits and services available pursuant to the Membership Agreement solely as an independent contractor, and not as an agent of the Vacation Owners Association or the Owners.

**3.4 DVC RESORT AGREEMENT.** The Vacation Owners Association, on behalf of the Owners, is authorized to arrange through the Club for the assignment of the occupancy and use of Vacation Homes by owners from other resorts, including other DVC Resorts, and the occupancy and use of accommodations at other resorts by Owners, also through the Club. In this regard and with respect to the DVC Reservation Component, the Vacation Owners Association has entered into the DVC Resort Agreement for the Plan. Notwithstanding any provisions contained in this Declaration to the contrary, it is the intent of this Declaration that the Board does not have the power to independently terminate the DVC Resort Agreement except as explicitly set forth in the DVC Resort Agreement. The DVC Resort Agreement may only be terminated in accordance with its own terms. BVTC owns and operates the DVC Reservation Component. BVTC has the right to amend the terms and conditions of the DVC Reservation Component as provided in the DVC Resort Agreement for the Plan. BVTC is making the DVC Reservation Component and any related benefits and services available pursuant to the DVC Resort Agreement solely as an

independent contractor, and not as an agent of the Vacation Owners Association or the Owners.

#### **4. VACATION POINTS**

**4.1 INTRODUCTION TO VACATION POINTS.** In order to facilitate the management and operation of the Plan and the Disney Vacation Club, Ownership Interests are symbolized by a certain number of Home Resort Vacation Points. Each Owner has the right to receive a certain number of Home Resort Vacation Points each year. He or she can use them to reserve a Vacation Home for one or more Use Days in accordance with and subject to the priorities, restrictions and limitations established in or pursuant to the Plan Documents from time to time.

Each time DVD includes a Condominium Unit in the Plan, it also assigns a certain number of Home Resort Vacation Points to that Condominium Unit. As DVD deeds Ownership Interests in that Unit, it apportions those Home Resort Vacation Points among those Ownership Interests. This Section 4 explains the rules that DVD must follow when assigning Home Resort Vacation Points to Condominium Units included in the Plan, and to the Ownership Interests in those Units.

**4.2 PURPOSE OF VACATION POINTS.** For administrative convenience in the operation of the Plan and the Disney Vacation Club, and in the determination of the respective rights of Owners to enjoy the services and benefits associated with their respective Ownership Interests, the Ownership Interest of each Owner will be symbolized by a number of Home Resort Vacation Points rather than by the specific percentage of his or her Ownership Interest in a Unit.

**4.3 CREATION OF VACATION POINTS.** Home Resort Vacation Points may only be created in the Plan when Condominium Units are included in the Plan. Condominium Units are "included" in the Plan only if the Condominium Units are submitted to this Declaration. The Condominium Units described in Exhibit A are included in the Plan. Additional Condominium Units may be included in the Plan in the manner described in Section 19.2. There are no other ways to include Condominium Units in the Plan.

**4.4 ASSIGNMENT OF VACATION POINTS.** Each time that DVD includes a Condominium Unit in the Plan, DVD must assign Home Resort Vacation Points to the Condominium Unit being included. The Home Resort Vacation Points must be listed separately for each Condominium Unit. The number of Home Resort Vacation Points assigned to the Units described in Exhibit A are also listed in Exhibit A. The number of Home Resort Vacation Points assigned to Condominium Units included in the Plan in the future will

be listed in a "Declaration of Annexation" as explained in Section 19.2. The number of Home Resort Vacation Points assigned to a Condominium Unit cannot be changed with these exceptions:

A. DVD can change the number of Home Resort Vacation Points to correct any error or mistake reflected in this Declaration (which includes each Declaration of Annexation). DVD must record a document showing the change.

B. DVD can change the number of Home Resort Vacation Points (i) if it is required to do so by a governmental agency or a court order, or (ii) in order to comply with the laws and regulations of any place (for example, the State of Florida) or the requirements of any government agency (for example, the California Department of Real Estate) in connection with the registration of the Condominium, the Plan or the Disney Vacation Club, or (ii) in order to comply with any other laws and regulations of the State of Hawai'i or the requirements of any government agency in Hawai'i. DVD must record a document showing the change.

C. If DVD removes a Condominium Unit from the Plan pursuant to Section 19.6A and later adds the same Condominium Unit back into the Plan, DVD does not have to assign the same number of Home Resort Vacation Points to it. Instead, DVD can assign a different number of Home Resort Vacation Points to the Condominium Unit when adding it back into the Plan.

**4.5 NUMBER OF VACATION POINTS.** The number of Home Resort Vacation Points assigned to each Condominium Unit being included in the Plan, and the number of Home Resort Vacation Points that will symbolize an Owner's Ownership Interest in that Unit, will be calculated in the manner described in Exhibit I. When making such calculations, DVD may consider all factors that it deems to be relevant including, for example: (i) the location, size, capacity, furnishings and other features of a Vacation Home or kind of Vacation Home contained in a Unit, (ii) the location (geographic, topographic, and scenic), recreational and other features of the Condominium as compared to other DVC Resorts or other resorts that are available through the Disney Vacation Club, (iii) demand and availability for Owner or Club Member use, (iv) the cost to buy, build, furnish, operate, or maintain a particular Vacation Home or Unit, and (v) anything else that may be relevant in the opinion of DVD in its sole, absolute and unfettered discretion. Except as otherwise provided in Subsections 4.4A - C, the decisions of DVD on the number of Home Resort Vacation Points to assign to a Condominium Unit at the time that it is included in the Plan, and the number symbolizing a given Ownership Interest, are final and binding on all Owners, the Vacation

Owners Association, and anyone else having any rights or interests in the Plan or the Units.

## **5. OWNERSHIP INTERESTS**

**5.1 INTRODUCTION.** The essence of the Plan is that a group of people will share the ownership and use of the Condominium Units submitted to this Declaration. Each person will acquire an ownership share or "undivided interest" in a particular Condominium Unit. The term "undivided" in this context means that, although you will own an interest in a particular Condominium Unit, you will not own a particular piece or portion of it; rather, you will own a percentage interest in the Condominium Unit as a whole, such that you will be a co-owner of the Condominium Unit along with anyone else who owns an undivided interest in that Condominium Unit.

Each Ownership Interest comes with various related rights and interests. Some of these provide the means by which an Owner may enjoy the benefits of the Plan and the Disney Vacation Club. Others provide for membership by the Owners in various property owners associations.

This Section 5 describes the nature of an Ownership Interest, including certain rights and interests that accompany it.

**5.2 OWNERSHIP INTEREST.** An Ownership Interest consists of an "undivided interest" in a Unit, as tenants in common with the other persons who own an Ownership Interest in the same Unit. The undivided interest will be calculated by DVD in accordance with Exhibit I which is attached to and incorporated into this Declaration.

**5.3 APPURTENANT MEMBERSHIPS.** Each Ownership Interest comes with the following memberships:

- ❖ A membership in the Vacation Owners Association;
- ❖ A membership in the Condominium Association;
- ❖ A membership in the Ko Olina Community Association;
- ❖ A membership in the Ko Olina Resort Operators Association; and
- ❖ For so long as the Membership Agreement or the DVC Resort Agreement remains in effect, a membership in the Disney Vacation Club.

These memberships are "appurtenant" to each Ownership Interest. Among other things, this means that an Owner cannot separate them from his or her Ownership Interest. For example, the Owner cannot sell, transfer, mortgage or



otherwise deal with any or all of them separately from the Ownership Interest. Any attempt to do so will not be effective; it will be void. Anyone who transfers an Ownership Interest also automatically transfers the memberships for that Ownership Interest to its new Owner. A person's memberships end automatically when he or she is no longer the "Owner" of an Ownership Interest, such as when an Owner deeds it to someone else or if the Plan terminates. An Owner's membership in the Disney Vacation Club will end automatically if both the Membership Agreement and the DVC Resort Agreement terminate for any reason.

**5.4 APPURTENANT RESERVATION AND USE RIGHTS.** Each Ownership Interest has appurtenant to it:

- ❖ The right to receive an allotment of Home Resort Vacation Points in each Use Year;
- ❖ The right in each Use Year to reserve the use of a Vacation Home using the Home Resort Vacation Points allotted for that Use Year. For some kinds of Ownership Interests, the Owner's Home Resort Vacation Points are automatically used to reserve the use of a specific kind of Vacation Home for certain Use Days. For all others, the Owner must request a reservation; and
- ❖ During the Use Days reserved, the right to use (i) a Vacation Home, (ii) its Limited Common Elements, if any, (iii) the General Common Elements of the Condominium intended and available for Occupant use, (iv) to the extent permitted by the Master Declaration, the right to use any Shared Areas intended and available from time to time for Occupant use, and (v) to the extent permitted by the Ko Olina Documents, the right to use any amenities of the Ko Olina Resort intended and available for Occupant use.

These rights are defined, limited and governed by the Plan Documents, including but not limited to the priorities, restrictions and limitations provided in this Declaration and, for so long as the Membership Agreement remains in effect, the Membership Agreement and the Home Resort Rules and Regulations.

**5.5 NUMBER OF VACATION POINTS.** The annual allotment of Home Resort Vacation Points to an Ownership Interest will be equal to the number of Home Resort Vacation Points symbolizing that Ownership Interest as determined by DVD pursuant to Section 4.5.

**5.6 USE PERIOD.** An Ownership Interest can have a Fixed Use Period or a Floating Use Period. Except as provided in Section 5.7, the kind of Use Period for a particular Ownership Interest cannot be changed. Note,

however, that DVD may create Ownership Interests having new kinds of reservation and use rights, as discussed in Section 19.2B.

**A. FLOATING USE PERIOD.** If an Ownership Interest has a "Floating Use Period," then the Owner must reserve the use of a Vacation Home for specific Use Days using his or her Home Resort Vacation Points. To do so, the Owner must follow the requirements of the current Reservation Rules. An Owner cannot reserve any Use Days set aside as a Maintenance Period or any Use Days that are already reserved, or that automatically will be reserved for someone else, or that any other person has the exclusive right to reserve. An Ownership Interest that has a Floating Use Period is called a "Floating Ownership Interest." An Ownership Interest will have a Floating Use Period unless the First Deed for that Ownership Interest specifically states that the Ownership Interest has a Fixed Use Period.

**1) OWNER'S USE PERIOD.** The time period reserved by the Owner of a Floating Ownership Interest is called the "Owner's Use Period."

**B. FIXED USE PERIOD.** If an Ownership Interest has a "Fixed Use Period," then each year beginning in the year set forth in the Owner's Deed, the Owner will have the right to use a specific Vacation Home Type during a specific time period. The DVC Operator will automatically reserve that kind of Vacation Home for use by the Owner during that time period. An Ownership Interest that has a Fixed Use Period is called a "Fixed Ownership Interest." It has these features:

**1) OWNER'S USE PERIOD.** The time period that the Owner has the right to use is called the "Owner's Use Period," also sometimes called the "Owner's Fixed Use Period." The Owner's First Deed will fix the Owner's Use Period by reference to a week (week 1 through week 52) or a specific date, or by reference to a particular holiday (for example, Thanksgiving), event (for example, the Honolulu Marathon) or in some other manner sufficient to clearly identify the Owner's Use Period. The method of fixing the Owner's Use Period shall be in the sole, absolute and unfettered discretion of DVD. In addition, the Owner's First Deed will identify the first calendar year in which the Owner will have a Fixed Use Period. Before that calendar year, the Ownership Interest will be considered a Floating Ownership Interest. If DVD elects to convey Fixed Ownership Interests by reference to a week, each week in the calendar year shall be assigned a number (1 through 52), and each numbered week shall begin and end on the Check-In Days and Check-Out Days days set forth on Exhibit A-1, unless otherwise modified by the Reservation Rules. DVD may restrict the sale of Fixed Ownership Interests to increments of one week periods or any other time period and DVD may, in its sole, absolute and

unfettered discretion, determine when, if and to whom Fixed Ownership Interests are sold, and may elect, in its sole, absolute and unfettered discretion to not sell Fixed Ownership Interests or cease selling Fixed Ownership Interests at any time.

**2) TEMPORARY FLOATING USE.** The Reservation Rules may permit the Owner of a Fixed Ownership Interest to give up his or her Fixed Use Period for a particular Use Year and instead be treated as if the Owner had a Floating Use Period for that Use Year. In that case, the Owner will have the same reservation and use rights as an Owner of a Floating Ownership Interest for that particular Use Year. The Reservation Rules may impose conditions or limitations on the ability of an Owner to do this. For example, they may require that the Owner make such election many months before the Check-In Day of the Owner's Use Period in order to be sure that somebody else has the opportunity to use that time period.

**3) CONFIRMATION.** Although the Owner's Use Period will be reserved automatically each Use Year, the Reservation Rules may require that the Owner contact the DVC Operator to confirm the Owner's reservation and/or the specific Check-In Day and/or Check-Out Day (if the Check-In Day and/or Check-Out Day are not pre-determined). The Reservation Rules may also provide that if the Owner does not confirm his or her reservation and/or the specific Check-In Day and/or Check-Out Day (if not pre-determined) on or before a deadline provided in the Reservation Rules, then the DVC Operator may cancel the Owner's automatic reservation. In such event, the Owner will be treated as if the Owner had a Floating Use Period for that Use Year. The Owner must follow any procedures established in or pursuant to the current Reservation Rules to confirm his or her automatic reservation.

**5.7 CHANGING USE RIGHTS.** An Owner other than DVD may only change the use rights for his or her Ownership Interest in these ways:

**A. VOLUNTARY CHANGES.** At DVD's election, exercised by DVD in its sole, absolute and unfettered discretion, DVD may permit an Owner to permanently change his or her Fixed Use Period to a Floating Use Period. To do so, the Owner must obtain DVD's prior written approval and the Owner must sign and record a "Declaration of Use Right Change." It must include:

- 1) A legal description of the Ownership Interest;
- 2) The identification number of the Ownership Interest; and

**3)** A statement that the Fixed Use Period is being changed to a Floating Use Period.

The DVC Operator does not have to recognize any change made under this Section 5.7A until it receives a copy of the recorded Declaration of Use Right Change and written consent from DVD.

**B. MANDATORY CHANGES.** If DVD has identified Fixed Ownership Interests by reference to a particular holiday or event and if the dates of the holiday or event used to determine an Owner's Fixed Use Period changes (for example, if Thanksgiving no longer occurs on the fourth Thursday in November) or is discontinued for any reason, then the Ownership Interest automatically will convert to a Floating Ownership Interest permanently.

## **5.8 VACATION HOME TYPES.**

**A. INITIAL VACATION HOME TYPES.** Although the Condominium Documents may divide them differently, for purposes of the Vacation Ownership Plan, all Vacation Homes initially will be considered to be one of these "Vacation Home Types:"

- ❖ 2 Bedroom Standard View Vacation Home
- ❖ 2 Bedroom Island Gardens View Vacation Home
- ❖ 2 Bedroom Poolside Gardens View Vacation Home
- ❖ 2 Bedroom Ocean View Vacation Home
- ❖ Grand Villa Standard View Vacation Home
- ❖ Grand Villa Ocean View Vacation Home

**B. ADDITIONAL VACATION HOME TYPES.** DVD may create new Vacation Home Types as follows:

1) It may do so when it adds Condominium Units to the Vacation Ownership Plan. DVD may do this by identifying the new Vacation Home Type in the Declaration of Annexation for the Condominium Units being added to the Plan as described in Section 19.2.

2) It may do so with respect to any Vacation Home located in a Unit in which DVD owns all of the Ownership Interests such that DVD could remove the Unit from the Plan as described in Section 19.6A. DVD may do this by amending this Declaration to identify the new Vacation Home Types.

**C. CHANGES TO VACATION HOME TYPES.** DVD may change the Vacation Home Type of any Vacation Home located in a Unit in which DVD owns all of the

Ownership Interests such that DVD could remove the Unit from the Plan pursuant to Section 19.6A. DVD may do this by amending this Declaration to reflect the change.

**D. LOCK-OFF VACATION HOMES.** Some of the Vacation Homes have been designed so that they can be used either as a whole unit or on a "lock-off" basis. For example, a 2-bedroom lock-off Vacation Home may be used as a two-bedroom Vacation Home. But it may also be used as two separate Vacation Homes: a 1-bedroom Vacation Home and a studio Vacation Home, each having its own separate front door that can be locked. For each 2-bedroom "lock-off" Vacation Home, the component 1-bedroom and studio Lock-off Vacation Homes have the same Vacation Home Type (e.g., Ocean View, Pool View, etc.) as the 2-bedroom lock-off Vacation Home. In this Declaration, when a Vacation Home can be used on a lock-off basis, it is sometimes called a "*Lock-Off Vacation Home*."

**1) LOCK-OFF USE.** When a Lock-Off Vacation Home is used as two separate Vacation Homes on a lock-off basis, then the larger side is called a "*1 Bedroom Vacation Home*" and the other side is called a "*Studio Vacation Home*." The Reservation Rules may permit Owners to reserve either side of a Lock-Off Vacation Home, and may establish priorities, restrictions and limitations on doing so.

## **5.9 FIRST DEED.**

**A. NATURE OF A FIRST DEED.** The First Deed for each Ownership Interest establishes the features of the Ownership Interest and reserves certain special rights in favor of DVD.

**1)** A document that transfers DVD's entire remaining interest in a Unit is not a First Deed (i) if it says that it is not a First Deed, (ii) if some or all of DVD's Reserved Rights with respect to that Unit are transferred with it, or (iii) if it transfers an entire Unit.

**2)** If an Ownership Interest is transferred back to DVD, then DVD may change the features of that Ownership Interest by issuing a new First Deed for it. To be clear, the new First Deed may have a larger or smaller fractional or percentage Ownership Interest, which would be symbolized by more or fewer Home Resort Vacation Points. It may be a Fixed Ownership Interest or a Floating Ownership Interest. It may have the same identification number or it may have a new one. If DVD believes that it will be helpful to do so, DVD can record a document reflecting any change or cancellation of identification numbers for Ownership Interests deeded back to DVD.

**B. CONTENT OF FIRST DEED.** The First Deed for each Ownership Interest must do these things:

**1)** It must assign an identification number to the Ownership Interest before the First Deed is recorded.

**2)** It must state the unit number of the Condominium Unit, and the fractional or percentage Ownership Interest in that Unit as determined pursuant to Section 4.5.

**3)** It must state the number of Home Resort Vacation Points assigned to symbolize that Ownership Interest pursuant to Section 4.5.

**4)** If the Ownership Interest has a Fixed Use Period, then the First Deed must identify (i) the Owner's Use Period by date, by reference to a particular holiday or event, or in some other manner sufficient to clearly identify the Owner's Use Period, and (ii) the Vacation Home Type that the Owner has the right to use during the Owner's Use Period.

**5)** If DVD creates other kinds of reservation or use rights, the First Deed must identify any of those rights that apply to that Ownership Interest as necessary to distinguish it from other Ownership Interests not having the same special reservation or use rights.

**C. CORRECTION OF FIRST DEED.** DVD may correct any error or mistake reflected in a First Deed by re-recording it with the correction or by recording a replacement deed. Neither the Owner nor anyone else must sign the re-recorded deed or the replacement deed; it will be binding on the Owner and everyone else just as if the Owner had signed it. DVD may sign the deed as attorney-in-fact for the Owner if DVD chooses to do so in its sole, absolute and unfettered discretion. Nothing in the Governing Documents prohibits DVD from correcting a mistake or error reflected in a First Deed.

## **5.10 LIMITATIONS ON CREATION OF OWNERSHIP INTERESTS.**

**A. MAXIMUM NUMBER OF VACATION POINTS.** The sum of the Home Resort Vacation Points issued to Ownership Interests in a given Unit cannot exceed the total number of Home Resort Vacation Points assigned to that Unit as stated in this Declaration or in a Declaration of Annexation.

**B. OWNERSHIP SHARE.** The sum of the Ownership Interests in a given Unit cannot exceed the whole number one (1) if stated as a fraction, or one hundred percent (100%) if stated as a percentage.

**C. OVERLAPPING WEEKS.** No First Deed may transfer an Ownership Interest having a Fixed Use Period that overlaps with the Fixed Use Period of another Ownership Interest for use of a Vacation Home that is the same Vacation Home Type unless there are enough Vacation Homes of that Vacation Home Type to allow the Owner of each such Ownership Interest to occupy such a Vacation Home during the Owner's Fixed Use Period.

**D. LIMITS ON NUMBER OF FIXED USE PERIODS.** DVD may not create Ownership Interests whose Fixed Use Periods include more than thirty-five percent (35%) of any specific Use Day for any specific Vacation Home Type. This means, for example, that Christmas day will be available for reservation in at least sixty-five percent (65%) of the 2 Bedroom Preferred Vacation Homes.

**5.11 UNISSUED VACATION POINTS.** For each Unit, DVD is considered to be the Owner of an Ownership Interest consisting of all undivided interests and Home Resort Vacation Points not transferred by a First Deed to someone else. DVD will be an "Owner" at any time when it owns any undivided interest in a Unit. At DVD's election, in its sole, absolute and unfettered discretion, this Ownership Interest may be treated as a Floating Ownership Interest, or, subject to the limitations of Section 5.10D, a Fixed Ownership Interest.

## **6. VACATION POINT VALUES AND VACATION POINTS CHARTS**

**6.1 INTRODUCTION.** Owners use their Home Resort Vacation Points to reserve the right to use the Vacation Homes. To make this system work, the DVC Operator decides how many Home Resort Vacation Points an Owner must "spend" to use a Vacation Home for one Use Day. The DVC Operator then makes a menu of the Vacation Home Types and the price or "Vacation Point Value" for each Use Day in each Vacation Home or Vacation Home Type.

The demand for different Vacation Homes may change from time to time. Likewise, the demand to use the Vacation Homes at certain times of the year may change. When this happens, the DVC Operator can adjust the Vacation Point Values. This helps keep the system in balance so that the Owners as a whole can enjoy the Vacation Property more fully.

This Section 6 explains how the DVC Operator sets Vacation Point Values and the rules for making adjustments to the Vacation Point Values.

**6.2 SETTING VACATION POINTS VALUES.** Before the sale of the first Ownership Interest, the DVC Operator will assign a Vacation Point Value to each Use Day in each

Vacation Home or Vacation Home Type in the manner described in the Membership Agreement and in Exhibit I. When Condominium Units are added to the Plan, the DVC Operator will set the Vacation Point Values for the Use Days in the added Vacation Homes in the manner described in Exhibit I and in the Membership Agreement.

**6.3 VACATION POINTS CHART.** The DVC Operator will prepare the initial Vacation Points Chart in the manner described in Exhibit I and in the Membership Agreement. The DVC Operator may revise the Vacation Points Chart from time to time. For example, it might do so to reflect things like the addition or deletion of Units, the creation of new Vacation Home Types, and so on.

### **A. CHANGES IN VACATION POINT VALUES.**

**1)** From time to time, the DVC Operator may change the Vacation Point Value of a Use Day in a Vacation Home or Vacation Home Type in accordance with the following rules, Exhibit I, any additional requirements of the Membership Agreement, and the one-to-one use-right to use-night requirement of the Act.

(a) If the DVC Operator decides that the reservation value of a Use Day has risen, then it may raise the Vacation Point Value to use it. No change in Vacation Point Values will affect the right of an Owner of a Fixed Ownership Interest to use a Vacation Home of the Vacation Home Type stated in the Owner's First Deed during the Owner's Fixed Use Period.

(b) If the DVC Operator decides that the reservation value of a Use Day has fallen, then it may lower the Vacation Point Value to use it. A decrease in the Vacation Point Value of an Owner's Fixed Use Period will not decrease the number of Home Resort Vacation Points charged to the Owner except to the extent otherwise expressly provided in the Reservation Rules.

**2)** DVD may make any changes in the Vacation Point Values required by law or by any governmental agency. This includes, but is not limited to, any change required in connection with the registration of the Condominium, the Plan or, for so long as the Membership Agreement or the DVC Resort Agreement remain in effect, the Club. The DVC Operator will revise the Vacation Points Chart as necessary to reflect any such changes.

**3)** The DVC Operator may enter into a contract (for example, the DVC Resort Agreement) which requires that Vacation Point Values assigned by the DVC Operator conform to the Vacation Point Values assigned to the Vacation Homes for exchange purposes by a third party (for example, BVTC).

4) No change to the Vacation Point Values made under this Section 6.3A will change the total number of Home Resort Vacation Points assigned by DVD pursuant to Sections 4.4 and 4.5 to (i) a Unit, or (ii) an Ownership Interest. Changes made under this Section 6.3A simply change the number of Home Resort Vacation Points required to reserve the use of a Vacation Home or Vacation Home Type during a certain Use Day. But the total number of Home Resort Vacation Points created, and the number assigned to the Ownership Interests, will remain the same.

**B. EFFECT OF A CHANGE.** A change made after an Owner has a confirmed reservation will not affect the Vacation Point Value charged to that Owner for the use of the Use Days reserved.

**6.4 RULES GOVERNING VACATION POINT VALUES.** When preparing the Vacation Points Chart, the following rules will apply:

**A. VACATION POINT VALUES MAY DIFFER.** Each Use Day may have a different Vacation Point Value. This does not mean that the DVC Operator must assign different Vacation Point Values to different Use Days, but only that it is not necessary for the Vacation Point Value to be the same for all Use Days. Also, the Vacation Point Value for a particular Use Day may change from one Use Year to the next.

**B. VACATION HOME TYPES.** It is not necessary to compare each separate Vacation Home in the Plan. Instead, the DVC Operator may assign Vacation Point Values based on a comparison of the different Vacation Home Types rather than on a comparison of specific Vacation Homes. This does not mean that the DVC Operator must assign different Vacation Point Values to different Vacation Home Types. Instead, the DVC Operator may assign the same or similar Vacation Point Values to Vacation Homes designated as different Vacation Home Types under Section 5.8 if the DVC Operator decides that the reservation value of those Vacation Homes is similar or the same.

**1) CHANGES IN VACATION HOME TYPES.** The DVC Operator may from time to time change the Vacation Home Types, combine Vacation Home Types, or even create new Vacation Home Types based on things like changes to the laws or the Condominium Documents limiting the number of occupants in the Vacation Homes, differences in the estimated reservation demand for Vacation Homes that are considered to be the same Vacation Home Type, or any other factors that are relevant as determined by the DVC Operator in its sole, absolute and unfettered discretion, or that are intended to increase the opportunity of the Owners as a whole to use and enjoy the Vacation Homes. A change in Vacation Home Types for

the purpose of setting Vacation Point Values, however, will not change the Vacation Home Types used to determine what kind of Vacation Home an Owner has the right to reserve if the Owner has a Fixed Use Period, as discussed in Section 5.6B.

**2) LOCK-OFF VACATION HOMES.** If a Vacation Home can be used on a lock-off basis, then separate Vacation Point Values may be created for the entire Vacation Home and also for each side of the Lock-Off Vacation Home (i.e., the 1 Bedroom Vacation Home and the Studio Vacation Home). The sum of the Vacation Point Values for the 1 Bedroom Vacation Home and the Studio Vacation Home may be higher than the Vacation Point Value for the full Lock-Off Vacation Home. This is because breaking up a Lock-Off Vacation Home into two sides may mean that one of the sides may go unused. As a result, the DVC Operator may choose to reflect this fact in setting the Point Values for use of each side of the Lock-Off Vacation Home.

**C. SEASONS.** The DVC Operator does not have to compare each Use Day to every other Use Day when assigning Vacation Point Values. Instead, the DVC Operator may divide the calendar year into different periods, called "Seasons." For example, it might divide the year into peak, high, medium and low Seasons. It may then divide the Use Days among the Seasons. It may then set Vacation Point Values based on a comparison of the different Seasons rather than a comparison of each specific Use Day.

**1) DAYS OF WEEK.** It is not necessary for any Season to begin or end on a specific day of the week. For example, a Season might begin on a Friday and end on a Sunday.

**2) CHANGES IN SEASONS.** From time to time, the DVC Operator may change the starting and ending dates of the Seasons or even create new Seasons or delete existing Seasons based things like changes in vacation patterns, changes in the DVC Operator's estimate of the reservation value of different Use Days, or any other factors that are relevant in the DVC Operator's opinion as determined in its sole, absolute and unfettered discretion or that are intended to increase the opportunity of the Owners as a whole to use and enjoy the Vacation Homes.

**D. SPECIAL USE PERIODS.** The DVC Operator may set different Vacation Point Values for time periods having special characteristics. For example, the DVC Operator may set higher Vacation Point Values for holidays like Christmas, New Years, Easter, Thanksgiving, Golden Week, or Obon. It might also do the same for weeks in which a special event, such as Aloha Week or the Honolulu Marathon, occurs. These higher Vacation Point Values

would apply even if the Use Days affected otherwise fall within a specific Season.

**E. OTHER DISTINCTIONS.** The DVC Operator may draw other distinctions when preparing the Vacation Points Chart. It may do so in order to recognize new kinds of Ownership Interests or reservation and use rights created from time to time, or to enhance the administration and operation of the Plan, the reservation system, or the Club, or for any other purpose that is relevant as determined by the DVC Operator in its sole, absolute and unfettered discretion.

## **6.5 TOTAL VACATION POINT VALUES.**

**A. GENERAL RULE.** A Vacation Point Value must be assigned to each Use Day available in each Vacation Home included in the Plan. The total of all the Vacation Point Values for all Use Days in all of the Vacation Homes in a given calendar year must equal the total number of Home Resort Vacation Points assigned to all of the Units by DVD, pursuant to Sections 4.4 and 4.5.

**B. CALCULATION.** In making the calculation required by Section 6.5A, the following rules will apply:

**1) INACTIVE UNITS.** The DVC Operator must not include Home Resort Vacation Points assigned to a Unit that is not an Active Unit as described in Section 19.4.

**2) UNAVAILABLE VACATION PROPERTY.** DVD has the right to use the Vacation Homes for sales activities and other purposes as described in Section 10.7C. When applying the rule in Section 6.5A, the DVC Operator must not include Home Resort Vacation Points assigned to Vacation Homes being used by DVD under Section 10.7C unless DVD owns enough Home Resort Vacation Points to reserve that Vacation Home.

**3) ROUNDING, APPROXIMATIONS AND YEARLY VARIATIONS.** Despite the specific language of Section 6.5A, and subject to any limits imposed by the Act, the total of all the Vacation Point Values for all Use Days in all of the Vacation Homes in a given calendar year does not have to be exactly equal to the total number of Home Resort Vacation Points assigned to all of the Units by DVD pursuant to Sections 4.4 and 4.5. The calendar year does not always have 365 days and some calendar years have more weekend days. The sum of the Home Resort Vacation Points assigned to all of the Use Days in a year may differ from one year to the next depending on whether the extra days fall on week days or on the weekend, or whether there are more weekend days than normal. (Vacation Point Values tend to be higher for weekend days than for weekdays.) Subject to any limitations contained in the Act, the DVC Operator may set Vacation Point Values without

regard to these kinds of differences. For example, instead of using the actual Vacation Point Values of all Use Days in a particular Use Year, the DVC Operator's calculations may be based on the Vacation Point Values of the Use Days in an average Use Year. Or perhaps the DVC Operator may choose a particular calendar year (e.g., 2005) or Use Year to use for the purpose of setting Vacation Point Values in compliance with this Section 6.5. (See Section 3.3 of the Membership Agreement for an acceptable example of how this can work.) The DVC Operator may also round up or round down the number of Home Resort Vacation Points assigned to a Vacation Home, and make other reasonable allowances, in determining whether the requirements of Section 6.5A are being met for any particular year so long as it does not violate the one-to-one use-right to use-night requirement of the Act.

**6.6 AMENDMENT OF THIS SECTION.** So long as the Membership Agreement remains in effect, this Section 6 (and the definitions of any terms used in it) cannot be changed without the written consent of DVCHMC.

## **7. RESERVATION RIGHTS AND RULES**

**7.1 INTRODUCTION.** To make a reservation, Owners must first check the Vacation Points Chart to find the Vacation Point Value of the Use Days and desired Vacation Home Type that they want to reserve. They must then check to be sure that they have enough Home Resort Vacation Points to reserve it. They must then request a reservation in accordance with the requirements of the Reservation Rules.

**7.2 USE OF VACATION POINTS.** An Owner may use his or her Home Resort Vacation Points to reserve a Vacation Home or for any other purpose permitted by the Reservation Rules. These rights are defined, limited and governed by the Reservation Rules and the other Plan Documents.

### **7.3 RESERVATIONS.**

**A. FIXED OWNERSHIP INTERESTS.** If an Owner has a Fixed Ownership Interest, the Owner's Use Period will be reserved automatically.

**B. FLOATING OWNERSHIP INTERESTS.** If an Owner has a Floating Ownership Interest, the Owner must make a reservation in the manner provided in the Reservation Rules.

**1) USE PERIOD.** The Owner may reserve from one Use Day to as many Use Days as the Owner's Home Resort Vacation Points will support, subject to the requirements of the Reservation Rules. An Owner cannot reserve any Use Days chosen as a Maintenance Period by the DVC Operator, or any Use Days already reserved, or

that will automatically reserved for an Owner having a Fixed Use Period, or that someone else has the exclusive right to reserve. DVD, DVCHMC and BVTC cannot promise that any specific reservation request will be confirmed.

**2) ASSIGNED VACATION HOME.** Owners may use their Home Resort Vacation Points to reserve any available Vacation Home, subject to the right of DVD to create new kinds of use rights pursuant to Section 19.2B, and subject also to these rules:

(a) The Owner cannot reserve a Vacation Home that is already reserved by someone else, or that is automatically reserved for an Owner having a Fixed Use Period, or that someone else has the exclusive right to reserve.

(b) The Owner does not have the right to reserve any specific Vacation Home. This is true even though he or she owns an interest in a specific Unit. (In legal terms, the Owner "waives" the right to use any specific Unit or Vacation Home.)

(c) The Vacation Home that an Owner will use may not be determined at the time when the Owner makes or confirms his or her reservation. Instead, at the time of check-in, the Plan Manager may assign to the Owner the use of any Vacation Home that is the Vacation Home Type reserved by the Owner.

**C. BREAKAGE PERIOD.** During the Breakage Period, the Vacation Owners Association has the right to reserve any time periods that, for any reason, are not reserved by someone else. It may then rent those time periods and keep the rental income. The Vacation Owners Association may assign these rights to DVCHMC, and it has done so in the Membership Agreement. This means that the Owners may have to compete with the Vacation Owners Association or DVCHMC for a reservation during the Breakage Period. The Vacation Owners Association and DVCHMC have an easement to use the Vacation Homes as permitted by this Subsection 7.3C. Unless otherwise provided in the Reservation Rules, reservations requested during the Breakage Period will be confirmed on a first-come, first-served basis.

**D. MAINTENANCE PERIODS.** The Plan Manager has the obligation, acting on behalf of and at the expense of the Vacation Owners Association, to maintain and repair each Vacation Home in each Unit during those time periods made available to it for such purpose by the DVC Operator. If the Membership Agreement terminates for any reason, the Vacation Owners Association will have the obligation to schedule all required maintenance within each Unit and Vacation Home as a priority over the use of such Units and

Vacation Homes by the Owners. If an Owner has the exclusive right or an automatic reservation to use a certain time period, neither the DVC Operator nor the Vacation Owners Association may select that time period as a Maintenance Period if it will prevent the Owner from using the type of Vacation Home the Owner is entitled to use during the Owner's Use Period.

**7.4 VACATION POINTS ALLOTMENT.** Each year an Owner has the right to receive an allotment of Home Resort Vacation Points. Each allotment of Home Resort Vacation Points relates to a specific Use Year and may be used to reserve Use Days in that Use Year.

**A. VACATION POINTS ACTIVITY ACCOUNT.** The DVC Operator will record in an Owner's Vacation Points Activity Account the number of Home Resort Vacation Points held by the Owner and the number used. From time to time, the DVC Operator may furnish to the Owners a Vacation Points Activity Account Statement reflecting such information.

**B. ALLOTMENT OF VACATION POINTS.** Home Resort Vacation Points are allotted annually on the first day of the Owner's Use Year or at such other time as may be provided in the Reservation Rules.

**1) NUMBER OF VACATION POINTS.** The number of Home Resort Vacation Points that an Owner will be entitled to receive each Use Year will be equal to the number of Home Resort Vacation Points assigned by DVD pursuant to Section 4.5 to symbolize the Owner's Ownership Interest.

**2) MULTIPLE OWNERS.** If there is more than one Owner of a single Ownership Interest, they still will receive only the number of Home Resort Vacation Points assigned to symbolize their Ownership Interest as described in Section 4.5. They will not each receive a separate allotment of Home Resort Vacation Points.

**C. REMOVAL OF VACATION POINTS FROM AN OWNER'S VACATION POINTS ACTIVITY ACCOUNT.**

**1)** If an Owner owns a Fixed Ownership Interest, the number of Home Resort Vacation Points required to reserve the Owner's Use Period will be removed from the Owner's Vacation Points Activity Account when the Owner's Use Period is reserved. Since the Owner's Use Period is reserved automatically, the Owner's Home Resort Vacation Points also will be removed automatically.

**2)** If an Owner has a Floating Ownership Interest, Home Resort Vacation Points will be removed from the Owner's Vacation Points Activity Account:

(a) When the Owner makes a reservation;  
or

(b) If the Owner does not use them to make a reservation before the end of the Use Year to which they relate except to the extent that the Reservation Rules provide otherwise. For example, the initial Home Resort Rules and Regulations permit Owners to "Bank" (i.e., save) Home Resort Vacation Points in certain circumstances.

3) Home Resort Vacation Points may be removed from an Owner's Vacation Points Activity Account if the Owner uses them in some other way as described in the Reservation Rules.

4) Home Resort Vacation Points may be restored to an Owner's Vacation Points Activity Account if and to the extent provided in the Reservation Rules, and subject to any conditions, limitations and restrictions imposed by the Reservation Rules. For example, the initial Reservation Rules provide that in cases of late cancellations of reservations, an Owner's Home Resort Vacation Points will be placed in a "Holding Account" and restrict the use of such "Holding Account Vacation Points."

**7.5 CONFIRMATION.** A reservation is not valid until the DVC Operator confirms it. The Reservation Rules may establish rules and procedures governing how and when a reservation is confirmed. The Reservation Rules may provide that a reservation is tentatively confirmed but will not be finally confirmed unless the Owner meets certain conditions. For example, the Reservation Rules may require that an Owner pay a Transaction Fee before his or her reservation will be finally confirmed.

**7.6 RESERVATION SYSTEM.** The DVC Operator must establish a reservation system for the Plan. The reservation system is subject to the following requirements and may include other requirements, priorities, restrictions and limitations as the DVC Operator deems appropriate in its sole, absolute and unfettered discretion:

**A. RESERVATION WINDOWS.** The Reservation Rules must set the Reservation Window for each Use Day. A "Reservation Window" is a period of time when an Owner or other person may request a reservation. A person can only reserve a Use Day during that Use Day's Reservation Window. The Reservation Window for a Use Day cannot start more than two years in advance.

**B. RESERVATION PERIODS.** For so long as the DVC Resort Agreement is in effect, the Reservation Rules must divide the Reservation Window for each Use Day into Reservation Periods as provided in this Subsection 7.6B. A "Reservation Period" is a part of a Reservation Window.

The dates when Reservation Periods start or end may be different for different DVC Resorts, subject to these limits:

**1) HOME RESORT RESERVATION PERIOD.** "Home Resort Reservation Period" means a Reservation Period when only Owners in this Plan may reserve a Vacation Home included in the Plan. There must be at least one Home Resort Reservation Period and there may be more. It cannot begin more than thirty months before the Check-In Day for any Use Day available for reservation. It must last at least one (1) month; provided that if it begins more than eighteen months before the Check-In Day, then it must last at least two (2) months, and if it begins more than two years before the Check-In Day, then it must last at least three (3) months. The Reservation Rules may give different names to the Home Resort Reservation Periods. The Home Resort Priority Period is a Home Resort Reservation Period.

**2) DVC RESERVATION PERIODS.** "DVC Reservation Period" means a Reservation Period when Club Members (including Owners in this Plan) may reserve accommodations in any DVC Resort Unit (including a Vacation Home in this Plan) that nobody else has reserved and that no other persons have the exclusive right to reserve. There must be one or more DVC Reservation Periods at all times when the DVC Resort Agreement is in effect. The Reservation Rules may give different names to the DVC Reservation Periods.

**3) ADDITIONAL RESERVATION PERIODS.** In addition to these reservation periods, there may be other Reservation Periods. They may appear, for example, when DVD creates a new Unit Type or a new kind of Ownership Interest as discussed in Section 19.2B or when BVTC creates new kinds of Reservation Periods for the DVC Reservation Component. For example, suppose DVD decides to add a group of Units and to create a new kind of Ownership Interest that gives certain Owners the first chance to reserve the Vacation Homes in those Units at certain times such as Aloha Week. If so, the Developer might create a new Reservation Period when only those Owners can reserve one of those Vacation Homes for Aloha Week. This Reservation Period might be one of the Home Resort Priority Periods. It might begin and end before the start of any other Home Resort Priority Periods, but it would not have to do so. This is called a "Special Reservation Period" because it is a time when only Owners having certain special reservation rights may make a reservation.

**C. PROTECTION OF SPECIAL RESERVATION RIGHTS.** Except as provided in Section 5.6B.2) and Section 16.5, the Reservation Rules must not allow DVD, the Vacation Owners Association, the Plan Manager, the DVC Operator, BVTC, other Owners or Club Members, or anyone else to reserve a time period that would prevent the



Owner of a Fixed Ownership Interest from using a Vacation Homes of the Vacation Home Type stated in his or her First Deed during the Owner's Fixed Use Period.

**D. BANKING, BORROWING AND TRANSFERRING VACATION POINTS.** The Reservation Rules may but need not implement a system that permits Owners to save Home Resort Vacation Points from one Use Year for use in a later Use Year. This is called "*Banking*." The Reservation Rules may also implement a system that permits Owners to borrow Home Resort Vacation Points from a future Use Year for use in the current Use Year. This is called "*Borrowing*." The Reservation Rules may also permit an Owner temporarily to allow another Owner or other Club Member to use his or her Home Resort Vacation Points in a given Use Year. This is called a "*Transfer*." Banking, Borrowing and Transfers are not allowed except to the extent that the Reservation Rules expressly permit them. Any Reservation Rules permitting Banking and Borrowing must be appropriately balanced and restricted. The Reservation Rules may impose conditions to and limits on Banking, Borrowing and Transfers.

**E. RESERVATION PRIORITIES.** The Reservation Rules may create additional reservation priorities. For example, the Reservation Rules: (1) may give priority to the reservation requests of Owners on a first-come, first-served basis, or (2) may establish a way to fairly allocate among the Owners reservations for holidays or other high-demand use periods using vehicles such as *Special Season Preference Lists* or any other mechanisms developed or adopted by the DVC Operator.

**F. TRANSACTION FEES.** The Reservation Rules may require that the Owners pay Transaction Fees. "*Transaction Fees*" are fees charged to an Owner that relate to the manner in which an Owner uses his or her reservation or use rights. For example, Transaction Fees may be charged (i) for making multiple reservations, (ii) for canceling or changing reservations, (iii) for making exchanges or (iv) to cover the added housekeeping and reservation costs of permitting an Owner to use a Vacation Home for a Use Period lasting less than a full week.

**G. OTHER RULES.** The Reservation Rules may also establish other priorities, restrictions and limitations as determined by the DVC Operator in its sole, absolute and unfettered discretion. For example, the Reservation Rules may do some or all of these things:

1) They may designate Vacation Homes as smoking or non-smoking Vacation Homes. This includes the right to designate all Vacation Homes as non-smoking Vacation Homes.

2) They may require that reservations be for a minimum or maximum number of Use Days.

3) They may limit the time period within which an Owner may cancel a reservation without losing some or all of his or her Home Resort Vacation Points.

4) They may permit the DVC Operator to cancel a reservation if an Owner's reservation or use rights have been suspended or have ended.

**H. INITIAL RESERVATION SYSTEM.** DVD has established the Home Resort Reservation Component as the initial reservation system, and the Membership Agreement and the Home Resort Rules and Regulations as the initial Reservation Rules for the Plan. No provision in the initial Reservation Rules is intended to conflict with any provision of this Declaration or any of the other Plan Documents. In case of a conflict, the DVC Operator shall have the right and authority to reconcile any conflict in its sole, absolute and unfettered discretion, including the authority to choose one over the other, or to use portions of each.

**I. CHANGES TO THE RESERVATION RULES.** The DVC Operator may change the Reservation Rules from time to time in the manner and under the circumstances provided in them. The DVC Operator must give notice to the Owners of any change in the Reservation Rules. Notice of any amendment shall be: (i) either mailed, faxed, e-mailed or sent by other electronic or wireless means, as the case may be, by the DVC Operator to each Owner or to the Owner's designated representative at the Owner's or designated representative's last known mailing address, e-mail address, fax number or other electronic address or number prior to its effective date; or (ii) included as a part of a newsletter or other periodic report sent by the Vacation Owners Association or the DVC Operator. The DVC Operator may also give this notice in any other way that is likely to be effective to give notice to the Owners. Notice need not be given of any changes to the DVC Operator's internal, operational or proprietary policies, procedures or administrative practices adopted with respect to the management and operation of the reservation system or the interpretation and implementation of the Reservation Rules.

**J. RESTRICTION ON RESERVATION RULES.** The Reservation Rules must comply or be administered in accordance with the one-to-one use-right to use-night requirement of the Act.

**7.7 RESERVATION ERRORS.** If anyone entitled to occupy a Vacation Home cannot do so due to an error by the Plan Manager or the DVC Operator, then the Vacation Owners Association must take reasonable steps to find and pay for (as Liquidated Damages) other lodgings on the Island of Oahu for that person and his or her Guests to stay in during

his or her Use Period. The lodgings should sleep as many people as the Primary Occupant's Assigned Vacation Home and similar quality as the Primary Occupant's Assigned Vacation Home. The person will be entitled to no other compensation for the error. If the DVC Operator or the Plan Manager made the error, then they must reimburse the Vacation Owners Association for the actual cost of the substitute lodgings.

**7.8 RESERVATION MANAGEMENT.** The DVC Operator has the right to forecast anticipated reservation and use of the Vacation Homes and is authorized to reasonably reserve, deposit or rent the Vacation Homes for the purpose of facilitating the use or future use of the Vacation Homes or other benefits made available through the Plan. Neither the Vacation Owners Association nor the DVC Operator will be liable for any mistaken estimates so long as the estimate is made in good faith.

**7.9 PRINCIPAL CONTACT.** If an Ownership Interest is owned by more than one person or if it is owned by a corporation or other legal entity, the Reservation Rules may require that the Owner choose one person to be the Principal Contact. The "*Principal Contact*" will act on behalf of all of the co-Owners of a given Ownership Interest in case there is any disagreement among them regarding the use of their Ownership Interest, and will serve any other functions assigned to the Principal Contact in the Reservation Rules. The Reservation Rules may require that the Owner pay an administrative fee to the DVC Operator to change the Principal Contact.

**7.10 AMENDMENT OF THIS SECTION.** So long as the Membership Agreement remains in effect, this Section 7 (and the definitions of any terms used in it) cannot be changed without the written consent of DVCHMC.

## **8. THE DVC RESERVATION COMPONENT**

**8.1 INTRODUCTION.** In addition to the reservation system for the Plan, the Disney Vacation Club also provides an Exchange Program that allows Owners and Club Members from other DVC Resorts to reserve Vacation Homes in the Plan or accommodations in other DVC Resorts.

The Club is different from traditional Exchange Programs. In traditional Exchange Programs, the use rights for a vacation ownership interest are generally deposited in the exchange system only if the vacation owner decides to do so. But in the Club, if a Use Day is not reserved by a certain deadline, then any Club Member may reserve that Use Day. You could say that the Use Day is automatically "deposited" into the Club's exchange system for use by all Club Members, not just the Owners in this Plan.

To make this system work, it is important to keep a balance between the number of Use Days available for use by the Club Members and the number of Use Days that the Club Members are entitled to use. This Section 8 authorizes the Plan's participation in the DVC Reservation Component of the Disney Vacation Club, and regulates the relationship between the Plan and the Club for this purpose and for other purposes.

**8.2 APPLICATION.** This Section 8 will apply at all times when the DVC Resort Agreement for the Plan, or any replacement DVC Resort Agreement for the Plan, is in effect.

**8.3 DVC RESORT AGREEMENT.** The DVC Resort Agreement provides that the Plan will be a DVC Resort and entitles each Owner of an Ownership Interest in the Plan to voluntarily request a reservation in the accommodations of other DVC Resorts in accordance with the terms and conditions of the DVC Resort Agreement. Under the terms of the DVC Resort Agreement, and subject to the priorities, restrictions and limitations established by BVTC from time to time, owners at any DVC Resort will be able to access the DVC Reservation Component and use DVC Vacation Points to reserve the use of the Vacation Homes in the Plan, and accommodations at other DVC Resorts, on a first-come, first-served basis along with Owners.

**8.4 NATURE OF MEMBERSHIP.** The Vacation Owners Association is the corporate member of the Club, and as such is entitled to act on behalf of all Owners with respect to all provisions of the Membership Agreement and the DVC Resort Agreement, including the right to agree to revisions to them. Each Owner's membership in the Club is derivative of the Vacation Owners Association's corporate membership. This means that, so long as the Vacation Owners Association is a member of the Club, each Owner also will be a Club Member. A person automatically becomes a Club Member upon becoming an Owner. If an Ownership Interest is owned by more than one person, they all will be Club Members. An Owner will continue to be a Club Member so long as he or she remains an Owner unless both the Membership Agreement and the DVC Resort Agreement terminate.

## **8.5 DVC RESERVATION COMPONENT.**

**A. HOME RESORT PRIORITY PERIOD.** An Owner has the right to make a reservation for the use of a Vacation Home through the Home Resort Reservation Component using Home Resort Vacation Points during the Home Resort Priority Period without owners at other DVC Resorts being permitted to make a reservation for a Vacation Home. The length of the Home Resort Priority Period for the Plan is determined by DVCHMC and is set forth in the Membership Agreement; however, in no event can

DVCHMC set a Home Resort Priority Period of less than one (1) month prior to the period during which the owners at the other DVC Resorts have the right to make a reservation for the use of Vacation Homes in the Plan.

**B. RESERVATIONS BY OTHER CLUB MEMBERS.**

After the Plan's Home Resort Priority Period expires, any Club Member (not just Owners in the Plan) may request a reservation for a time period in any Vacation Home in the Plan. If nobody else has already reserved that time period or is entitled to have it reserved automatically, and if no other persons have the exclusive right to reserve it, then DVCHMC has the right and duty to confirm the reservation request of the Club Member, subject to the terms, conditions, priorities, limitations and restrictions contained in the DVC Resort Agreement and this Declaration and the other Plan Documents.

**C. RESERVATION OF OTHER CLUB UNITS.**

Other DVC Resorts have one or more Home Resort Priority Periods of their own. After their Home Resort Priority Period expires, any Club Member (including Owners in this Plan) may request a reservation for accommodations in any DVC Resort. If nobody else has already reserved that time period or is entitled to have it reserved automatically, and if no other persons have the exclusive right to reserve it, then BVTC has the right and duty to confirm the reservation request of the Owner, subject to the terms, conditions, priorities, limitations and restrictions contained in the DVC Resort Agreement for the Plan, and subject also to the DVC Resort Agreement and other legal documents governing the DVC Resort containing the accommodations requested.

**D. OBLIGATIONS OF CLUB MEMBERS.**

The requirements of Section 9.4 will apply to Club Members from other DVC Resorts when using the Vacation Property just as it would for any other Exchanger. Similar requirements are likely to apply to an Owner when staying at other DVC Resorts, and Owners must abide by and comply with any such requirements.

**8.6 RIGHTS AND DUTIES OF BVTC.** BVTC will have these rights and duties at all times when the DVC Resort Agreement is in effect:

**A. ADDITION OF OTHER DVC RESORTS.**

So long as the requirements of Section 8.8 are met, BVTC may include in the Club any other resort. It may do so in its sole, absolute and unfettered discretion, and without the consent of the Owners, their Mortgage Lenders, DVD, the Plan Manager, the DVC Operator, the Vacation Owners Association or anyone else.

**B. REMOVAL OF DVC RESORTS.**

BVTC may terminate, cancel, not renew or otherwise end the DVC Resort Agreement with any other DVC Resort. It may do so

in its sole, absolute and unfettered discretion, and without the consent of the Owners, their Mortgage Lenders, DVD, the Plan Manager, the DVC Operator, the Vacation Owners Association or anyone else. In that event, BVTC must also end the Club Membership of each Club Member from the DVC Resort removed from the Club; provided that BVTC may elect to permit them to stay in the Club on an individual basis so long as they (i) deposit in the Club use rights in the other DVC Resort sufficient to support the number of DVC Vacation Points that they will be entitled to receive, and (ii) satisfy any other terms and conditions established by BVTC in its sole, absolute and unfettered discretion.

**C. TERMINATION OF DVC RESORT AGREEMENTS.**

The DVC Resort Agreements with every other DVC Resort, or the documents governing the other DVC Resorts, must provide that if its DVC Resort Agreement is terminated, cancelled, expires, or otherwise ends for any reason, the association of that DVC Resort must honor all reservations held by Club Members whose reservation was confirmed by or through BVTC before its DVC Resort Agreement ended.

**D. INTELLECTUAL PROPERTY RIGHTS.**

BVTC, DVCHMC, or related companies own or have a license to use certain property, called "Intellectual Property", with respect to the Club, the Plan, and/or one or more Exchange Programs. For example, they own or have a license to use the name "Disney Vacation Club" and the names "Aulani" and "Ko Olina." BVTC, DVCHMC and/or the related companies may use these names, or variations of them, when referring to the Plan, the Condominium, or the Club. They may also use them in signs or on written or printed material such as newsletters, advertising material, and so on. They may also use these names on other things such as, for example, supplies like soap, shampoo, towels, and so on. Neither BVTC, DVCHMC nor anyone else is transferring or licensing any of their rights in these names or any other Intellectual Property to the Vacation Owners Association, the Plan, the Owners or anyone else. BVTC, DVCHMC and companies related to them will be the sole owners of these names and other Intellectual Property. Nothing in the Plan Documents, the Membership Agreement or the DVC Resort Agreement may be construed or interpreted otherwise. If the Property Management Agreement, the Membership Agreement or the DVC Resort Agreement is terminated, cancelled, expires, or otherwise ends for any reason, then the Vacation Owners Association, the Plan Manager, the Plan and the Owners will no longer have any right to use these names or any other Intellectual Property belonging to BVTC, DVCHMC or to any related companies. BVTC and DVCHMC both have the right to amend the Plan Documents, without the consent of anyone else, to delete all references to these names and other Intellectual Property. The Vacation

Owners Association and each Owner gives a special power of attorney to do this to BVTC and also to DVCHMC.

**8.7 RIGHTS AND DUTIES OF THE VACATION OWNERS ASSOCIATION.** The Vacation Owners Association shall have these rights and duties at all times when a DVC Resort Agreement is in effect for the Plan:

**A. COOPERATION.** The Vacation Owners Association must cooperate fully with DVD, BVTC and DVCHMC in the promotion and operation of the Club and any External Exchange Program and/or special exchange relationship available through the Club.

**B. CLUB MEMBERS AND GUESTS.** The Vacation Owners Association must provide to all Club Members and their Guests the same rights and privileges at the same rates provided to Owners and their Guests. Notwithstanding the foregoing, pursuant to the Plan's initial DVC Resort Agreement attached as Exhibit E, BVTC has reserved the right, in its sole, absolute and unfettered discretion, to charge an in-bound exchange fee for exchanges into a specific DVC Resort (including the Plan), if a specific DVC Resort (including the Plan) experiences higher than anticipated use demand relative to other DVC Resorts.

**C. RELATIONSHIP TO BVTC.** The Association will have no power or authority to bind BVTC, or any company related to it, in any way. The Association is a completely separate company from BVTC. Neither can make promises for the other.

**D. INFORMATION.**

1) The Vacation Owners Association must promptly provide to BVTC a copy of the recorded deed for each Ownership Interest other than any First Deed.

2) The Vacation Owners Association must stay informed of new services and benefits provided to the Owners through the Club. The Vacation Owners Association must explain the Club, and any External Exchange Program available through the Club, to Owners and prospective Owners fairly, accurately and completely. The Vacation Owners Association may not in any way misrepresent the Club, or any External Exchange Program available through the Club, or the Plan's relationship to the Club or any External Exchange Program available through the Club. The Vacation Owners Association may not change or summarize (i) any information in the Disclosure Document (as that term is defined in the DVC Resort Agreement for the Plan) without first getting the written consent of BVTC, or (ii) any materials supplied by an Exchange Company about its External Exchange Program without first getting the written consent of the Exchange Company.

**E. COMPLIANCE WITH LAW.** The Vacation Owners Association must comply with all federal, state and local laws, and all administrative rules, regulations and orders that apply to the Vacation Owners Association or to the Plan or the manner in which either of them are operated.

**F. DVC RESORT AGREEMENT.** The Vacation Owners Association must perform all of its duties under the DVC Resort Agreement. Unless DVD consents in writing, for so long as the Membership Agreement or the DVC Resort Agreement is in effect, the Vacation Owners Association has no power or authority to enter into (i) an agreement like the DVC Resort Agreement with anyone else, (ii) an agreement with anyone else to provide a common reservation system for Vacation Homes and accommodations included in any other resort, or (iii) an Exchange Contract with an External Exchange Company. Any attempt to do so will not be effective. It will be void.

**G. TERMINATION OF DVC RESORT AGREEMENT.** If the DVC Resort Agreement for the Plan is terminated, cancelled, expires, or otherwise ends for any reason, the Vacation Owners Association must do each of these things:

1) It must honor all reservations held by Exchangers (including Club Members from other DVC Resorts) whose reservation was confirmed by or through BVTC before the Plan's DVC Resort Agreement was terminated, cancelled, expired, or otherwise ended.

2) It must do everything else required by the Plan's DVC Resort Agreement.

BVTC has the right to enforce these requirements even after the DVC Resort Agreement ends.

**8.8 CONTENTS OF THE DVC RESORT AGREEMENT.** The DVC Resort Agreement must contain the following provisions:

**A. CLUB RESERVATIONS.**

1) The DVC Resort Agreement must not allow BVTC to include in the Club any resort property unless, under the arrangements between BVTC and the other DVC Resort, either (i) Owners in this Plan will have reciprocal rights to reserve and use accommodations of that DVC Resort as stated in Sections 8.5B and 8.5C, or (ii) Owners in the Plan and owners at the other DVC Resort will have no rights to reserve and use accommodations of each other's resort. The foregoing does not prohibit BVTC from refusing to confirm the request of an Owner who has not paid his or her Annual Dues or other Assessments, or in other circumstances where it could refuse to confirm a reservation request by the Owner to use a Vacation Home.

2) To the extent necessary to comply with the one-to-one use-right to use-night requirement of the Act, the DVC Resort Agreement must not allow BVTC to permit Club Members from other DVC Resorts to reserve a Vacation Home in the Plan before the time when Owners in the Plan can reserve accommodations in that other DVC Resort.

3) Nothing in the Plan Documents prohibits DVC Resorts from having different Home Resort Priority Periods or other priority reservation rights or prohibits BVTC from reserving the right, in its sole, absolute and unfettered discretion, to charge an in-bound exchange fee for exchanges into a specific DVC Resort (including the Plan), if a specific DVC Resort (including the Plan) experiences higher than anticipated use demand relative to other DVC Resorts so long as the Club as a whole is in compliance with the one-to-one use-right to use-night requirement of Chapter 721, Florida Statutes.

**B. BALANCING USE RIGHTS.** To the extent necessary to comply with the one-to-one use-right to use-night requirement of the Act, the DVC Resort Agreement must prohibit BVTC from including in the Club any other resort unless the documents governing it, the DVC Resort Agreement for that resort, or the DVC Resort Agreement for the Plan contain requirements intended to ensure compliance with the one-to-one use-right to use-night requirement of the Act. This is intended to make sure that, on an annual basis, the sum of the Use Days that all Club Members are entitled to use in a given year will not exceed the number of Use Days available for use by the Club Members during that year.

**C. USE OF DVC ACCOMMODATIONS.** To the extent necessary to comply with the one-to-one use-right to use-night requirement of the Act, the DVC Resort Agreement must not allow BVTC to issue DVC Vacation Points or other use rights, or a Club Membership, to anyone who (i) is not an Owner of an Ownership Interest in this Plan, (ii) is not the owner of an interest in another DVC Resort, and (iii) has not deposited in the Club the right to use property that meets the requirements of Subsection B in return for the right to use the accommodations of a DVC Resort. This rule does not prohibit BVTC from permitting Exchangers to reserve the use of a Vacation Home through an External Exchange Program arranged by or through BVTC, DVD or DVCHMC so long as the Exchanger has also deposited use rights in the External Exchange Program. This rule also does not prohibit the Vacation Owners Association from reserving and using Use Periods as permitted by Section 7.3C, nor does it prohibit the developer or an owner association of any other DVC Resort from having and using similar rights with respect to such other DVC Resort. Likewise, this does not prohibit the DVC Operator from exercising the Vacation Owners

Association's right to reserve and then rent Use Periods pursuant to Section 7.3C and in accordance with the Membership Agreement, nor does it prohibit the developer or owner associations of any other DVC Resort from having and using similar rights with respect to such other DVC Resort.

**D. USE OF THE VACATION PROPERTY.** To the extent necessary to comply with the one-to-one use-right to use-night requirement of the Act, the DVC Resort Agreement must not allow BVTC to authorize or permit use of a Vacation Home by anyone who is not authorized to do so by the Plan Documents. This does not prevent someone who has the right to use a Vacation Home from renting it to someone else or from making an exchange as otherwise permitted in the Plan Documents.

**8.9 AMENDMENTS OF THIS SECTION.** So long as the DVC Resort Agreement remains in effect, this Section 8 (and the definitions of any terms used in it) cannot be changed without the written consent of BVTC.

## **9. EXCHANGE PROGRAMS.**

**9.1 INTRODUCTION.** The Club may or may not include access to an External Exchange Program. An External Exchange Program gives Owners the opportunity to exchange their use rights for the right to use other property available through the External Exchange Program. This Section 9 is intended to explain the relationship among Owners, the Club, and any External Exchange Programs. It also creates rules that apply to Exchangers (including Club Members from other DVC Resorts) when they are using the Vacation Property.

### **9.2 EXTERNAL EXCHANGE PROGRAMS.**

#### **A. EXCHANGE ARRANGEMENTS.**

1) In order to increase the range of vacation options available to Owners, DVD, DVCHMC (while the Membership Agreement is in effect) and BVTC (while the DVC Resort Agreement is in effect) shall each have the right to arrange for Owners to have access to one or more External Exchange Programs from time to time. These arrangements may include Exchange Contracts between DVD, DVCHMC and/or BVTC (as corporate participants or members) and External Exchange Companies for the purpose of affording Owners the opportunity to avail themselves of alternative vacation opportunities available through the External Exchange Program. Use by Owners of any External Exchange Program is entirely voluntary and may entail payment of additional fees and other charges not included in the Regular or Special Assessments.

2) In order to further increase the range of vacation options available to Owners, DVD, DVCHMC (while the Membership Agreement is in effect) and BVTC (while the DVC Resort Agreement is in effect) shall each have the right to enter into or otherwise arrange for one or more special exchange relationships with any entity other than an Exchange Company pursuant to which Owners and other Club Members will have access to selected non-DVC Resorts and persons who are not Club Members will have access to accommodations in DVC Resorts. Any special exchange relationship must not violate the one-to-one use-right to use-night requirement of the Act. Use by Owners of special exchange arrangements is entirely voluntary and may entail payment of additional fees and other charges not included in the Regular or Special Assessments.

3) There can be no assurance that DVD, DVCHMC and/or BVTC will be successful in arranging for ongoing access to any External Exchange Program or establishing or maintaining any special exchange relationships. Under such circumstances, Owners may contact an External Exchange Company directly to establish individual exchange privileges. There can be no assurance, however, that an individual Owner will be able to satisfy the terms and conditions then required by an External Exchange Company to participate individually in its External Exchange Program. If DVD, DVCHMC, BVTC and the individual Owner are not successful in establishing an agreement with an External Exchange Company, the ability of an individual Owner to request future exchanges other than to a DVC Resort will cease.

4) The Vacation Owners Association, the Plan Manager and the Owners must cooperate fully with the terms and conditions of any Exchange Contract or any contract or agreement governing a special exchange relationship.

5) From time to time, DVD, DVCHMC and/or BVTC may change or terminate any Exchange Contracts or any special exchange relationship as they deem appropriate in their respective sole, absolute and unfettered discretion, and without the consent or approval of the Owners, their Mortgage Lenders, the Vacation Owners Association, or anyone else.

**B. PARTICIPATION IN EXTERNAL EXCHANGE PROGRAM.** Rules and regulations of an External Exchange Program do not reduce, suspend, or otherwise change the duties of an Owner under the Plan Documents. Likewise, the terms and conditions of any special exchange relationship do not reduce, suspend, or otherwise change the duties of an Owner under the Plan Documents. Any amounts charged to the Owner by the Exchange Company or relating to the External Exchange Program or special exchange relationship do not reduce, suspend, or otherwise

change the Owner's personal duty to pay all Assessments charged to the Owner or to his or her Ownership Interest.

**C. EXCHANGE TRADING POWER PROTECTION.** The DVC Operator may estimate the anticipated demand for use of any Exchange Program by the Owners. In order to further the best interests of the Owners as a whole, the DVC Operator may deposit time periods with the Exchange Program in advance of the Owners' requests in order to obtain exchange rights for use by the Owners. Neither the Vacation Owners Association nor the DVC Operator will be liable for any mistaken estimates so long as the estimate is made in good faith.

### 9.3 OWNER'S EXCHANGE RIGHTS AND DUTIES.

**A. CHARGES RESULTING FROM AN EXCHANGE.** If, through an Exchange Program, an Owner exchanges his or her use rights in the Plan for use elsewhere, the Owner must pay all amounts charged to the Owner at the other property. If the Owner does not, the Vacation Owners Association may (but does not have to) charge the amount owed as a Personal Assessment to the Owner. The Board may examine the charges claimed to be owed to the other property and decide which amounts, if any, will be treated as a Personal Assessment.

**B. SUSPENSION OF EXCHANGE RIGHTS.** A suspension under Section 16.3 also suspends the Owner's exchange rights. The DVC Operator will notify the Exchange Company of the suspension. A suspension will not affect the rights of an Exchanger (other than a defaulting Club Member) whose reservation to use the suspended Owner's Use Period is confirmed by the DVC Operator or the Exchange Company before the suspension takes effect.

### 9.4 EXCHANGER'S DUTIES AND LIABILITIES.

**A. DUTIES.** Exchangers have these duties:

- ❖ They must obey the Governing Documents and see that their Guests also do so.
- ❖ They will be responsible for (and personally liable for) their Guests just as if they were Owners (see Section 12.4).
- ❖ They must promptly pay all Personal Assessments incurred during their Use Periods (for example, charges for extra housekeeping service or telephone calls).
- ❖ They must promptly pay all other Personal Assessments arising from or related to their use, or their Guest's use, of the Vacation Property, the

Condominium, the Shared Areas or the Ko Olina Resort.

- ❖ They will be treated as if they were the Owner of the Ownership Interest for the purposes of Section 10.6. Among other things, this means they will be liable for and must pay all sums charged to them under Subsection 10.6B just as if they were Owners.
- ❖ They will not have to pay any Regular or Special Assessments and they cannot vote in the Vacation Owners Association or exercise any other rights of an Owner under the Plan Documents.

**B. LIABILITY OF EXCHANGERS AND THEIR GUESTS.** Exchangers and their Guests are jointly and severally liable to keep all promises and pay all charges described in Section 9.4A.

**C. EXCHANGERS MAY BE REQUIRED TO SIGN A CONTRACT.** Exchangers may be required at check-in (or later) to sign a contract in which they promise to do the things required in this Section 9.4.

#### **9.5 LIABILITY.**

**A. FOR BVTC.** The Vacation Owners Association, the Plan Manager, the DVC Operator and DVD (and each of their respective directors, officers, employees and agents) are not responsible for the acts, failure to act or conduct of BVTC or for BVTC's breach of the DVC Resort Agreement or any other agreement.

**B. FOR AN EXCHANGE COMPANY.** The Vacation Owners Association, the Plan Manager, DVD, the DVC Operator and BVTC (and each of their respective directors, officers, employees and agents) are not responsible for the acts, failure to act or conduct of an External Exchange Company or for an External Exchange Company's breach of its Exchange Contract or any other agreement. This includes, but is not limited to any acts, failure to act or conduct of any person with whom a special exchange relationship has been established.

**C. FOR EXCHANGERS.** The Vacation Owners Association, the Plan Manager, DVD, the DVC Operator, BVTC and the Exchange Company (and each of their respective directors, officers, employees and agents) are not responsible for any act, failure to act or conduct of Exchangers or their Guests. An Owner is not responsible for any act, failure to act or conduct of Exchangers or their Guests whose use of a Vacation Home is arranged through the Club or another Exchange Company in exchange for that Owner's use rights or any person with whom a special exchange relationship has been established.

**9.6 DUTY TO COMPLY WITH CONTRACTS.** So long as the DVC Resort Agreement is in effect, the Vacation Owners Association must at all times maintain the Vacation Homes and the Association Property in a condition that meets or exceeds the Disney Standard. The Vacation Owners Association must always repair and keep the Vacation Homes and the Association Property in good enough condition to comply with any standards reasonably set by any other Exchange Contract. The Owners, the Vacation Owners Association, and the Plan Manager must use their best efforts to comply with all other requirements of the DVC Resort Agreement and any other Exchange Contract. They must also cooperate fully with BVTC and any External Exchange Company.

#### **10. USE RIGHTS AND RULES**

**10.1 INTRODUCTION.** This Section explains the rights and duties of anyone who is using a Vacation Home, the Common Elements of the Condominium, or any Shared Areas.

**10.2 RIGHTS DURING YOUR USE PERIOD.** During an Owner's Use Period, the Owner has (i) the exclusive right to occupy his or her Assigned Vacation Home and to use the Association Property in it, (ii) the right to use any Limited Common Elements of his or her Assigned Vacation Home, (iii) the non-exclusive right to use the General Common Elements of the Condominium intended and available for use by the occupants of the Assigned Vacation Home, (iv) to the extent permitted by the Master Declaration, the non-exclusive right to use the Shared Areas intended and available from time to time for use by the occupants of the Assigned Vacation Home, and (v) to the extent permitted by the Ko Olina Documents, the non-exclusive right to use any amenities of the Ko Olina Resort intended and available for use by the occupants of the Assigned Vacation Home. DVD has the same use rights during all Use Periods that it reserves or otherwise has the right to use. These rights are defined, limited and governed by the Governing Documents.

**A. GUEST USE.** An Owner may allow someone else to use his or her Assigned Vacation Home during the Owner's Use Period for the purposes permitted by this Declaration. The Owner, however, must first reserve a particular time period for the Guest's use (unless the Owner has a Fixed Use Period) and must notify the Plan Manager that a Guest will use his or her Assigned Vacation Home during that time period. The notice must include the name and contact information for the Guest and any additional information required by the Plan Manager or the Reservation Rules. The Owner will be fully responsible for his or her Guests, as discussed in more detail in Sections 12.3 to 12.5.

**B. EXCHANGERS.** An Exchanger having a confirmed reservation to use a Vacation Home in this Plan will have the same use rights and responsibilities that an Owner has during his or her Use Period.

**C. DVC OPERATOR.** The DVC Operator and its Guests using any time period reserved pursuant to Section 7.3C will have the same use rights and responsibilities that an Owner has during his or her Use Period.

### 10.3 AT OTHER TIMES.

**A. VACATION HOMES.** Except for the Assigned Vacation Home during his or her Use Period, no Owner, Club Member or other Exchanger may use or occupy a Vacation Home, the Association Property or the Common Elements unless expressly authorized by (i) the person entitled to use the Vacation Home at that time, (ii) the Plan Manager, or (iii) as to the Common Elements, the Condominium Association.

**B. SHARED AREAS.** No Owner, Club Member or other Exchanger may use any of the Shared Areas that are not open to the general public except during his or her Use Period or as otherwise provided by the Master Declaration.

**C. KO OLINA RESORT.** No Owner, Club Member or other Exchanger may use any of the amenities of the Ko Olina Resort that are not open to the general public except during his or her Use Period or as otherwise provided by the Ko Olina Documents.

**D. DAY USE.** Regardless of Sections 10.3A through 10.3C, the Plan Manager may permit Owners and their Guests to use the Common Elements and Shared Areas at times other than their Use Periods. Such use is called "Day Use." The Plan Manager has no duty to permit Day Use. If the Plan Manager permits Day Use, then Owners and their Guests may use the Common Elements and Shared Areas upon the terms and conditions set by the Plan Manager and any additional terms and conditions set by the Condominium Association (as to the Common Elements) and the Master Declarant (as to the Shared Areas). Day Use will be subject to any further limitations contained in the Condominium Documents, the Master Declaration and/or the Master Easement. The Plan Manager must limit Day Use to the extent reasonably necessary to assure that it does not unreasonably burden or interfere with the use of the Condominium or the Shared Areas. For example, if the pool is overburdened by Day Use, then the Plan Manager must take reasonable steps to limit such use to a level that does not overburden the pool.

### 10.4 GENERAL USE RESTRICTIONS AND DUTIES.

#### A. LIMITS ON OCCUPANTS AND COMMERCIAL USE.

1) The number of people allowed in any Vacation Home is limited to the maximum number permitted by law, the Condominium Documents and the Association Rules, whichever is lowest. No business or profession may be conducted in any Vacation Home, on the Common Elements or in any Shared Areas. This does not apply, however, to DVD's rights under Section 10.7.

2) Except for Units owned by DVD, which may be utilized as provided in this Declaration, each of the Vacation Homes may be occupied only as vacation accommodations. Except for Units or Ownership Interests owned by DVD, rentals of Vacation Homes to the general public by DVD, the Plan Manager or the DVC Operator, and use of Vacation Points in connection with External Exchange Programs, use of the accommodations and recreational facilities of the Condominium is limited solely to the personal use of Owners and Exchangers, and their respective Guests and for recreational uses by corporations and other entities owning Ownership Interests in a Unit. Except as set forth above, use of Vacation Homes and recreational facilities for Commercial Purposes or any purposes other than the personal use described in this Declaration is expressly prohibited. "Commercial Purpose" includes a pattern of rental activity or other occupancy by an Owner that the Board, in its reasonable discretion, could conclude constitutes a commercial enterprise or practice. From time to time, to the extent that the Board determines that use is occurring that is for a Commercial Purpose, the Board may in its sole and absolute discretion, adopt policies to provide what constitutes a commercial enterprise, practice or purpose.

**B. TIMESHARE PLANS, FRACTIONAL PLANS AND CLUBS.** Except as provided in this Declaration, no timeshare plans, fractional plans, Exchange Programs or clubs, or travel or vacation clubs comprised of a trust, corporation, cooperative, limited liability company, partnership, equity plan, non-equity plan, membership program, or any such other similar programs, structures, schemes, devices or plans of any kind (a) shall be created, established, operated or maintained with respect to the Plan or the Ownership Interests; (b) shall acquire or accommodate Units or Ownership Interests; and (c) shall be permitted to incorporate an Ownership Interest into such entity, program, structure, scheme, device or plan, except by DVD or except with the prior written authorization from DVD, which authorization may be given or withheld in DVD's sole, absolute and unfettered discretion, and which authorization shall be evidenced by a written instrument executed by DVD, recorded in the Bureau of Conveyances of the State of Hawai'i, and containing a specific reference to this Declaration.



C. **ANIMALS.** Persons with handicaps or disabilities may keep specially trained animals in their Assigned Vacation Home or elsewhere on the Condominium as provided in the Condominium Documents, the Master Declaration, or by law. No other pets or other animals of any kind may be allowed or kept in any Vacation Home or elsewhere on the Condominium except as explicitly provided in the Reservation Rules or the Association Rules. Subject to any law that applies: (i) the Reservation Rules or the Association Rules may require that persons requiring the assistance of specially trained animals provide written notice in advance of their arrival at such time as the Reservation Rules or the Association Rules specify, and (ii) in order to protect Occupants who may have allergies to animals or other medical conditions, the Plan Manager may require that Occupants who require the assistance of specially trained animals stay in certain Vacation Homes set aside for such use and occupancy. Nothing in the Plan Documents prohibits DVD, DVCHMC or any of The TWDC Companies from keeping and maintaining animals on the Condominium.

D. **USE OF SHARED AREAS.** Use of the Shared Areas is available only to the persons and on the terms and conditions set by or pursuant to the Master Declaration. The Master Declarant may change the terms and conditions from time to time as provided in the Master Declaration. Except as otherwise provided in the Master Declaration, Shared Areas available at one time may not continue to be available, or to be available to Owners and Occupants, in the future. Also, the Master Declarant may charge for the use of the Shared Areas. This Declaration gives Owners and Occupants no greater rights than they otherwise have under the Master Declaration.

E. **USE OF KO OLINA RESORT.** This Declaration gives Owners and Occupants no greater rights than they otherwise have under the Ko Olina Documents. For example, Owners and Occupants have no right to use any "exclusive use areas" or private amenities of the Ko Olina Resort just because they are members of the Ko Olina Community Association or own an Ownership Interest or have the right to occupy a Unit.

F. **RENTALS.** Subject to any laws that apply and subject also to the restrictions of Section 10.4A.2), Owners may rent their Use Periods, provided that unless the Owner has a Fixed Use Period, the Owner must first reserve a Vacation Home in accordance with the Reservation Rules. Each Owner promises not to enter into a "rental pool" or similar arrangement where the Owner's reservation rights, Home Resort Vacation Points or Use Periods are placed together in a pool with other Owners' reservation rights, Home Resort Vacation Points and/or Use Periods and rented, or where rental income and/or expenses are shared in some other way. DVD can enforce this restriction until

DVD has sold all Ownership Interests in the Condominium, and all condominium units, time share interests, and all interests in any fractional plan or program in any other resorts developed by DVD or any affiliate of DVD within the Ko Olina Resort have all been sold. Only DVD can enforce this restriction. *DVD makes no representation or warranty as to the potential rental value of an Ownership Interest or Use Period, or that an Owner may expect to make a profit by buying, selling, or renting an Ownership Interest or Use Period. Ownership Interests are offered for personal use and enjoyment only and should not be purchased for resale or as an investment opportunity or with any expectation of achieving rental income, capital appreciation, or any other financial return or valuable benefit, including any tax benefit. As a result, it is highly likely that Owners attempting to rent their Ownership Interests would have to compete, at a substantial disadvantage, with DVD in the rental of its Ownership Interests and/or in the rental of rooms in the Hotel.*

All leasing or rental agreements relating to the use, occupancy and possession of any Vacation Home during a reserved Use Period must be in writing and must set forth an acknowledgment and consent on the part of the lessee-sublessee-tenant (the "renter") to use, occupy and possess such Vacation Home in conformance and compliance with the provisions of this Declaration and the other Governing Documents, as well as the rules and regulations of the Disney Vacation Club. If an Owner fails to secure a written lease or rental agreement that meets these requirements, the Vacation Owners Association has the right to require the renter, prior to the renter's use, occupancy or possession of any Vacation Home, to execute an acknowledgment to use and occupy the rental or leased Vacation Home in conformance with the Governing Documents, as well as the rules and regulations of the Disney Vacation Club. Any lease or rental agreement is deemed to contain a provision requiring that any sums due to the Vacation Owners Association or Condominium Association must be deducted from the gross rentals and paid directly to the Vacation Owners Association or Condominium Association, as applicable.

G. **CHANGES TO THE VACATION PROPERTY.** No Owner or Occupant may make or authorize anyone else to make any changes, additions, or repairs to any Vacation Home or the Association Property except when necessary to prevent damage or injury to persons or property in an emergency. No Owner or Occupant may paint, refinish or redecorate any Vacation Home or remove, change or replace any part of the Association Property without first having the written consent of the Vacation Owners Association. The Vacation Owners Association alone has the right to do those things. However, these restrictions do not reduce or change the duty of every Occupant described in the next paragraph.

#### H. DUTY OF CARE; MAINTENANCE AND REPAIR.

All Occupants must keep their Assigned Vacation Home, and the Association Property in it, neat and in good condition during their Use Period and must take good care of all property available for their use. This includes, among other things, the common areas of the Condominium and any Shared Areas used by them. The Owners, acting through the Vacation Owners Association, will conduct and pay for the costs of normal maintenance and repair of the Vacation Homes and the Association Property. The Condominium Association maintains the Common Elements. The Shared Areas are maintained as provided in the Master Declaration.

#### I. DUTY TO OBEY THE GOVERNING DOCUMENTS.

Each Owner and each Primary Occupant must obey the Governing Documents and see that all of his or her Guests also do so. Primary Occupants who are not Owners may be required at check-in (or later) to sign a contract in which they promise to do the things required by the Plan Documents including, for example, an agreement to pay any Personal Assessments. Primary Occupants and their Guests are jointly and severally liable to keep all promises and pay all charges required by the Plan Documents. This means that each of them may have to pay the whole amount, not just part of it or their share of it. Each person is responsible separately and together with the others.

#### J. DUTY TO PAY PERSONAL ASSESSMENTS.

Primary Occupants must pay all Personal Assessments incurred by them or their Guests during their Use Period. This includes, for example, things like charges for extra housekeeping service, telephone calls, recreational equipment rental, the cost of any damage (other than normal wear and tear) that they cause to any Vacation Home, the Association Property, the Common Elements, the Shared Areas, and so on. It also includes things like legal fees incurred to collect Personal Assessments. These must be paid as required by Section 15.8C.

### 10.5 DUTIES AT CHECK-OUT TIME.

**A. CHECK-OUT.** Occupants must leave their Assigned Vacation Home by Check-Out Time on the last day of their Use Period.

**B. PERSONAL BELONGINGS.** At the end of their Use Period, Occupants must remove from their Assigned Vacation Home all clothing, food, liquor, luggage and other personal effects brought into the Vacation Home. Nobody (including DVD, DVCHMC, BVTC, the Vacation Owners Association, the Plan Manager or any later Occupants of the Vacation Home) will be liable or responsible in any way at all for any personal effects left in a Vacation Home at the end of someone's Use Period. Personal effects left in a Vacation Home at the end of a Use Period will be

considered abandoned. The Plan Manager may throw away, sell, or give them away except as otherwise provided by law or by the Association Rules.

**C. VACATION HOME CONDITION.** Occupants must leave their Assigned Vacation Home, and the Association Property in it, in a neat, good and sanitary condition (except for reasonable and ordinary wear and tear or destruction by an unavoidable casualty or accident). Occupants must pay the Vacation Owners Association for any items that are lost or missing during or at the end of their Use Period.

### 10.6 INTERFERENCE WITH ANOTHER'S USE.

**A. SPECIAL DEFINITIONS.** The following definitions apply to this Section 10.6:

1) **"Injured Person"** means anyone entitled to occupy a Vacation Home but who cannot do so because of the acts (or failure to act) of an Offender. There may be several Injured Persons. For instance, a Vacation Home may be damaged so that it cannot be used for weeks or months. If so, each person entitled to use the Vacation Home during those time periods is an "Injured Person."

2) **"Offender"** means anyone who:

(a) Uses or occupies a Vacation Home during another's Use Period without permission or during a Maintenance Period (such as by failing to leave by Check-Out Time); or

(b) Purposely or negligently prevents an Injured Person from using or occupying a Vacation Home. This can happen, for example, if someone damages a Vacation Home or its furnishings so that as a practical matter it cannot be occupied during later time periods.

3) **"Liquidated Damages"** are damages agreed to in advance when actual damages would be difficult to measure. Actual damages caused by an Offender may be uncertain in nature or amount, or difficult, expensive and time-consuming to determine. To avoid these problems, each Occupant agrees that the amount of Liquidated Damages in this Section 10.6 will compensate an Injured Person fairly.

4) **"Fair Rental Value"** means the value of a Vacation Home based on the cost of renting one like it in the Condominium or elsewhere in the area on a daily basis, plus an administrative fee of Fifty Dollars (\$50.00) per day. If a Vacation Home was to be used on a lock-off basis, then the term "Fair Rental Value" will mean the value of the portion of the Vacation Home that the Injured Person was entitled to occupy, based on the cost of renting similar accommodations in the Condominium or elsewhere in the

area on a daily basis, plus an administrative fee of Fifty Dollars (\$50.00) per day. The Vacation Owners Association (i) determines Fair Rental Value, and (ii) may increase the administrative fee from time to time provided the increase does not exceed to cumulative rate of inflation in Honolulu, Hawai'i, as measured by the C.P.I. Index, and its decision is final.

#### **B. WHAT HAPPENS TO AN OFFENDER.**

1) An Offender may be evicted from the Vacation Home immediately.

2) An Offender "*waives*" (gives up his or her right to) any notice required in a lawsuit to evict him or her (to the extent Hawai'i law allows this).

3) An Offender must pay all costs and expenses to the Injured Person, the Vacation Owners Association, the Plan Manager, the DVC Operator and (whenever the Plan's DVC Resort Agreement is in effect) BVTC resulting from the Offender's conduct. This includes, for example, the Injured Person's added travel costs and the costs of renting another place for the Injured Person to stay. This amount is a Personal Assessment.

4) An Offender must pay the Injured Person Liquidated Damages equal to twice the daily Fair Rental Value of the Injured Person's Assigned Vacation Home for each full or partial day that the Injured Person cannot occupy the Assigned Vacation Home. This amount also is a Personal Assessment.

If there is more than one Injured Person for a single Use Day, they must share the Liquidated Damages; the Offender does not have to pay each one twice the daily Fair Rental Value. This does not limit, however, the Offender's obligation to compensate the Injured Persons for each Use Day when more than one Use Day is affected. If the Vacation Home was to be used on a lock-off basis and use of both lock-off sides is affected, the persons entitled to use each portion of the Vacation Home will be Injured Persons and each will be entitled to Liquidated Damages based on the Fair Rental Value of the side of the Vacation Home that is their Assigned Vacation Home.

**C. THE VACATION OWNERS ASSOCIATION'S DUTIES.** The Vacation Owners Association must take reasonable steps to evict the Offender. It also must take reasonable steps to find, and must pay for, other lodgings for the Injured Person. These should be as near in value to Injured Person's Assigned Vacation Home as possible. The cost of these lodgings will be charged to the Offender as a Personal Assessment. The Vacation Owners Association may decide that it has to rent these lodgings for longer than the use of the Vacation Home is prevented. If so, the

Offender must pay the rental cost of the entire period as a Personal Assessment; provided that the obligation to pay the daily administrative fee portion of the Fair Rental Value shall cease on the date that the Vacation Home becomes fully available and ready for occupancy. The Vacation Owners Association's decisions on these matters will be final.

**10.7 SPECIAL RIGHTS OF DVD.** No matter what else the Plan Documents provide, DVD has and will have the following special rights and privileges:

**A. DVD'S OWNERSHIP INTERESTS.** DVD has the right to use its Home Resort Vacation Points to reserve Vacation Homes on the same basis as any other Owner. If DVD rents its Use Periods, then no matter what the Plan Documents say, DVD, and DVD alone, gets to keep the rent from these kinds of rentals.

**B. DVD'S USE.** DVD may use its Use Periods for any purpose, no matter what else the Plan Documents provide. This includes, among other things, use for rental, sales and other commercial purposes permitted by law.

**C. USE OF VACATION HOMES.** DVD may: (i) use one or more Vacation Homes as model Vacation Homes, (ii) use one or more of the Vacation Homes for customer relations, sales, marketing, and/or administrative offices, and (iii) show the Vacation Homes to potential buyers. However DVD cannot do this in a way that violates the one-to-one use-right to use-night requirement of the Act.

**D. MARKETING IN VACATION HOMES.** DVD has the exclusive right and an easement to solicit Owners and Occupants staying in the Vacation Homes. DVD may exercise its right and easement in any manner that does not violate any laws that may apply and that does not prevent or unreasonably interfere with the occupancy of the Vacation Homes. The Vacation Owners Association, the Plan Manager and the DVC Operator will facilitate DVD's exercise of its exclusive right and easement. For example:

- ❖ DVD may require that the Plan Manager place marketing materials in the Vacation Homes. This might include pamphlets in the guest directory, tent cards, brochures, and/or door hangers on the interior or exterior door knobs.
- ❖ DVD may also require that the Vacation Owners Association or Plan Manager give out informational brochures, flyers, gifts, and other things at the front desk provided that DVD furnishes the informational brochures, flyers, gifts, and other things.
- ❖ DVD may place signs and other marketing materials at the front desk or in other parts of the Condominium

under the control of the Vacation Owners Association or the Plan Manager.

- ❖ DVD will have the exclusive right to use at least one channel of any cable television or similar system for distributing television signals to the Vacation Homes for the purpose of running television commercials and advertising programs on a periodic or continuous basis.
- ❖ DVD may leave messages on the voice mail for the Vacation Homes.
- ❖ The Vacation Owners Association, the Plan Manager and the DVC Operator will provide to DVD access to reservation systems and to other databases, subject to any restrictions imposed by law.

**E. USE OF INACTIVE UNITS.** DVD alone has the right to use any Unit that is an Inactive Unit. DVD cannot use Home Resort Vacation Points assigned to an Inactive Unit to reserve a time period in an Active Unit.

**F. USE OF COMMON ELEMENTS.** So long as DVD owns any Ownership Interest or Condominium Unit, it may use:

1) The Common Elements of the Condominium for any purpose permitted by law and by the Condominium Documents, free from the restrictions imposed by the Plan Documents, and

2) The Shared Areas for any purpose permitted by law and by the Master Declaration, free from the restrictions imposed by the Plan Documents.

This does not relieve DVD of any restrictions on the use of the Condominium Developer's Reserved Rights contained in the Condominium Documents or the Master Declarant's Reserved Rights contained in the Master Declaration.

**G. DVD'S EASEMENT.** DVD has an easement to use the rights reserved by DVD in this Section 10.7. DVD's rights under Subsection 10.7C must be used so as to minimize, when reasonably possible, any material adverse interference with the rights of Owners or others to use and occupy the Vacation Homes (but this does not change the Condominium Developer's Reserved Rights or the Master Declarant's Reserved Rights) and must not violate any law that applies. In no case may these rights be used in a way that prevents an Owner or other person having a confirmed reservation from using their Assigned Vacation Home during their Use Period. DVD's agents, employees, contractors, and other authorized persons may use DVD's easement rights to the extent authorized by DVD.

**H. PLAN NAME.** DVD may change the name of the Vacation Ownership Plan or Vacation Owners Association at any time in its sole, absolute and unfettered discretion; provided, however, that prior to the use of any replacement name to identify the Plan or Vacation Owners Association, such name will be submitted to the Master Declarant for its consent. DVD may record or file any documents that it deems necessary or helpful to change the name. The Vacation Owners Association and each Owner gives DVD a special power of attorney to do this. If DVD changes the name of the Plan or the Vacation Owners Association, then the Vacation Owners Association and its agents must stop all use of the discontinued name as of the date when DVD instructs the Vacation Owners Association to stop using that name (which DVD may do at any time and for any reason or for no reason). If DVD changes the name of the Plan by removing any reference to "Disney," "Aulani" or "Ko Olina", then the Vacation Owners Association, the Board and all Owners are prohibited from using the names "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) in any manner whatsoever and are immediately required to:

1) Remove all signs containing the name "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) from the Condominium or the Vacation Property and from any offsite location to the extent the sign refers to the Plan or the Condominium;

2) Destroy all stationery, descriptive literature or printed or written matter bearing the name "Disney," "Aulani" or "Ko Olina" other than books and records of the Vacation Owners Association;

3) Cease and desist from using the name "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) orally or in writing in referring to the Vacation Owners Association, the Condominium, the Condominium Association, the Hotel or the Plan;

4) Take immediate action to effect changes to the names of the Vacation Owners Association and the documents of the Condominium or the Plan reflecting the name "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) to eliminate the use of such names in any manner; and

5) Remove any architectural or landscaping features from the Condominium or the Vacation Property which contain (i) the "Disney," "Aulani" or "Ko Olina" names, (ii) any "Disney" caricature, fanciful character, logo or other trademarked symbol registered by any of The TWDC Companies, unless otherwise approved by DVD, or (iii) any "Ko Olina" logo or other trademarked symbol registered by the declarant (or its affiliates) under the Ko Olina Documents, unless otherwise approved by the

declarant under the Ko Olina Documents. In this regard, the Vacation Owners Association is responsible, at its sole cost and expense, for repairing or replacing the structure or landscaping from which any such symbol has been removed so as to ensure that the structural integrity of such structure or landscaping is not jeopardized and that the appearance of the structure or landscaping remains consistent with the surrounding area.

The provisions of this Section 10.7 may be enforced by any remedy at law or equity, including mandatory or prohibitory injunctions, and by accepting a deed or otherwise acquiring an Ownership Interest, each Owner acknowledges that in the event of non-performance of any of the above-described restrictions, remedies at law for The TWDC Companies, are deemed inadequate to enforce the terms of this Section 10.7.

**I. TRADE NAME.** From time to time, DVD may arrange for one or more trade names to be licensed to the Plan or the Vacation Owners Association. If so, the Vacation Owners Association and the Plan will be known using any such trade name(s) until the earlier of (i) the date when the license expires, or (ii) the date when DVD instructs the Vacation Owners Association to stop using the trade name(s), which DVD may do at any time in its sole, absolute and unfettered discretion. The Vacation Owners Association and the Plan Manager will comply with and abide by the terms and conditions of any trademark license agreement that licenses any trade name(s) to the Plan and/or the Vacation Owners Association, and will do nothing that may violate any such trademark license agreement.

**10.8 HOTEL.** Regardless of anything else contained in this Declaration to the contrary (including but not limited to the use restrictions set forth elsewhere in this Section 10) DVD intends and expressly reserves the right to operate or permit the operation of a nightly rental program or hotel with respect to Ownership Interests and Vacation Points owned or otherwise possessed or controlled by DVD or any TWDC Company and with respect to unsold Units or Inactive Units.

**10.9 RENTALS GOVERNED BY HAWAII LAW.** Chapter 486K, Hawaii Revised Statutes, or any replacement law, will apply to any rentals of Vacation Homes to members of the general public on a transient basis.

## **11. OWNERSHIP RIGHTS AND RULES**

**11.1 INTRODUCTION.** One of the many benefits of owning an Ownership Interest is that the Owner can transfer it to his or her children, a friend, or just about anyone else. Because it is a real estate interest, an Owner may also mortgage his or her Ownership Interest. This Section explains how to transfer or mortgage an Ownership Interest and discusses the restrictions that apply. It also explains when a transfer

will take effect and creates rules about making a transfer. It concludes with a discussion of certain other real estate rights of the Owners and DVD's right to repurchase the Ownership Interest if an Owner desires to sell or otherwise transfer it.

### **11.2 DEFINITIONS.**

**A. "PRIOR OWNER"** means an Owner who is transferring an Ownership Interest to someone else.

**B. "NEW OWNER"** means the person to whom a Prior Owner is transferring his or her Ownership Interest.

### **11.3 TRANSFERS OF OWNERSHIP INTERESTS.**

**A. PERMITTED TRANSFERS.** An Owner may transfer his or her Ownership Interest or Ownership Interests without the approval of the Vacation Owners Association. A person who owns more than one Ownership Interest may treat each one separately. The Owner is not required to do with all of the Owner's Ownership Interests what he or she does with any one of them. **ANY SALE BETWEEN AN OWNER AND A BONA FIDE THIRD PARTY IS DEEMED TO CONTAIN A PROVISION REQUIRING THAT ANY SUMS DUE TO THE ASSOCIATION AS ASSESSMENTS MUST BE PAID IN FULL AS A CONDITION OF CLOSING OF THE SALE.**

**B. OWNERS MAY NOT TRANSFER LESS THAN AN ENTIRE OWNERSHIP INTEREST.**

1) No Owner may transfer less than an entire Ownership Interest. "Entire Ownership Interest" means everything transferred in the First Deed for the Ownership Interest and all appurtenant rights and interests, as described in Sections 5.2, 5.3, 5.4 and 5.9B. Any attempt to transfer anything less than an entire Ownership Interest will be void. There are two exceptions:

(a) An Owner may pledge or transfer voting rights to a Mortgage Lender provided that DVD consents to such pledge or transfer in writing.

(b) The seller under an Agreement of Sale may retain legal title and the right to vote on certain matters. The buyer may transfer his or her entire interest under the Agreement of Sale, but nothing less.

2) Nothing in this Subsection 11.3B prohibits an Owner from:

(a) Converting his or her Home Resort Vacation Points to DVC Vacation Points,

(b) Assigning his or her Home Resort Vacation Points to DVD, DVCHMC or BVTC in connection with any exchange of use rights or in order to obtain or enjoy any other benefits offered by or through the Disney Vacation Club;

(c) Utilizing his or her Home Resort Vacation Points in any manner authorized in the Membership Agreement or the Home Resort Rules and Regulations, including but not limited to any "Banking," "Borrowing" or "Transfer" of the Owner's Home Resort Vacation Points as those terms are defined in the Membership Agreement and/or Home Resort Rules and Regulations.

**C. REQUIREMENTS FOR DEEDS.** Every deed and every Agreement of Sale must meet these requirements:

- ❖ It must be recorded.
- ❖ It must state the identification number of the Ownership Interest.
- ❖ It must state the fractional or percentage undivided interest and Condominium Unit number(s) for the Ownership Interest transferred.

**D. NOTICE OF TRANSFERS.** Written notice must be given to the Plan Manager within fifteen (15) days after any Ownership Interest is transferred. The notice may be given by either the Prior Owner or the New Owner. The notice must meet these requirements:

- ❖ It must state the name and address of both the Prior Owner and the New Owner.
- ❖ It must state the date of the transfer.
- ❖ It must state the identification number of the Ownership Interest.
- ❖ It must state the fractional or percentage undivided interest and Condominium Unit number for the Ownership Interest.
- ❖ It must state the number of Home Resort Vacation Points that the Owner of the Ownership Interest has the right to receive according to Section 4.5.
- ❖ It must state whether the Ownership Interest has a Fixed or Floating Use Period. If it has a Fixed Use Period, then the notice must identify (i) the Owner's Use Period by date, by reference to a particular holiday or event, or in some other manner sufficient to clearly identify the Owner's Fixed Use Period, and (ii) the Vacation Home Type that the Owner has the right to

use during the Owner's Fixed Use Period. The Fixed Use Period and Vacation Home Type must be the same as that provided in the First Deed for the Ownership Interest.

- ❖ If the Ownership Interest has any other special reservation or use rights, it must identify those rights or identify the First Deed for the Ownership Interest.
- ❖ Except in the case of a First Deed, the notice must include a copy of the recorded document used to make the transfer. The copy must show the recording information for the document.

The Plan Manager must provide a copy of the notice of transfer and deed to DVD within ten (10) days after receiving it.

**E. REGISTRATION OF TRANSFER.** The Plan Manager may collect a service charge for changing the Vacation Owners Association's records to reflect the transfer. The amount of the service charge will be set from time to time by the Plan Manager, subject to any restrictions contained in the Property Management Agreement. When the Plan Manager receives a proper notice of a transfer, payment of all unpaid Assessments due, and the service charge, then the Plan Manager will register the change on the Vacation Owners Association's Membership List.

**F. EFFECT OF NOTICE OF TRANSFER.** Unless and until the notice required by Section 11.3D is given and the transfer is registered as provided in Section 11.3E:

1) The Vacation Owners Association, the Plan Manager and the DVC Operator do not have to recognize the New Owner for any purpose.

2) The Vacation Owners Association, the Plan Manager and the DVC Operator may treat the Prior Owner, the New Owner or both as the Owner of the Ownership Interest.

3) The Prior Owner will remain fully liable as an Owner of the Ownership Interest, and the New Owner also will be fully liable as an Owner of the Ownership Interest.

4) The Vacation Owners Association, the Plan Manager and the DVC Operator may deal exclusively with the Prior Owner, the New Owner, or both. All notices from the Vacation Owners Association, the Plan Manager and the DVC Operator to the "Owner" may be sent to the New Owner, the Prior Owner or both, as the Vacation Owners Association, the Plan Manager or the DVC Operator choose.

**G. RIGHTS AUTOMATICALLY TRANSFERRED.** The transfer of an Ownership Interest automatically transfers these things to the New Owner whether or not the deed expressly says so:

- ❖ The interest of the Prior Owner in all funds held by the Vacation Owners Association;
- ❖ The membership of the Prior Owner in the Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association;
- ❖ Any special reservation, use and voting rights that go with the Ownership Interest; and
- ❖ For so long as the Membership Agreement and/or DVC Resort Agreement remain in effect, the membership of the Prior Owner in the Disney Vacation Club. Membership in the Disney Vacation Club is always a requirement of any successor in title to an Owner, and is an appurtenance to the Ownership Interest, during any period when the Membership Agreement and/or the DVC Resort Agreement are in effect.

**H. FUNDS HELD BY THE VACATION OWNERS ASSOCIATION, THE PLAN MANAGER, THE DVC OPERATOR, OR AN EXCHANGE COMPANY.** No share of any Owner in funds held by the Vacation Owners Association, the Plan Manager, the DVC Operator or an Exchange Company can be withdrawn or separately transferred. An Owner who wants this money must get it from the New Owner. The Vacation Owners Association, the Plan Manager, the DVC Operator and the Exchange Company are not required to refund it.

**I. EXISTING RESERVATIONS.** If the Prior Owner made a reservation before the transfer took effect, the DVC Operator can decide whether the New Owner or the Prior Owner will use the reserved Use Period unless the New Owner tells the Vacation Owners Association otherwise in the notice of the transfer. Home Resort Vacation Points set aside in the Owner's Vacation Points Activity Account will be used to pay for the Use Period reserved even after the transfer takes effect.

**11.4 RELEASE OF AN OWNER'S DUTIES UNDER THE PLAN DOCUMENTS.** A person's liability as an Owner under the Plan Documents ends when:

- ❖ He or she no longer owns an Ownership Interest, and
- ❖ He or she or the New Owner files the notice of transfer as required by Section 11.3D and the transfer is registered pursuant to Section 11.3E, and

- ❖ He or she has paid all Assessments and other sums due, and performed all of his or her other duties, under the Plan Documents up to the time his or her ownership ends, the notice of the transfer is sent and the Plan Manager registers the notice of transfer and any service charge pursuant to Section 11.3E.

#### **11.5 MORTGAGES.**

**A. PERMITTED MORTGAGES.** An Owner may mortgage his or her Ownership Interest or Ownership Interests. The Owner must, however, mortgage all his or her rights in the Ownership Interest; any attempt to mortgage anything less will be void. Anyone who owns more than one Ownership Interest may mortgage each one separately.

**B. PROHIBITED ACTS.** No Owner can mortgage or otherwise encumber all or any part of:

- ❖ A whole Unit (unless the Owner owns all of the Ownership Interests in that Unit),
- ❖ The Association Property, or
- ❖ Another Owner's Ownership Interest.

Any attempt to do so will not be effective. It will be void. Note that "encumber" is explained in the glossary (Section 21.6).

**C. ENFORCEMENT OF MORTGAGES.** Any mortgage on an Ownership Interest will be subordinate to (which means that it will be governed by and will not affect) this Declaration or the other Plan Documents. Likewise, any mortgage will also be subordinate to the Membership Agreement and the DVC Resort Agreement for so long as those documents remain in effect. If a mortgage is properly recorded and given in good faith and for value, then no violation of the Plan Documents or enforcement of the Association's Lien will defeat or make the lien of the mortgage invalid. This does not guarantee, however, that the Mortgage Lender will be paid fully or paid first.

#### **11.6 DUTY TO OTHERS.**

**A. PROTECTING OTHER'S OWNERSHIP INTERESTS.** No Owner may cause or permit his or her Ownership Interest or Unit or the Association Property to be subject to any claim or lien which (1) could result in the sale of an entire Unit (unless the Owner owns all of the Ownership Interests in that Unit), the Association Property, or the Ownership Interest of any other Owner, or (2) could interfere with another Owner's use or enjoyment of his or her Ownership Interest.

If any such sale or interference is threatened, or if legal proceedings that could result in such a sale or interference are begun, because of any lien or claim against another Owner (the "Violator") or the Violator's Ownership Interest, then any other Owner or the Vacation Owners Association may (but need not) pay or compromise the lien or claim without checking the proper amount or validity of it. In that case, the Violator must immediately repay to the other Owner or to the Vacation Owners Association the total expenses incurred, including Collection Costs. These amounts will be charged as a Personal Assessment to the Violator.

**B. VACATION OWNERS ASSOCIATION'S FUNDS.**

No Owner may permit his or her interest in any funds held by the Vacation Owners Association to become subject to any attachment, lien or claim or other legal process. Each Owner must promptly restore any funds held by the Vacation Owners Association with respect to the Owner's Ownership Interest if they are taken because of any such attachment, lien, claim or other legal process. The Owner must also repay the Vacation Owners Association for all Collection Costs to have the funds restored. The Vacation Owners Association may charge these amounts to the Owner as a Personal Assessment.

**11.7 WAIVER OF RIGHTS.**

**A. TENANTS IN COMMON.** Each Owner owns a share of his or her Unit as tenants in common with the other Owners of Ownership Interests in that Unit. Under the law, each Owner, as a tenant in common, has certain rights, privileges and duties. These rights, privileges and duties as a tenant in common are and will remain subordinate to (which means that they are subject to and restricted by) the Plan Documents. In case of any conflict, the Plan Documents will control for so long as this Declaration remains in effect. "Tenants in common" is described in the glossary (Section 21.6).

**B. PARTITION.** "Partition" is the right of co-owners to divide (or ask a court to divide) commonly owned property into separate parts for each co-owner. DVD has the exclusive right to create Ownership Interests in Units. Once DVD conveys an Ownership Interest and while this Declaration remains in effect, Owners are prohibited from further dividing or partitioning Ownership Interests (except in a deed back to DVD with DVD's consent). All Ownership Interests in a Unit reacquired by DVD will be merged into and combined with any other Ownership Interests that DVD may own in that Unit at that time. If an Owner other than DVD acquires title to two or more Ownership Interests in the same Unit, no such merger or combination shall occur. While this Declaration remains in effect, nobody may ask for or obtain partition of an Ownership Interest or a Unit. If, however, an Ownership

Interest is owned by two or more persons together, any of them may ask a court to sell their Ownership Interest and divide the money between them.

**C. SUBDIVISION.** Without limiting Section 11.7B, no Vacation Home may be divided or subdivided into a smaller Vacation Home, but this shall not limit the Condominium Developer's Reserved Rights to do so pursuant to the Condominium Documents.

**11.8 RIGHT OF FIRST REFUSAL.** If an Owner desires to sell, transfer, assign or hypothecate the Owner's Ownership Interest, DVD has the right of first refusal to purchase the Ownership Interest under the same terms and conditions as are offered to or by a bona fide third party, including financing. Accordingly, Owners desiring to sell their Ownership Interest must notify DVD in writing no less than thirty (30) days in advance of the proposed closing date of their intent to sell and must include a copy of the proposed transaction reduced to writing in all respects. On receipt of such written notice, DVD may determine prior to the proposed closing date whether to exercise its right of first refusal set forth in this Section 11.8. If DVD elects to exercise its right of first refusal, DVD must notify the Owner in writing of such election, and the purchase by DVD must be closed on or before the proposed closing date. If DVD fails to notify the Owner of its election to exercise its right of first refusal prior to the proposed closing date, then the Owner may proceed to close on the transaction with such bona fide third party on the terms presented to DVD. If the purchase terms are changed in any way (for example, a reduction in the price, a change in the buyer, or an assignment of the buyer's rights to someone else), or if the purchase does not close within ninety days, then the transaction will be considered a new sale, transfer, assignment or hypothecation, and the Owner must re-submit it to DVD and the requirements of this Section 11.8 will apply again. If DVD chooses not to buy the Ownership Interest, this will not constitute consent by DVD to a sale or other transfer of the Ownership Interest in violation of Section 10.4B, or a waiver of DVD's rights under that Section or any other part of the Plan Documents. **DVD IS ENTITLED TO CHARGE A FEE OF UP TO \$250 TO REVIEW ALL RIGHT OF FIRST REFUSAL OFFERS.**

**12. RESPONSIBILITY FOR OTHERS**

**12.1 INTRODUCTION.** The Plan allows an Owner to reserve a Vacation Home so that his or her children, parents, relatives, a friend, or just about anyone else can use it in the Owner's absence. But Owners have certain responsibilities for their Guests. This Section explains those responsibilities. It also explains the responsibilities as between two Owners of a single Ownership Interest.



**12.2 CO-OWNERS OF A SINGLE OWNERSHIP INTEREST.** If there is more than one Owner of a single Ownership Interest, each of them is jointly and severally liable to pay all Assessments. "Joint and several liability" is described in the glossary.

**12.3 OWNER'S RESPONSIBILITY FOR GUESTS.** An Owner is personally responsible to see that his or her Guests:

- A. Obey the Governing Documents;
- B. Promptly pay all Personal Assessments incurred during the Owner's Use Period (for example, charges for extra housekeeping service or telephone calls); and
- C. Promptly pay all other Personal Assessments arising from or related to use by the Owner's Guests of the Vacation Property, the Condominium or the Shared Areas.

**12.4 OWNER'S LIABILITY FOR GUESTS.** By permitting his or her Guest to come onto the Condominium (whether or not the Guest is expressly invited), the Owner agrees to be fully responsible for:

- ❖ Any loss, damage or destruction caused by the Guest's act or failure to act;
- ❖ Any violation by the Guest of the Governing Documents; and
- ❖ Any Personal Assessments or other charges incurred by the Guest.

The Owner will be responsible for the Guest's acts or failure to act just as if they were the Owner's own acts or failure to act. If the Owner's Guests do not pay all amounts charged to them, the Owner must pay those amounts. The Owner must also pay all costs of trying to collect any amounts charged to the Guest, including Collection Costs. And, the Owner must pay all other amounts charged to the Owner as a result of his or her Guests. All these amounts will be charged to the Owner as a Personal Assessment.

**12.5 AN OWNER AND HIS OR HER GUESTS ARE LIABLE SEPARATELY AND TOGETHER.** Each Owner and his or her Guests are jointly and severally liable to pay all Personal Assessments and all other charges arising from or related to the Guest's use of the Owner's Assigned Vacation Home, the Association Property, the Condominium or the Shared Areas.

### **13. THE VACATION OWNERS ASSOCIATION**

**13.1 THE VACATION OWNERS ASSOCIATION.** The name of the Vacation Owners Association is "Ali'i Nui Vacation

Owners Association, Inc." It is a Florida not-for-profit corporation.

**13.2 VACATION OWNERS ASSOCIATION MEMBERSHIP.** Each Owner is a member of the Vacation Owners Association and only Owners can be members. By accepting or otherwise acquiring title to an Ownership Interest, the Owner automatically consents to being a member of the Vacation Owners Association. If more than one person is the "Owner" of an Ownership Interest, each of them is a member. A person's membership ends automatically when he or she is no longer the "Owner" of an Ownership Interest, such as when an Owner deeds it to someone else or at the expiration of the Plan.

### **13.3 VOTING.**

**A.** Each Unit has a percentage vote in the Vacation Owners Association equal to the Common Interest appurtenant to that Unit, as set forth in the Condominium Declaration, as compared to the sum of the Common Interests appurtenant to all of the Units.

**B.** The vote of each Unit must be cast by its Voting Representative. The Owners of a Unit must file a Voting Certificate with the Vacation Owners Association, in accordance with the Articles and Bylaws, designating one of them to be the Voting Representative for that Unit with respect to voting in the Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association.

1) The Voting Representative shall cast the vote of the Unit in meetings and on ballots of the Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association, and shall represent the Unit at all meetings of those associations. The Voting Representative shall cast the entire vote of the Unit regardless of the objection of any co-Owner of that Unit.

2) Each Owner will be considered to have authorized the Voting Representative to act for him or her at any meeting or vote of the Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association. For this purpose, by accepting a deed or otherwise acquiring title to an Ownership Interest, each Owner irrevocably (permanently) gives the Voting Representative a special power of attorney (see Section 21.5) to: (i) sign and deliver any documents (including but not limited to any proxy forms prepared by the Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and/or the Ko Olina Resort Operators Association); and (ii) do everything else the Voting Representative deems necessary or appropriate to cast the

vote of the Units at any meeting or in any vote of the Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association.

**13.4 BOARD OF DIRECTORS.** The business and affairs of the Vacation Owners Association are controlled by the Board. Except as limited by law or by the Plan Documents, the Board may exercise all powers of the Vacation Owners Association and must perform all of its duties. The Board may not, however, take any action that, by law or under the Plan Documents, must be taken, authorized or approved by the Owners, or by some part or percentage of them. The Board may delegate its powers to the officers of the Vacation Owners Association or to one or more professional managers and/or independent contractors hired by the Vacation Owners Association, including but not limited to one or more Plan Managers and/or the DVC Operator. This authority is subject to any limits contained in this Declaration, the Articles or the Bylaws. The first Board will consist of persons named in the Articles or otherwise appointed by DVD. At the Vacation Owners Association's first annual meeting, the Owners will elect a new Board.

#### **14. MANAGING THE PLAN**

**14.1 THE VACATION OWNERS ASSOCIATION MANAGES THE PLAN.** While the Plan is part of the Disney Vacation Club, the DVC Operator administers and manages the reservation system and all related aspects of the Plan. See, for example, the description of the DVC Operator's rights and responsibilities in Sections 3.3, 5, 6, and 7, and in the Membership Agreement and the Home Resort Rules and Regulations. Administration and management of the Vacation Property and all other respects of the Vacation Ownership Plan is vested in the Vacation Owners Association. Owners participate only through the Vacation Owners Association.

**14.2 VACATION OWNERS ASSOCIATION DUTIES AND POWERS.** Except as limited by the Articles, this Declaration, the Membership Agreement, the DVC Resort Agreement or by law, the Vacation Owners Association has and may exercise any or all of these powers and has each of these duties and obligations:

**A.** The powers, duties and obligations granted to or imposed on the Vacation Owners Association in this Declaration, the Articles or the Bylaws;

**B.** The powers, duties and obligations of a not-for-profit corporation under the Florida Not-For-Profit Corporations Act;

**C.** The powers, duties and obligations of an association of time share owners as provided in the Act and the Rules; and

**D.** Any other duties and obligations or imposed on it by law and any powers granted to it by law or that are necessary or helpful to carry out the functions of the Vacation Owners Association under this Declaration, the Articles, the Bylaws, the Membership Agreement or the DVC Resort Agreement, or that otherwise promote the general benefit of the Owners.

**14.3 SPECIFIC POWERS AND DUTIES.** The Vacation Owners Association has the power and duty to do the following things, among others:

**A. PAYMENT OF EXPENSES.** The Vacation Owners Association must pay all Plan Expenses. The Vacation Owners Association may delegate this duty to the Plan Manager. The Vacation Owners Association or Plan Manager will pay the Plan Expenses as the agent of the Owners and only to the extent that it has the funds needed to do so.

**B. REPAIR AND MAINTENANCE.** The Vacation Owners Association must repair and maintain the Vacation Homes and the Association Property, and keep them in good condition. The Vacation Owners Association may replace the Association Property and may remodel or upgrade the Vacation Homes, and must do so to the extent required by the Condominium Documents and/or the Master Declaration. The Vacation Owners Association may buy any materials and furnishings, and obtain any labor or services, necessary to do so. For example, it may buy or lease replacements for the Association Property.

**C. CLEANING AND HOUSEKEEPING SERVICE.** The Vacation Owners Association must provide cleaning, housekeeping service, maintenance and repairs to each Vacation Home at the end of each Use Period and at any other times required by the Reservation Rules. In addition to the normal service, the Vacation Owners Association may set up a program to provide, for an extra charge, additional cleaning and housekeeping service when asked by an Occupant.

**D. RIGHT OF ENTRY.** The Vacation Owners Association has an easement and the right to exclusive possession of each Vacation Home during the Maintenance Periods in order to perform its duties under this Declaration. It also has the right and an easement to enter any Vacation Home at any reasonable time, after giving reasonable notice to anyone in it, to provide cleaning or housekeeping services, to perform maintenance and repairs, or as otherwise may be necessary to manage or operate the Plan or the Vacation Property. The Vacation Owners

Association has the right and power, and an easement, to enter any Unit or Vacation Home:

1) At any time to make emergency repairs or for any other emergency purpose, whether or not the Occupant is present; and

2) At reasonable times to do maintenance and repair work that the Vacation Owners Association or Plan Manager decides should not be delayed until the Maintenance Periods.

The Vacation Owners Association must use these rights in a way that avoids unreasonable or unnecessary interference with an Occupant's use, occupancy and enjoyment of a Vacation Home. If the circumstances permit it, the Vacation Owners Association must give an Occupant reasonable notice before entering.

**E. TAXES AND ASSESSMENTS.** The Vacation Owners Association must pay all taxes and assessments on the Vacation Property. This includes, for example, assessments by the Condominium Association if they are not charged separately to the individual Owners. It also includes all governmental assessments. The Vacation Owners Association may decide whether it should collect and pay amounts that are separately assessed to each Owner or whether it should permit the Owners to pay those sums directly. The Vacation Owners Association must also pay all fees, charges and assessments charged to the Units or their Owners in accordance with the Master Declaration if they are not charged separately to the individual Owners or as part of the assessments of the Condominium Association. The Vacation Owners Association will pay these taxes and assessments as the agent of the Owners, and only if it has the money to do so.

**F. LIENS OR CLAIMS.** The Vacation Owners Association may, but need not, pay, compromise or contest liens or claims affecting the Vacation Property.

**G. UTILITIES.** Unless the Condominium Association already provides these services: (1) the Vacation Owners Association must obtain and pay for water, electricity, sewage, garbage disposal, and any other necessary utility services for each Vacation Home; and (2) the Vacation Owners Association will decide whether to obtain or cancel telephone, cable or satellite television, and similar services.

**H. ASSOCIATION RULES.** The Vacation Owners Association may adopt, publish and enforce fair and reasonable rules and regulations relating to the Vacation Homes, the Association Property, and use by Occupants of the Common Elements, any Limited Common Elements of the Units and the Shared Areas. DVD adopted the initial

Association Rules, and the Vacation Owners Association may change them from time to time. DVD has the same rights to change the Association Rules that it has to change this Declaration. The Association Rules must be consistent with this Declaration, the Articles and the Bylaws. The Vacation Owners Association must give notice to the Owners of any change in the Association Rules. Notice of any amendment shall be: (i) either mailed, faxed, e-mailed or sent by other electronic or wireless means, as the case may be, by the Vacation Owners Association to each Owner or to the Owner's designated representative at the Owner's or designated representative's last known mailing address prior to its effective date; or (ii) included as a part of a newsletter or other periodic report sent by the Vacation Owners Association or the Plan Manager. The Vacation Owners Association may also give this notice in any other way that is likely to be effective to give notice to the Owners. Notice need not be given of any changes to the Vacation Owners Association's internal, operational or proprietary policies, procedures or administrative practices or the interpretation and implementation of the Association Rules. At any time when DVD holds a mortgage on or owns any Ownership Interest, no change to the Association Rules will be effective without DVD's written consent.

**I. LEGAL AND ACCOUNTING SERVICES.** The Vacation Owners Association may obtain and pay for any legal and accounting services necessary or helpful to manage the Plan or the Vacation Property or to enforce the Governing Documents.

**1) CONDITIONS TO LITIGATION, ARBITRATION, OR OTHER PROCEEDINGS.** The Board shall not pay or incur, or commit the Vacation Owners Association to pay or incur legal fees and costs of more than \$50,000 in any lawsuit, arbitration or other legal proceeding in any dispute with DVD or any company related to DVD (including but not limited to DVCHMC and BVTC), unless it first meets each of these requirements:

(a) The Board must obtain from at least two Hawai'i law firms legal opinions written in clear and plain language, and containing:

(1) A list of all of the Vacation Owners Association's claims, and all claims against the Vacation Owners Association.

(2) An estimate of the likelihood of prevailing on each claim stated on a percentage basis. The estimate must be based on information then known to the Vacation Owners Association. It cannot be based on assumptions or speculation.

(3) An estimate of the total amount of legal fees and costs, court costs and other expenses that

the Vacation Owners Association is likely to incur through the completion of the trial, arbitration or other proceeding (assuming that the Vacation Owners Association will prevail on only those claims where the law firms give the Vacation Owners Association more than a 60% chance of prevailing).

(4) An estimate of the likely award of damages to or against the Vacation Owners Association, including legal fees and costs, court costs, and other expenses, for claims of the Vacation Owners Association and for claims against the Vacation Owners Association.

(5) An estimate of the total amount of any Special Assessments, or any increase in the Regular Assessments, that the Board may have to charge to the Owners to pay for legal fees and costs, court costs, and other expenses while the lawsuit or other legal proceeding is going on.

The estimates required by Subsections 14.3I.1(a)(3), 14.3I.1(a)(4), and 14.3I.1(a)(5) may be stated as a range (for example, \$50,000 to \$60,000) provided that the range is not so broad as to impair the ability of the Owners to make an informed decision, and in no case may the higher amount be more than twenty percent (20%) greater than the lesser amount.

(b) The Board must call a special meeting of the Vacation Owners Association. The notice of the special meeting must include each of the following:

(1) A copy of every legal opinion obtained by the Board in connection with each claim, whether favorable or unfavorable;

(2) A document containing a table listing:

(A) The Vacation Owners Association's claims and all claims against the Vacation Owners Association. Each claim must be listed on a separate row;

(B) For each claim:

a) The estimate of each law firm of the likelihood of prevailing on that claim;

b) The estimated amount of damages that may be awarded for claims of the Vacation Owners Association, including legal fees and costs, court costs, and other expenses;

c) The estimated amount of damages that may be awarded for claims against the

Vacation Owners Association, including legal fees and costs, court costs, and other expenses; and

d) In the case of claims asserted or that may be asserted against the Vacation Owners Association, a statement of whether the Vacation Owners Association's insurance covers the claim, the amount of the policy limits, and whether the estimated amount of the damages, legal fees and costs, court costs, and other expenses, exceeds the policy limits.

(3) An estimate of the total amount of any Special Assessments, or any increase in the Regular Assessments, that the Vacation Owners Association may have to charge to pay for legal fees, court costs, and expenses while the lawsuit, arbitration or other legal proceeding is going on.

(4) A description, written in clear and plain language, of any pending settlement offer by the other party or parties.

(c) At the special meeting, a Majority of the Total Voting Interests (not counting the Common Interests of any Units owned solely by DVD) must authorize the Board to start, prosecute and/or defend the lawsuit, arbitration or other legal proceeding.

(d) The Board has collected from the Owners an amount equal to the total amount of any Special Assessments, or any increase in the Regular Assessments, that the Board expects to charge to the Owners to pay for legal fees, court costs, and expenses while the lawsuit, arbitration or other legal proceeding is going on.

## 2) LIMITATIONS.

(a) The rule in Subsection 14.3I.1), above, does not apply to suits against DVD or any company related to it if the suit is filed solely to collect Assessments or Subsidy Contract payments that are past due or for breach of any contract to provide goods or services to the Vacation Owners Association (for example, the Property Management Agreement).

(b) Prior to the completion of the special meeting required by Subsection 14.3I.1)(b), the Vacation Owners Association may pay or incur legal fees, not to exceed the \$50,000 ceiling established in Subsection 14.3I.1), as necessary to:

(1) Obtain the legal opinions required by Subsection 14.3I.1)(a);

(2) File an answer to any complaint or other legal proceeding filed against the Vacation Owners Association; or

(3) File a complaint or initiate any other legal proceeding necessary to prevent the loss of the Vacation Owners Association's claim by reason of the expiration of the statute of limitations.

**3) EVIDENCE.** In a trial, arbitration or other legal proceeding about the Vacation Owners Association's claims, nobody can introduce into evidence the opinions of the law firms obtained pursuant to Subsection 14.3I.1(a). This includes DVD, the Vacation Owners Association, the Owners, and everyone else. This paragraph does not preclude the presentation of the opinions in a hearing or proceeding to determine whether the requirements of Subsection 14.3I.1) have been satisfied.

**4) C.P.I. ADJUSTMENTS.** The \$50,000 ceiling contained in Subsection 14.3I.1) will rise or fall each year with the rate of inflation in Honolulu, Hawai'i, as measured by the C.P.I. Index. The amount of the increase or decrease will be equal to the percentage change between (i) the C.P.I. Index published for the year ending on December 31, 2012, and (ii) the C.P.I. Index for the most recently ended calendar year.

(a) For example, if the C.P.I. Index on December 31, 2015, is ten percent (10%) higher than the C.P.I. Index on December 31, 2012, then the ceiling would be \$55,000, determined as follows:

$$\begin{aligned} \text{Ceiling} &= \$50,000 + (\% \text{ change in C.P.I. Index of } \$50,000) \\ \text{Ceiling} &= \$50,000 + (10\% \text{ of } \$50,000) \\ \text{Ceiling} &= \$50,000 + \$5,000 \\ \text{Ceiling} &= \$55,000 \end{aligned}$$

(b) The "C.P.I. Index" is the U.S. Department of Labor Consumer Price Index for All Urban Consumers - Honolulu. If the government stops publishing that index, then the most similar index available will be used in its place. The Vacation Owners Association will choose any replacement index.

**5) DVD IS THIRD PARTY BENEFICIARY.** DVD is an intended third-party beneficiary of this Section 14.3I and may enforce it by injunction or in any other manner allowed by law or by the Plan Documents.

**J. MEMBERSHIP LIST.** The Vacation Owners Association must keep an accurate current list of the names and mailing addresses of all Owners. It must update the list at least monthly. This list is called the "Membership List." The Vacation Owners Association will furnish a copy of the Membership List to the Plan Manager, the DVC Operator

(while the Plan is part of the Club), the Master Declarant or DVD promptly after any of them asks for it. The Plan Manager may establish reasonable rules and procedures governing times, places, and conditions to permitting an Owner to obtain, inspect and/or copy the Membership List, or any other records of the Vacation Owners Association from which a Membership List could be compiled, as it deems necessary in its sole, absolute and unfettered discretion to assist in assuring the confidentiality of the Membership List and that the Membership List is not used (i) for commercial purposes by anyone other than DVD or The TWDC Companies, (ii) in any way that violates any state or federal law including but not limited to privacy laws in any jurisdiction in which the Vacation Owners Association has members or the Plan is registered for sale, and (iii) for any improper purpose. Except to the extent otherwise required by applicable law, instead of releasing the Membership List or permitting inspection of the Membership List or information from which a Membership List may be compiled, the Vacation Owners Association may offer to mail to the Owners any proper documents and materials furnished to the Board by an Owner for a proper purpose provided that the Owner requesting the Membership List first deposits with the Association an amount sufficient to pay all costs of duplicating, stuffing, and mailing the documents and materials, including reasonable costs to the Association and the Plan Manager of responding to the request and arranging the mailing.

**K. VACATION OWNERS ASSOCIATION REAL PROPERTY.** The Vacation Owners Association must accept title to any real or personal property transferred or leased to it by DVD. The Vacation Owners Association may buy, lease, or otherwise acquire one or more Condominium Units or other real property for use by the Vacation Owners Association for purposes of the Plan, including among other things, for use as a manager's apartment. The Board may mortgage, lease or rent the Vacation Owners Association's real property from time to time as it deems necessary or appropriate, consistent with the purposes permitted above. All costs, expenses, and liabilities incurred in connection with the Vacation Owners Association's real property will be Plan Expenses. The Vacation Owners Association must buy and at all times have insurance on the Vacation Owners Association's real property and any Association Property in it; the requirements of Section 17.2 apply to the Vacation Owners Association's real property. The Vacation Owners Association's real property is considered to be part of the "Association Property."

**L. OTHER POWERS.** The Vacation Owners Association may do anything else it deems necessary, desirable or useful to run the Vacation Ownership Plan or to maintain, repair, preserve or protect the Vacation Property. These powers are subject to any rights of (i) DVD, (ii) DVCHMC under the Membership Agreement, (iii) BVTC

under the DVC Resort Agreement for the Plan, and (iv) the Master Declarant under the Master Declaration. These powers are also subject to any limitations imposed by law, in this Declaration or the other Plan Documents, or in any of the other Governing Documents.

**M. DELEGATION OF VACATION OWNERS ASSOCIATION POWER AND DUTIES.** The Vacation Owners Association may delegate its power and duties under this Declaration to one or more contractors, including, among others, the Plan Manager and/or the DVC Operator, except those powers and duties that cannot be delegated by law or under this Declaration, the Articles or the Bylaws.

**14.4 THE PLAN MANAGER.** The Vacation Owners Association must hire a Plan Manager. It may hire more than one Plan Manager, and it may divide the duties of the "Plan Manager" among them. DVCHMC shall be the first Plan Manager. If the first Plan Manager or Managers must be replaced for any reason, the Vacation Owners Association must use its best efforts to hire and maintain one or more reputable firms as the Plan Manager or Managers for the Vacation Ownership Plan.

**14.5 THE PROPERTY MANAGEMENT AGREEMENT.** The Plan Manager must sign a written contract (the "*Property Management Agreement*") containing the following provisions:

**A. PLAN MANAGER'S DUTIES.** The Property Management Agreement must require the Plan Manager to perform the duties and obligations of the Vacation Owners Association except those that cannot be delegated by law or under this Declaration the Articles or the Bylaws and except for those delegated to the DVC Operator pursuant to the Membership Agreement. It may permit the Plan Manager to delegate some or all of its power and duties to one or more agents or independent contractors of the Plan Manager for any period and upon any terms that it deems proper.

**B. TERM.**

1) The Property Management Agreement may provide for an initial term of not more than five (5) years from the Starting Date. The "*Starting Date*" is the first date on which a First Deed is recorded.

2) The Property Management Agreement may provide that after the first term and each later term ends, the contract automatically will be renewed for three more years, unless either party sends a written notice that it is not renewing the contract (a "*Notice of Non-Renewal*") to the other party at least ninety (90) days before the next renewal date. The Property Management Agreement also may provide that the Vacation Owners Association cannot give a Notice of Non-Renewal without (i) the vote, at an annual or

special meeting of the Vacation Owners Association held within one year before the renewal date, of a Majority of the Total Voting Interests, or (ii) the written assent of a Majority of the Total Voting Interests, which written assent must be obtained within one year before the renewal date. If the Property Management Agreement contains such a provision, then:

(a) If DVD holds a Majority of the Total Voting Interests in the Vacation Owners Association, then the votes of DVD's Ownership Interests will not be cast or considered when determining whether a Majority of the Total Voting Interests have voted or given their written assent to give the Notice of Non-Renewal; and

(b) A decision to cancel or not to renew the Property Management Agreement cannot be made by any officer of the Vacation Owners Association or by the Board; neither the Vacation Owners Association's officers nor its Board have the power or authority to do so; and

(c) Neither the Board nor any officer, director, employee or agent of the Vacation Owners Association can give the Notice of Non-Renewal before the Vacation Owners Association determines, by vote or written assent of a Majority of the Total Voting Interests as provided above; not to renew the Property Management Agreement. Any Notice of Non-Renewal sent before then will not be effective. It will be void.

3) If the Vacation Owners Association is controlled by Owners other than DVD, then the Property Management Agreement will not be subject to the term limitations set forth in Subsections 14.5B.1) and 14.5B.2).

**C. TERMINATION BY THE VACATION OWNERS ASSOCIATION.** The Vacation Owners Association must have the right to terminate the Property Management Agreement at any time for cause whenever the Plan Manager violates a material part of it and fails to cure its violation within the time permitted by the Property Management Agreement or any longer time permitted by the Board. If the Plan Manager disputes the termination, the matter will be decided by arbitration under the Commercial Arbitration Rules of the American Arbitration Association if arbitration is requested by or on behalf of the Plan Manager. Only the Plan Manager may request arbitration. The Board will represent the Vacation Owners Association in the arbitration.

**D. RESIGNATION.** The Property Management Agreement must provide that the Plan Manager can resign only if it gives written notice to the Board at least ninety (90) days in advance. If the Plan Manager resigns, then it must turn over to the Board all books and records of the Vacation Owners Association held by the Plan Manager and

that relate to the management and operation of the Vacation Property and the Vacation Ownership Plan. This does not require that the Plan Manager turn over internal or confidential or other records of the Plan Manager.

**E. POWERS AND DUTIES.** The Property Management Agreement must describe the powers and duties of the Plan Manager, including the powers and duties of the Plan Manager in:

- 1) The operation of the Plan and the maintenance of the Vacation Property.
- 2) The collection of Assessments.
- 3) The maintenance of all books and records concerning the Plan.
- 4) Supervising and monitoring the occupancy of the Vacation Homes.
- 5) Providing for the annual meeting of the Owners.
- 6) Performing any other functions and duties related to the maintenance of the Vacation Property or that are required by the Plan Documents.

**F. FEES.** The Property Management Agreement must specifically state the fees to be paid to the Plan Manager by the Vacation Owners Association. The fees do not have to be stated as a dollar amount. For example, the management fee may be set to a percentage of the Plan Expenses or to costs plus a percentage profit.

**G. PLAN MANAGER'S INSURANCE.** The Property Management Agreement must require that the Plan Manager obtain errors and omissions insurance. The policy must name the Vacation Owners Association, as agent for each of the Owners, as an insured. An "insured" is someone who is paid if there is a loss that is covered by insurance. The Vacation Owners Association will pay for the insurance. The Board will decide what policy limits are appropriate. The Board will buy this insurance only if it is available at a reasonable price. The Board will decide what is reasonable, and its decision will be final. The Property Management Agreement may also provide that the Vacation Owners Association must obtain a fidelity bond or buy fidelity insurance that is payable to the Vacation Owners Association and that covers the activities of the Plan Manager. The amount of the fidelity bond or fidelity insurance must meet the requirements of any law that applies.

**H. ENTRY INTO VACATION HOMES.** The Property Management Agreement must state the authority of the Plan

Manager or others authorized by the Plan Manager to enter into a Vacation Home for the purposes of cleaning, housekeeping, maintenance and repairs, including emergency repairs, and for the purpose of stopping or fixing a nuisance or dangerous, unlawful or prohibited activity being conducted in a Vacation Home.

**I. EXCHANGE SERVICES.** The Property Management Agreement must state the authority of the Plan Manager with respect to the administration of any Exchange Programs.

**J. RECORDS AND REPORTS.** The Property Management Agreement must identify the records to be kept by the Plan Manager and the periodic reports and other information to be communicated to the Vacation Owners Association and the Owners.

#### **14.6 LEGAL REPRESENTATION OF OWNERS.**

**A. REPRESENTING THE VACATION OWNERS ASSOCIATION OR OWNERS.** By accepting a deed or otherwise acquiring an Ownership Interest, each Owner agrees that the president of the Vacation Owners Association or, if authorized by the Board, the Plan Manager may represent the Vacation Owners Association or any two or more Owners similarly situated as a class in any lawsuit or other legal proceeding concerning the Governing Documents, the Plan, the Vacation Property, the Vacation Owners Association, the Condominium, the Condominium Association, the Master Property, the Master Easement Area, the Hotel the Ko Olina Resort, the Ko Olina Community Association and/or the Ko Olina Resort Operators Association. The president or the Plan Manager may begin, defend, intervene in, prosecute and settle any such proceedings. This does not, however, limit the rights of any Owner to appear, sue or be sued separately or to decide not to participate. The Board will supervise any legal representation by the president or the Plan Manager.

**B. POWER OF ATTORNEY.** By accepting an Ownership Interest, each Owner gives a special power of attorney (see Section 21.5) to the president of the Vacation Owners Association and the Plan Manager, with full power to do anything necessary or helpful to represent the Owner for the purposes of Section 14.6A.

**C. SERVICE OF PROCESS.** Except as otherwise provided by law, process (such as papers for a lawsuit) for the Vacation Owners Association may be served only on the registered agent of the Vacation Owners Association or, if there is no registered agent, then on the Plan Manager.

**D. LIMITATIONS.** The authority of the president of the Vacation Owners Association and Plan Manager under

this Section is subject to the limitations contained in Section 14.31.1).

#### 14.7 LIMITS ON LIABILITY.

A. **LIABILITY FOR OWNERS AND GUESTS.** The (i) Vacation Owners Association, the Plan Manager and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC), and (ii) each of their respective directors, officers, general partners of a partnership, members (in the case of a member-managed limited liability company), employees, agents and independent contractors, shall not be responsible or liable for the acts, failure to act or conduct of any Owner or an Owner's Guests.

B. **SECURITY.** The Vacation Owners Association, DVD, and/or the Plan Manager may, but need not, take steps to make the Vacation Property, the Condominium or the Master Property safer than they otherwise might be. The Vacation Owners Association, the Plan Manager and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC) and each of their respective directors, officers, general partners of a partnership, members (in the case of a member-managed limited liability company), employees, agents and independent contractors, are not insuring or guaranteeing the safety or security of people or property in the Vacation Property, the Condominium or the Master Property. The (i) Vacation Owners Association, the Plan Manager and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC), and (ii) each of their respective directors, officers, general partners of a partnership, members (in the case of a member-managed limited liability company), employees, agents and independent contractors, shall not be responsible or liable for any loss or damage for failing to provide adequate or effective safety or security measures. No representation or warranty is made that any fire protection, burglar alarm or other safety or security system or measure (including anything intended to limit access to the Condominium or the Vacation Property) will:

- 1) be effective in all cases and cannot be compromised or circumvented;
- 2) prevent all losses;
- 3) limit access to the Vacation Property, the Condominium or the Master Property; or
- 4) provide the detection or protection that it is designed or intended to provide.

Each Owner and every other person having any interest in an Ownership Interest or the Plan or staying in any Vacation Home, and all of their respective Guests,

acknowledges, understands, and agrees that Vacation Owners Association, the Plan Manager and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC), are not insurers and each person present on the Condominium or the Master Property assumes all risks of personal injury, death, or loss or damage to property resulting from the acts of third parties.

C. **WARRANTIES.** DVD is also the Condominium Developer but DVD is not the contractor or related to the contractor that is constructing the Condominium. DVD makes no warranties, express or implied, about the Units, the Condominium, or the Master Property (whether or not located within the Condominium), or about consumer products or anything else installed or contained in the Units, the Condominium, or the Master Property. This includes, but is not limited to, warranties of merchantability, habitability, workmanlike construction, fitness for a particular purpose, or sufficiency of design. All rights and interests in an Ownership Interest, the Vacation Property, the Condominium and/or the Master Property are being sold by DVD "as is" and "where is," with all defects, whether visible or hidden, and whether known or not known. This means, among other things, that neither DVD nor any of its affiliates (including but not limited to DVCHMC, BVTC and any other of The TWDC Companies) have to correct or fix, or pay to have someone else correct or fix, any defect no matter what causes it or when it is discovered. Each Owner and every other person having any interest in an Ownership Interest, Unit, or the Plan, or staying in any Vacation Home, and all of their respective Guests, gives up (in legal terms, "waives and releases") any and all rights and claims such person (or such person's successors and assigns) may have, now or in the future, against DVD, its affiliates (including but not limited to DVCHMC, BVTC and any other of The TWDC Companies), each of their respective officers, directors, agents and employees, and all of their successors and assigns, for (i) any defects in the Units, the Condominium, or the Master Property, or any consumer products or anything else installed or contained in the Units, the Condominium, or the



**Master Property, and (ii) for injury to persons or property arising from any such defects.**

This means that neither DVD nor any affiliate of DVD (including but not limited to DVCHMC, BVTC and The TWDC Companies) will have to pay for any injury or damage to people or things as a result of any defect.

**D. DISCLOSURES AS TO DISNEY BRAND.** DVD has entered into certain agreements with TWDC and/or The TWDC Companies that provide DVD, among other things, with the rights to utilize the name "Disney," certain "Disney" caricatures, fanciful characters, logos or other trademarked symbols registered by one or more of The TWDC Companies (individually and collectively, the "Disney Brand") in sales and marketing materials. Each Owner agrees that neither use by DVD of the Disney Brand nor licensing of the Disney Brand to the Plan, the Vacation Owners Association or the Condominium Association, shall make TWDC or any of The TWDC Companies (other than DVD as to the Plan, and DVCHMC and BVTC as to the Disney Vacation Club): (1) a developer of, or seller of any interest in, or marketing or sales agent for, the Master Property, the Condominium, the Plan or the Club, or (2) the entity offering or promoting the Plan or the Disney Vacation Club or any other product offered by DVD, DVCHMC or BVTC. Each Owner waives (gives up) any claims, whether specific or not, that TWDC or The TWDC Companies (other than DVD as to the Plan, and DVCHMC and BVTC as to the Disney Vacation Club) is liable or responsible as such developer, seller, and marketing and sales agent with respect to the Master Property, the Condominium, the Plan or the Club. The terms "developer", "seller", "entity offering" and "marketing" and "sales agent" as used in this paragraph shall have expansive definitions and shall include as many activities, direct or tangential, as may be undertaken in each of these capacities. Neither the Vacation Owners Association nor any of the Owners are intended third party beneficiaries of any contractual obligations between (i) TWDC and/or The TWDC Companies, and (ii) DVD, DVCHMC and/or BVTC. Among other things, this means that the Vacation Owners Association and the Owners have no right to enforce any such contractual obligations.

**15. ASSESSMENTS**

**15.1 DEFINITIONS.**

**A. "PLAN EXPENSES"** are the costs of operating the Vacation Ownership Plan and the costs of owning and maintaining the Vacation Property. The Plan Expenses are shared by the Owners. Plan Expenses may include, among other things, any or all of the following:

- ❖ The cost of utility services such as water, electricity, garbage disposal, telephone and cable television (to the extent that these are not provided by the Condominium Association or pursuant to the Master Declaration).
- ❖ The cost of repairing, rebuilding, replacing, remodeling, or making improvements to the Vacation Property.
- ❖ The cost of buying insurance required or permitted by the Plan Documents, the Membership Agreement, the DVC Resort Agreement or the Master Declaration.
- ❖ Wages, accounting and legal fees, management fees, start-up fees, housekeeping and cleaning fees, security costs, and other expenses necessary to maintain, repair, manage and operate the Vacation Property, or to manage and operate the Plan.
- ❖ All costs and expenses of providing, operating, and managing the reservation system, including any amounts charged to the Plan pursuant to the Membership Agreement.
- ❖ All amounts charged to the Units by the Condominium Association, or pursuant to the Ko Olina Documents or the Master Declaration (except in any such case amounts separately charged to individual Owners), and any taxes on such amounts. This includes, for example, the expenses of operating and maintaining the Condominium, the Shared Areas or the Ko Olina Resort.
- ❖ Any amount charged by the Condominium Association, or pursuant to the Ko Olina Documents or the Master Declaration due to an intentional or negligent act by an occupant of a Vacation Home, and any taxes on such amounts. The Vacation Owners Association will pay the charge but will then pass on the charge, and any taxes on it, to the responsible person as a Personal Assessment.
- ❖ The Resort Access Fees charged by Ko Olina Club, LLC.
- ❖ The costs and expenses to comply with the Disney Brand Standards or License Standards.
- ❖ Any taxes or other governmental charges upon or charged to the Vacation Property or the use of it or on any other interest of the Owners (except taxes separately charged to individual Owners). Examples of this type of expense include real property taxes, transient occupancy taxes, hotel or bed taxes, and any charges imposed in place of a hotel or bed tax.

- ❖ Any amounts due from the Vacation Owners Association pursuant to the Membership Agreement or the DVC Resort Agreement, and any taxes on such amounts.
- ❖ Any liability for loss or damage relating to the Vacation Property or the use of it.
- ❖ Any money owed by any Owner to the Vacation Owners Association to the extent the Board decides that it is uncollectible or too expensive to collect, as a practical matter.
- ❖ Amounts needed to make up any shortfall in funds needed to pay the Plan Expenses for any prior year.
- ❖ Amounts that the Vacation Owners Association collects for the Reserve Accounts. These are savings accounts of the Vacation Owners Association. The money is used to pay for Capital Improvements. "Capital Improvements" are things like replacing the carpeting or appliances, other major repairs and remodeling, or replacing the Vacation Homes or Association Property. Day to day maintenance and repairs are not Capital Improvements.
- ❖ Any amounts needed by the Board to buy one or more Ownership Interests in a foreclosure sale.
- ❖ Expenses declared to be Plan Expenses elsewhere in this Declaration.

**B. "FAIR SHARE"** means, for a given Ownership Interest, a share determined by multiplying the amount in question by the following fraction:

$$\frac{\text{The number of Home Resort Vacation Points assigned to that Ownership Interest}}{\text{The sum of all Home Resort Vacation Points for all Units for which Assessments have begun under Section 15.3}}$$

**C. "FISCAL YEAR"** means tax year.

**D. "ASSESSMENTS"** means Regular Assessments, Special Assessments and/or Personal Assessments.

**E. "COMMENCEMENT DATE"** means, for any Unit, the later of (i) the first day of the month after the first time that a First Deed conveying an Ownership Interest in that Unit is recorded, or (ii) the date when the City and County of Honolulu first issues a temporary or permanent certificate of occupancy for that Unit.

**F. "ANNUAL DUES"** means Regular Assessments charged by the Vacation Owners Association, and any

regular assessments charged by the Condominium Association for common expenses and reserves of the Condominium.

**G. "COLLECTION COSTS"** means all costs incurred to collect any overdue Assessments. It includes, but is not limited to collection agency fees and costs, foreclosure costs, court costs, and reasonable attorneys' fees, costs, and expenses.

## 15.2 THE ESTIMATED BUDGET.

**A. ANNUAL ESTIMATED BUDGET.** At least sixty (60) days before the end of each Fiscal Year, the Plan Manager will prepare and give to the Board an estimate of the Plan Expenses for the following year. The estimate will cover all Units paying Assessments or expected to be paying Assessments by the start of the Fiscal Year. (Section 15.3 explains when Assessments start for a Unit.) This estimate must include, among other things, any information required by the Act, the Rules, and any other Hawai'i law that applies. Upon review and approval by the Board, this estimate (with any changes the Board makes) will become the "Estimated Budget" for that year. The Plan Manager must keep a list of the Units covered by the Estimated Budget.

**B. BUDGETING FOR RESERVE ACCOUNTS.** When it reviews and approves the Estimated Budget, the Board must consider what specific Capital Improvements may be needed within any period of time up to twenty-five (25) years. The Board must then estimate: (i) the cost for each Capital Improvement; and (ii) the amount of money that should be saved each year to be able to pay for it when it is needed. In making these decisions, the Board may consider interest and other earnings on any funds held in Reserve Accounts. The Board must include these amounts in the Estimated Budget. The Board must budget for as many Reserve Accounts as it deems necessary. Its decision will be final. Each of these accounts must be earmarked for Capital Improvements.

**1) OTHER RESERVES.** The Vacation Owners Association may establish Reserve Accounts for working capital and any other Reserve Accounts that the Board determines to be necessary or prudent in the exercise of its reasonable business judgment.

**2) LIMITATION ON LIABILITY.** Neither the Vacation Owners Association, nor any Owner, director, officer, Plan Manager, agent, or employee of the Vacation Owners Association who makes a good faith effort to calculate the estimated replacement reserves for the Vacation Owners Association, or to review the calculations made by someone else, will be liable if the estimate later proves incorrect.

**3) OWNERS' INTEREST IN RESERVES.** Except upon termination of the Plan created by this Declaration, the interest of any Owner in the reserves of the Vacation Owners Association:

(a) Cannot be withdrawn or assigned separately, and

(b) Will be transferred automatically with each transfer of the Ownership Interest whether or not the deed or other transfer document expressly says so.

**C. LIMITS ON ASSESSMENTS.** The Board may impose as part of the budgeting process, without the vote or written approval of the Owners, an annual Regular Assessment that is as much as twenty percent (20%) greater than the annual Regular Assessment charged for the immediately preceding fiscal year. The Board may not adopt an Estimated Budget that increases the Regular Assessment of any Ownership Interest by more than twenty percent (20%) over the Regular Assessment for the previous year unless approved by DVD and by vote or written consent of a Majority of the Total Voting Interests held by Owners other than DVD. No vote or written consent is required in these circumstances:

1) It is not required if the Regular Assessment for an Ownership Interest would not have exceeded the limit except for an increase in taxes or other governmental assessments (for example real property taxes) or utility expenses.

2) It is not required if the funds are needed to pay the cost to comply with a court order or the requirements of the Condominium Documents, the Master Easement, the Master Declaration, or the Ko Olina Documents.

3) It is not required if the funds are necessary for an emergency situation such as repairs or maintenance necessary for personal or public safety.

4) It is not required if the funds are necessary for repairs or maintenance that could not reasonably be foreseen by the Board in preparing its Estimated Budget.

The Board may propose a budget containing a Regular Assessment which is more than twenty percent (20%) higher than the Regular Assessment for the immediately preceding fiscal year to the Owners at a meeting of the Vacation Owners Association or in writing, and if the proposed budget is approved at the meeting or by a Majority of the Total Voting Interests held by Owners other than DVD, the proposed budget shall be adopted.

The rule limiting increases does not apply to Ownership Interests not covered by the prior year's Estimated Budget. This might happen when, for example, a Condominium Unit is added to the Plan after the Fiscal Year begins.

**15.3 WHEN ASSESSMENTS BEGIN.** Assessments for each Unit begin on the Commencement Date for that Unit. From then on, each Owner of an Ownership Interest in that Unit, whether it is DVD or someone else, must pay a Fair Share of the Plan Expenses.

**15.4 REGULAR ASSESSMENTS.**

**A.** The Owner of each Ownership Interest will pay a share of the Plan Expenses, called the "*Regular Assessment.*" The Regular Assessment for each Ownership Interest is set as follows:

1) For Ownership Interests in Units covered by the Estimated Budget, the Regular Assessment will be a Fair Share of the Estimated Budget.

2) For Ownership Interests in Units not covered by the Estimated Budget (such as Ownership Interests in a Condominium Unit added to the Plan at mid-year), the Regular Assessment will be the same as the Fair Share for an Ownership Interest having the same number of Home Resort Vacation Points (as calculated under Subsection 15.1B., above) multiplied by this fraction:

$$\frac{\text{The number of full calendar months remaining in the Fiscal Year as of the Commencement Date for that Unit}}{12}$$

12

This way, each Ownership Interest in a Unit where Assessments begin after the Fiscal Year starts will pay Assessments only for the months remaining in the Fiscal Year. This does not mean, however, that DVD may not require a purchaser to pay any amount, up to the full year's Regular Assessment, as part of any purchase agreement.

**B.** In addition, the Regular Assessment for an Ownership Interest owned by an Owner outside of the United States may include, at the Plan Manager's election, a surcharge in an amount set by the Plan Manager from time to time to cover the added costs for postage, personal delivery, increased frequency of and costs associated with long distance and/or international communications, deliveries and so on, and also to cover any tax on the surcharge.

## 15.5 SPECIAL ASSESSMENTS.

**A. HANDLING SHORTFALLS.** If for any reason the Regular Assessments for the Plan Expenses are, or will be, inadequate to pay all Plan Expenses on time, the Board must estimate the shortfall. The Board must then (i) increase the next year's Estimated Budget to make up the shortfall, (ii) charge a Special Assessment, and/or (iii) borrow the funds needed to pay the shortfall, whether from the Reserve Account pursuant to Section 15.10C or from other sources.

**B. SHORTFALL'S RELATING TO DAMAGE OR DESTRUCTION.** If Vacation Property is damaged or destroyed and the costs to repair or replace it cannot be fully paid from any Insurance Proceeds and the money from any appropriate Reserve Account, the Board has the same three choices. It may charge a Special Assessment, add the amount needed to next year's Estimated Budget or borrow funds, whether from the Reserve Account pursuant to Section 15.10C or from other sources. The Special Assessment must be charged against all Ownership Interests regardless of where or how the damage occurred or whether the Vacation Owners Association is entitled to be repaid by an Occupant.

**C. HOW SPECIAL ASSESSMENTS ARE CHARGED.** To charge a Special Assessment, the Board must prepare and send to each Owner a supplemental budget showing the amount of the shortfall. The Board will charge to each Ownership Interest a Fair Share of the total shortfall shown on the supplemental budget.

**D. LIMITS ON SPECIAL ASSESSMENTS.** The total of all Special Assessments charged to an Ownership Interest in a Fiscal Year may not exceed 5% of the Regular Assessment for that Fiscal Year. The limit, however, is 10% for Special Assessments to pay the costs to repair or rebuild a damaged or destroyed Unit or the Association Property. The Board may exceed the limit if approved by DVD, and by the vote or written consent of a Majority of the Total Voting Interests held by Owners other than DVD. No vote or written consent is required, however, in these circumstances:

1) It is not required if the Special Assessment for an Ownership Interest would not have exceeded the limit except for an increase in taxes or other governmental assessments (for example real property taxes) or utility expenses.

2) It is not required if the funds are needed to pay the cost to comply with a court order or the requirements of the Condominium Documents, the Master Easement, the Master Declaration, or the Ko Olina Documents.

3) It is not required if the funds are necessary for an emergency situation such as repairs or maintenance necessary for personal or public safety.

4) It is not required if the funds are necessary for repairs or maintenance that could not reasonably be foreseen by the Board in preparing its Estimated Budget.

The rule limiting increases does not apply to Ownership Interests not covered by the prior year's Estimated Budget. This might happen when, for example, a Condominium Unit is added to the Plan after the Fiscal Year begins.

**15.6 PERSONAL ASSESSMENTS.** A "Personal Assessment" is charge for an expense that results from the act, failure to act, or other conduct of an Owner or other Primary Occupant, or the Guest of an Owner or other Primary Occupant. It includes, among other things, charges for extra services requested or used by the Owners or Occupants or by their Guests. Personal Assessments should not be confused with Regular and Special Assessments. The following expenses are examples of Personal Assessments:

- ❖ The cost of food, beverages, telephone charges, optional housekeeping service and other special services or supplies resulting from or related to the occupancy of the Vacation Home during a person's Use Period.
- ❖ Charges arising from or related to the use of the Association Property, the Condominium, the Shared Areas or any other part of the Master Property (for example, rentals of sports supplies or other recreational equipment, use of a spa, and so on).
- ❖ The cost to repair any Vacation Home or to repair or replace any Association Property in it because of loss or damage occurring during a person's Use Period (unless caused by ordinary wear and tear or by an unavoidable accident or other casualty) or to replace any missing items.
- ❖ Expenses to any other Owner or the Vacation Owners Association due to a person's intentional or negligent act or failure to act.
- ❖ Expenses resulting from any intentional or negligent violation of the Governing Documents.
- ❖ Collection Costs.
- ❖ Any late charges and interest on overdue payments.

- ❖ So long as the Membership Agreement is in effect, any sums charged to an Owner by DVCHMC pursuant to the Membership Agreement.
- ❖ So long as the Plan's DVC Resort Agreement is in effect, any sums charged to an Owner by BVTC in accordance with the DVC Resort Agreement.

#### 15.7 DUTY TO PAY ASSESSMENTS.

**A. PROMISE TO PAY.** By acquiring an Ownership Interest, an Owner promises to pay all Regular and Special Assessments charged to the Owner's Ownership Interest and all Personal Assessments charged to the Owner. Each Owner makes this promise whether or not he or she signs any document that expressly says so.

**B. DVD'S DUTY TO PAY; SUBSIDY CONTRACT.** DVD must pay the Assessments for each Ownership Interest for the period during which DVD is the Owner of it. Instead of doing so, however, DVD may enter into a "Subsidy Contract" with the Vacation Owners Association in which DVD agrees to pay to the Vacation Owners Association an amount calculated substantially as stated in the form of Subsidy Contract attached as Exhibit J. This paragraph does not prohibit DVD from requiring a purchaser to pay any amount, up to the full year's Regular Assessment, as part of any purchase agreement.

**C. PERSONAL OBLIGATION TO PAY.** Each Owner is personally obligated to pay on time all Assessments charged to the Owner or to the Owner's Ownership Interest. The amount of an Assessment will become the personal debt of the Owner as of the date when it is assessed. An Owner cannot avoid liability for Assessments by not using his or her Ownership Interest or by abandoning it. Even if the Owner transfers the Ownership Interest to someone else, the Owner is still personally obligated to pay all Assessments due before the transfer takes effect.

**D. INTEREST, LATE CHARGES, ETC.** All sums not paid within fifteen days of the due date will be subject to: (i) interest at a rate set by the Board or, if no rate is set, then at one percent (1%) per month from the due date; and (ii) a late charge in the amount set by the Plan Manager or, if no amount is set, then fifty dollars (\$50). The Plan Manager may also charge a fee for returned checks or other payments not honored due to insufficient funds or for other reasons. An Owner must also pay all Collection Costs.

**E. HOW PAYMENTS WILL BE APPLIED.** Payments will be applied as provided in the Association Rules. If the Association Rules do not say how payments will be applied, then they will be applied (in equal shares for each Ownership Interest if the Owner owns more than one) first

to Collection Costs, then to late charges, then to interest, then to the principal amount of the Assessment.

#### 15.8 COLLECTING ASSESSMENTS.

**A. TIME AND METHOD OF PAYMENT.** An Owner must pay his or her Assessments to the Vacation Owners Association. An Owner must pay his or her Regular Assessments yearly in advance unless the Plan Manager adopts a different payment schedule.

**B. BILLS FOR ASSESSMENTS.** The Vacation Owners Association or Plan Manager will mail to each Owner, at the address shown on the records of the Vacation Owners Association, a bill stating the due date and amount of the Assessment for the Owner's Ownership Interest. If a single Ownership Interest is owned by more than one person, the bill may be sent to any one or more of the co-Owners. No matter when the bill is sent, however, for the purpose of fixing the amount of any Association's Lien based on the Assessment, the Assessment will be considered due on the date stated in the bill.

**1) JOINT BILLINGS.** The Vacation Owners Association or Plan Manager may join with the Condominium Association, the Master Declarant, DVCHMC and/or BVTC to send a single bill covering Assessments due under the Condominium Documents, the Plan Documents, the Master Declaration, the Membership Agreement or the DVC Resort Agreement. The Vacation Owners Association may permit the Condominium Association and/or the Master Declarant to collect the Assessments and turn them over to the Vacation Owners Association or Plan Manager provided that they have adequate fidelity insurance or bonds. The Vacation Owners Association may also agree with the Condominium Association, the Master Declarant, DVCHMC and/or BVTC to act as their agent in collecting amounts due under the Condominium Documents, the Master Declaration, the Membership Agreement and/or the DVC Resort Agreement.

#### C. PAYMENT OF PERSONAL ASSESSMENTS.

**1) TIME FOR PAYMENT.** Personal Assessments will be paid at the time required by the Association Rules. If the Association Rules do not say when payments will be due, then Personal Assessments will be due as follows:

(a) Each Primary Occupant must pick up and pay all bills for Personal Assessments that are ready at Check-Out Time. Examples include food or beverage charges, optional housekeeping service, and telephone charges.

(b) Personal Assessments not paid at Check-Out Time must be paid within thirty (30) days after a bill for the Personal Assessment is mailed.

**2) PERSONAL ASSESSMENT DEPOSIT.** At any time before or during a person's Use Period, the Vacation Owners Association or the Plan Manager may require an advance payment or deposit, or a credit card imprint, from a Primary Occupant if they decide that it is appropriate. The Vacation Owners Association or Plan Manager may (but are not required to) use these funds to pay any Personal Assessments of that person. The Vacation Owners Association may keep the money (or any unspent part of it) until all charges relating to that person's occupancy have been paid. Neither the Vacation Owners Association nor the Plan Manager will be liable for not asking for or not keeping advance payments or deposits. The request or failure to request and keep them does not excuse an Occupant's duty to pay the Personal Assessments.

**D. COLLECTION POLICIES.** The Board may establish collection policies and procedures or may delegate the authority to do so to the Plan Manager. The Board may also compromise and settle disputed amounts and may delegate the authority to do so to the Plan Manager.

**15.9 USE OF AMOUNTS COLLECTED.** Assessments must be used exclusively for these purposes:

- ❖ To pay Plan Expenses,
- ❖ To promote the recreation, health, safety and welfare of the Owners,
- ❖ To improve, operate, maintain, repair and replace the Vacation Property,
- ❖ To pay amounts due under the Governing Documents, or
- ❖ To operate and manage the Vacation Ownership Plan and to pay any expenses incurred by the Vacation Owners Association in performing its duties.

#### **15.10 DEPOSIT AND USE OF FUNDS.**

**A. MANAGEMENT OF ACCOUNTS.** All amounts received by the Vacation Owners Association or Plan Manager will be deposited in the general account promptly after being received. Money received for any Reserve Accounts will be transferred to those accounts promptly. Money received for payment of sums due under the Membership Agreement must be paid to DVCHMC immediately. Likewise, money received for payment of sums due under the DVC Resort Agreement must be paid to BVTC immediately. All accounts must be established with

a safe and responsible depository (such as a bank, savings and loan association, or trust company) in Hawai'i or, upon approval by the Director of the Hawai'i Department of Commerce and Consumer Affairs, another state. This money may be placed in a savings or checking account. It also may be invested in treasury bills or certificates of deposit or other obligations of an agency of the United States of America (such as U.S. savings bonds) or obligations that are fully guaranteed as to principal by an agency of the United States of America. It also may be invested in any other investments authorized by the Act or authorized for a condominium unit owners association under the Hawai'i Condominium Property Act. All interest and other earnings will belong to the Vacation Owners Association. All amounts collected or held by the Plan Manager on behalf of the Vacation Owners Association will be kept in segregated accounts separate from amounts collected from the owners of real estate in other real estate developments (for example, the Condominium) managed by the Plan Manager.

**B. THE GENERAL ACCOUNT.** The Board may spend the money in the general account to pay Plan Expenses as permitted by the Plan Documents.

**C. THE RESERVE ACCOUNT.** Any part of the Regular Assessment that is intended for the Reserve Accounts must be placed in a separate account. The Board will authorize payments from the Reserve Accounts as needed. Money in the Reserve Accounts will be considered conclusively to be savings of the Owners of the Units held for their benefit to pay for Capital Improvements or other capital expenses. Any part of an Owner's Assessments used or to be used by the Vacation Owners Association for Capital Improvements or any other capital expense will be treated as a capital contribution by the Owner. It will be credited by the Vacation Owners Association on its books as paid-in surplus. It will not be treated as income to the Vacation Owners Association or to the Owners.

Money in the Reserve Accounts may be used only to pay for Capital Improvements. However, the Board may borrow money from a Reserve Account to meet short-term cash-flow requirements or other expenses. Before doing so, the Board must make a written finding that explains the reason that the loan is needed and describing when and how the money will be repaid to the Reserve Account. This finding must be recorded in the Board's minutes. The Board must see that the money is repaid to the Reserve Account within one year of the date of the initial borrowing. However, the Board may delay repayment temporarily if it makes a written finding that doing so is in the best interests of the Plan. The Board must exercise prudent fiscal management in maintaining the integrity of the Reserve Accounts. If necessary, it must charge a Special Assessment to repay the full amount borrowed from the Reserve Account. The

Board can extend the due date for a Special Assessment. Any extension will not prevent the Board from using any legal remedy it has to collect an unpaid Special Assessment.

#### **15.11 FINANCIAL REPORTS.**

The Vacation Owners Association must prepare and make the following documents available to each Owner:

**A. THE ESTIMATED BUDGET.** Copies of the proposed budget and proposed assessments shall be transmitted to each Owner at least fourteen (14) days prior to the meeting at which the proposed budget is to be considered, together with a notice of the meeting which shall state the time and place of the meeting. The meeting shall be open to all Owners. If the proposed budget is subsequently amended before the Assessments are made, a copy of the amended proposed budget or a description of any changes in the adopted Estimated Budget and a disclosure regarding the Owner's rights to receive a copy of the adopted Estimated Budget shall be furnished to each Owner.

**B. YEARLY AUDIT.** Each year, the Plan Manager, or the Board if there is no Plan Manager, must arrange for an independent audit of the Vacation Owners Association's financial accounts. The audit must be conducted by a certified public accountant in accordance with generally accepted accounting principles. The Vacation Owners Association must make the audit available to Owners upon request starting one hundred and eighty (180) days after the close of the Fiscal Year, or at such earlier time as shall be required by applicable law. The audit must include a report (the "Annual Report") that includes each of these things:

- 1) A balance sheet as of the end of the Fiscal Year.
- 2) An operating (income) statement for the Fiscal Year.
- 3) A statement of the net changes in the financial condition of the Plan for the Fiscal Year.
- 4) For any Fiscal Year in which the gross income to the Vacation Owners Association exceeds seventy-five thousand dollars (\$75,000), a copy of the review of the Annual Report prepared in accordance with generally accepted accounting principles.
- 5) A list of the names and the method of contacting the Board members.
- 6) Any other information required by the law of any place (for example, another state) where the Vacation Ownership Plan is registered for public sale.

**C. ESTIMATED BUDGET AND AUDIT SUMMARY.** Instead of providing a copy of the Estimated Budget and Annual Report as required by Sections 15.11A and 15.11B, the Board may elect to provide a summary of the Estimated Budget and Annual Report to the Owners along with a written notice that the Estimated Budget and Annual Report are available at the business office of the Vacation Owners Association or at another suitable location within the boundaries of the Condominium, and that copies will be provided upon request and at the expense of the Vacation Owners Association. If any Owner requests that a copy of the Estimated Budget and Annual Report required by Sections 15.11A and 15.11B be provided to the Owner, the Vacation Owners Association must provide the copy to the Owner by facsimile, electronic mail, or first-class United States mail at the expense of the Vacation Owners Association and delivered within 10 days. The written notice that is distributed to each of the Owners must be in conspicuous 14-point type on the front page of the summary of the Estimated Budget and Annual Report.

#### **16. ENFORCEMENT**

**16.1 ENFORCING THE PLAN DOCUMENTS.** If anyone violates the Plan Documents, the Board or the Plan Manager (acting on behalf of the Vacation Owners Association) has full power and the right to enforce compliance in any manner permitted in the Plan Documents and by law. DVD, DVCHMC and BVTC each have the right to enforce any rights that they have under the Plan Documents in any manner permitted by law, the Plan Documents, the Membership Agreement (in the case of DVCHMC or DVD) or the DVC Resort Agreement (in the case of BVTC or DVD). The enforcement powers provided by law or contained in the Plan Documents, the Membership Agreement or the DVC Resort Agreement, are "cumulative." This means they may be used one at a time or all at once. By acquiring an Ownership Interest, each Owner promises and agrees that the Vacation Owners Association, the Plan Manager, DVCHMC, BVTC and DVD have all the rights, powers and remedies provided by law or in the Plan Documents, the Membership Agreement (in the case of DVCHMC or DVD) or the DVC Resort Agreement (in the case of BVTC or DVD).

**A. PRIOR FAILURE TO ENFORCE.** Failure to enforce any provision of the Plan Documents or the DVC Resort Agreement does not mean that the provision cannot be enforced later.

**B. ATTORNEYS' FEES AND COSTS.** The Vacation Owners Association (and the Plan Manager if authorized by the Vacation Owners Association) may employ an attorney to enforce the Plan Documents against any Owner or Occupant. If so, the Owner or Occupant must pay, in addition to any other amounts due, all reasonable attorneys'

fees and costs incurred by the Vacation Owners Association and/or the Plan Manager. Likewise, DVD may employ attorneys to enforce its rights under the Plan Documents or the DVC Resort Agreement, and has the right to recover its reasonable attorneys' fees and costs. DVCHMC and BVTC have the rights provided in the Membership Agreement and the DVC Resort Agreement. In the case of unpaid Assessments, the Vacation Owners Association or Plan Manager may also employ one or more collection agents and the Owner or Occupant must pay all Collection Costs incurred by the Vacation Owners Association or the Plan Manager.

**16.2 RIGHT OF ENTRY.** The Vacation Owners Association and the Plan Manager have the right and power to enter any Vacation Home, whether or not during a Maintenance Period and whether or not the Occupant is present, to stop any activity or condition or to remove anything that:

- A. Violates the law or any of the Governing Documents,
- B. Is unauthorized, prohibited, harmful, offensive or potentially dangerous to others or their property, or
- C. Threatens the property, rights or welfare of others.

**16.3 SUSPENSION OF PRIVILEGES; FINES.**

A. If any Owner or the Owner's Guests violate the Plan Documents, the Vacation Owners Association may charge the Owner a money penalty and/or suspend the Owner's rights and privileges under the Plan Documents. For example, the Vacation Owners Association may do any of these things:

- 1) It may suspend the Owner's rights to reserve a Vacation Home, to use a Vacation Home during the Owner's Use Period, or to participate in any vote under the Plan Documents.
- 2) It may suspend the Owner's right to participate in any Exchange Programs, including but not limited to the DVC Reservation Component.
- 3) It may suspend utility and other services to the Owner's Assigned Vacation Home during the Owner's Use Period.
- 4) It may cancel the Owner's existing reservation.
- 5) It may keep the Owner's existing reservation but rent the Use Period to someone else for the account of

the Vacation Owners Association (subject, however, to the rights of DVCHMC under the Membership Agreement).

**B. HEARING.** Unless the suspension of rights and privileges is due to the Owner's failure to pay Assessments or any other charges due to the Vacation Owners Association, the Plan Manager or the DVC Operator, the Board must meet and permit the Owner to present his or her case before it fines the Owner or suspends the Owner's rights and privileges. The Board must give the Owner written notice of the meeting at least 15 days in advance. If the notice is given by mail, it must be sent to the Owner's last known address, as shown in the Vacation Owners Association's records. The notice must state the purpose of the meeting and the reason for seeking the suspension or fine. The Owner has the right to be heard, orally or in writing, on why the penalty should not be imposed or the rights and privileges suspended. Unless otherwise required by law, the Board will decide whether the Owner's defense will be oral or written. The Board will decide whether to fine the Owner or to suspend the Owner's rights and privileges. The Board cannot act, however, unless a quorum is present and the meeting is held as provided in the Bylaws.

**C. WHEN THE FINE OR SUSPENSION TAKES EFFECT.** The Board or Plan Manager must give the Owner written notice of any fine charged to the Owner and the reasons for it. The Board or the Plan Manager must give written notice of any decision to suspend an Owner's rights and privileges immediately after the decision is made. Any disciplinary action will take effect fifteen days after the date that the notice is given.

**D. WHEN PRIVILEGES WILL BE RESTORED.** If an Owner is suspended for failing to pay amounts due under the Plan Documents, the suspended privileges and services will be restored automatically fifteen (15) days after the Vacation Owners Association receives the Owner's payment, in cash or by cashier's or certified check, of all amounts due and any fine imposed. If an Owner is suspended for any other reason, the suspended privileges and services will be restored automatically at the end of the period stated in the suspension notice and/or after the Vacation Owners Association receives the Owner's payment of any fine, as applicable.

**E. THE PLAN MANAGER'S ROLE.** The Board may delegate to the Plan Manager the power to carry out any disciplinary actions imposed by the Board. The Board also may delegate to the Plan Manager the authority (i) to suspend an Owner's rights and privileges under the Plan Documents in cases where the Owner has not paid all Assessments due, and (ii) in all other cases, to conduct the hearing required by Section 16.3B and to decide whether to suspend the Owner's rights and privileges.



**16.4 ENFORCEMENT BY FILING A LAWSUIT.** The Vacation Owners Association, the Plan Manager, the Master Declarant, DVCHMC, BVTC, DVD and/or any Owner may ask a court to enforce the Plan Documents and ask for any appropriate relief. For example, the appropriate relief could be damages or an order specifically enforcing those documents, or a combination of those things. The Vacation Owners Association or the Plan Manager may also seek judicial enforcement of the liens provided by this Declaration and any other lien provided by law, and have the right to take the Ownership Interest of any defaulting Owner in any lawful manner.

**A. A VIOLATION IS A NUISANCE.** Each violation of the Plan Documents is declared to be a nuisance. The Vacation Owners Association, the Plan Manager, the Master Declarant, DVCHMC, BVTC and/or DVD may seek an "*injunction*" (a court order requiring someone to do or stop doing something) or any other appropriate relief to stop the nuisance.

**B. DISPUTES WITH DVD.** No matter what else the Plan Documents say, any dispute between the Vacation Owners Association and DVD with respect to whether DVD has satisfied any conditions to the exoneration or release of any bond, cash deposit, letter of credit or other financial assurance posted as security for DVD's obligations (i) to pay any Assessments due under the Plan Documents, or (ii) to pay the costs of operating the Plan and maintaining the Vacation Property under a Subsidy Contract, must, at the request of either party, be submitted to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association.

**16.5 THE VACATION OWNERS ASSOCIATION MAY RENT AN OWNER'S USE PERIOD.**

**A. THE VACATION OWNERS ASSOCIATION'S RIGHT TO RENT.** If an Owner (other than DVD) is more than sixty (60) days late in paying any Assessment, and does not make that payment within ten (10) business days after the Vacation Owners Association sends a written demand to pay then the Vacation Owners Association shall have the right but shall not be obligated to use the Owner's Home Resort Vacation Points to reserve a Vacation Home. The Vacation Owners Association may but is not obligated to then rent the Vacation Home to the public. The renter and his or her Guests will have the right to use the Assigned Vacation Home during the Use Period reserved. The Vacation Owners Association may not use the Owner's Vacation Points more than necessary to pay all sums due from such Owner in full (plus the reasonable costs of renting the Use Period or Periods).

**B. USE OF THE RENT MONEY.** Subject to the rights of DVCHMC under the Membership Agreement, the

Vacation Owners Association will apply the rent money first to pay the cost of arranging the rental and then to pay all overdue Assessments owed by the Owner (for example, penalties, late fees and so on). Any excess money will be paid to DVCHMC in accordance with the provisions of the Membership Agreement. If the Membership Agreement is no longer in effect, the excess money may be used by the Vacation Owners Association to pay any Plan Expenses and will not be credited to or for the account of the defaulting Owner. (The intent here is to be sure the defaulting Owner does not profit by his or her wrongdoing and to avoid violating any securities laws.)

**C. LIMITS ON THE VACATION OWNERS ASSOCIATION'S RIGHT.** The Vacation Owners Association may not reserve or rent a time period which is subject to an existing reservation held by:

- 1) Another Owner (including DVD) whose reservation has been confirmed;
  - 2) DVCHMC acting pursuant to Section 7.3C;
- or
- 3) An Exchanger whose exchange reservation has been confirmed by the Vacation Owners Association or by an Exchange Company.

**D. WHAT HAPPENS IF THE USE PERIOD IS ALREADY RENTED.** If the Owner has already rented his or her Use Period, the renter will be permitted to use the Owner's Use Period. The Vacation Owners Association will have the right to collect any unpaid rent from the renter until all amounts due are paid in full.

**E. VACATION OWNERS ASSOCIATION'S EASEMENT.** The Vacation Owners Association has an easement for the purpose of conducting rental activities under this Section 16.5. The Vacation Owners Association's and the Plan Manager's employees, agents, contractors, and other authorized persons may use the Vacation Owners Association's easement rights to the extent authorized by the Vacation Owners Association.

**16.6 THE ASSOCIATION'S LIEN; FORECLOSURE.**

**A. LIEN.** The Vacation Owners Association has a lien (the "*Association's Lien*") on each Ownership Interest for all amounts charged to it or its Owner. This means that the Ownership Interest is collateral for the Owner's obligations to obey the Plan Documents and to pay all Assessments, including late charges, interest, and Collection Costs. If the Owner fails to pay, the Vacation Owners Association may foreclose the Association's Lien. This means that the Ownership Interest will be sold and the money from the sale will be used to pay the amounts owed.

The Association's Lien will cover all interests in an Ownership Interest, including, for example, (i) the seller's and the buyer's interests under any Agreement of Sale, and (ii) all Condemnation and Insurance Proceeds relating to an Ownership Interest. The recording of this Declaration is notice of the Association's Lien to each and every person who has or acquires any interest in or to any Ownership Interest or Unit, now or later.

## **B. EFFECT OF ASSOCIATION'S LIEN.**

**1) EFFECT ON A NEW OWNER.** In this Section 16.6B, "*Prior Owner*" means the Owner who transfers an Ownership Interest, and "*New Owner*" means the person to whom the Ownership Interest is transferred. If an Ownership Interest is transferred, the New Owner is not personally responsible to pay Assessments due before the date the transfer took place. However, the Ownership Interest still will be subject to the Association's Lien for all the unpaid Assessments of the Prior Owner. As a result, the Vacation Owners Association still may foreclose the Association's Lien on the Ownership Interest. If so, the Ownership Interest would be taken from the New Owner and sold to pay the amounts due. The New Owner would receive only the money that is left, if any, after all unpaid Assessments have been fully paid.

**(a) STATEMENT OF UNPAID AMOUNTS.** A New Owner can avoid this problem by asking the Vacation Owners Association for a statement of unpaid amounts. Any Owner, Mortgage Lender, potential Mortgage Lender or potential buyer may ask the Vacation Owners Association for a letter listing all amounts unpaid with respect to the Ownership Interest. Within twenty (20) days after receiving the request, and subject to the requirements of any federal or state privacy laws, the Vacation Owners Association or the Plan Manager must provide the letter. The letter will bind the Vacation Owners Association in favor of anyone who relies on it in good faith (except the Prior Owner). As a result, after the transfer or mortgage is made the Vacation Owners Association may not foreclose the Association's Lien for any Assessments due before the date of the letter in excess of the amount stated in the letter. This does not apply, however, to the amount of any check that is later dishonored and that is mentioned in the letter as having been received within the 30-day period just before the date of the letter. The Vacation Owners Association and/or the Plan Manager may charge a reasonable fee for preparing the letter.

**2) EFFECT ON MORTGAGES AND OTHER ENCUMBRANCES.** No matter what else the Plan Documents say, the Association's Lien is subordinate to (which means that it is subject to and will not affect) the rights or remedies of DVD under a mortgage recorded before a Notice of Lien is recorded. This rule also applies to a Mortgage Lender

who acquires a note and mortgage made in favor of DVD or its nominee. In all other cases, the liens created by this Declaration will be prior to (superior to and controlling over) all mortgages made by an Owner and all liens or encumbrances imposed by law upon any Ownership Interest. This will be so whether the Notice of Lien is recorded before or after any such encumbrance. Of course, some liens (such as real property tax liens) may be superior to the liens in this Declaration if the law makes them so.

**3) EFFECT ON AGREEMENTS OF SALE.** Since the buyer is considered the Owner, only the buyer (and not the seller) under an Agreement of Sale will be personally liable. The Ownership Interest, however, is still subject to the Association's Lien for all unpaid Assessments for which the buyer is personally liable. The Association's Lien will remain on the Ownership Interest even if the Agreement of Sale is later canceled and the seller again becomes its "Owner." As a result, the Vacation Owners Association may foreclose the Association's Lien at any time, before or after the Agreement of Sale is canceled.

If this happens before the Agreement of Sale is canceled, the Ownership Interest will be taken from both the buyer and the seller and sold to someone else to pay the overdue amounts. The buyer and seller would receive only the money that is left, if any, after all unpaid Assessments have been fully paid. If this happens after the Agreement of Sale is canceled, the Ownership Interest will be taken from the seller and sold, and the seller still receives only the money left after all unpaid amounts have been paid.

**4) EFFECT ON A BUYER AT A FORECLOSURE SALE.** Anyone who buys an Ownership Interest at a foreclosure sale does not have to pay any Assessment due before the Ownership Interest is transferred to the buyer. In addition, the Ownership Interest will not be subject to the Association's Lien for any Assessments that became due before the Ownership Interest is transferred to the buyer. However, the Association's Lien will remain on the Ownership Interest for all Assessments that become due after the Ownership Interest is transferred to the buyer at the foreclosure sale.

**C. FORECLOSURE AND SALE.** The Association's Lien is like a mortgage with a private power of sale. The Vacation Owners Association may foreclose it in any lawful way and the defaulting Owner's Ownership Interest may be sold at a public auction with or without first obtaining a court order.

**1) NOTICE OF DEFAULT.** Before the sale, the Vacation Owners Association must give a notice to the defaulting Owner explaining the violation. The Vacation Owners Association must send a copy of the notice to any Mortgage Lender of the defaulting Owner if the Mortgage

Lender has asked for copies of such notices and has furnished its name and address to the Vacation Owners Association. The notice must state the date and nature of the violation. If the default is the failure to pay money, the notice must state the total of any unpaid amounts and include a demand for payment.

**2) NOTICE OF LIEN.** If the violation is not cured within ten (10) days after the Vacation Owners Association gives its notice to the Owner, then an officer of or attorney for the Vacation Owners Association or the Plan Manager may sign and record a notice of lien ("*Notice of Lien*"). The Notice of Lien must state:

- (a) The name of the defaulting Owner.
- (b) The Condominium Unit number of the Unit in which the defaulting Owner owns an Ownership Interest.
- (c) The amount claimed to be due (after any proper offset).
- (d) That the Notice of Lien is made by the Vacation Owners Association under the terms of the Plan Documents.
- (e) That the Association's Lien is claimed against the Ownership Interest for the violation and in an amount equal to the net amount due plus interest, late charges and Collection Costs.
- (f) That the Vacation Owners Association intends to have the Ownership Interest sold in a foreclosure sale.

Each violation will be a separate basis for a Notice of Lien. But a single Notice of Lien may cover more than one default, and may include defaults between the date of the Notice of Lien and the date of the sale.

**3) CANCELLATION OF NOTICE OF LIEN.** The Vacation Owners Association may provide a document canceling a Notice of Lien. It will do so if both of these conditions are met:

- (a) The Vacation Owners Association must first receive payment in full of the amount claimed to be due and owing (including interest, late fees, and any Collection Costs).
- (b) The Owner must ask for the cancellation document and pay a reasonable fee for it.

The document canceling the Notice of Lien must be signed by an officer of or attorney for the Vacation Owners Association or the Plan Manager.

**4) CONDUCTING THE SALE.** The sale may be conducted in any lawful way. For example, the Vacation Owners Association has a power of sale and may foreclose the Association's Lien in the manner provided in H.R.S. Section 514E-29 and H.R.S. Section 667-5, or in any other laws that apply.

**5) POWER OF ATTORNEY.** When enforcing its rights, the Vacation Owners Association or the Plan Manager (acting in either case its own name or in the name of the defaulting Owner) may sign and deliver any deeds and any other legal documents necessary to transfer title to that Owner's Ownership Interest to a purchaser. For this purpose, the Vacation Owners Association and the Plan Manager are each appointed the attorney-in-fact for each Owner.

**6) PERMITTED BUYERS.** The Vacation Owners Association or, subject to the limitations of Section 10.4B, anyone else may bid on and buy the Ownership Interest at the foreclosure sale. The Vacation Owners Association may offset the debt against the amount bid at the sale. The Vacation Owners Association may buy the Ownership Interest of a defaulting Owner or accept a transfer of it to the Vacation Owners Association from the Owner in place of foreclosure.

**7) AMOUNTS OWED AFTER THE SALE.** The foreclosure sale may not produce enough money to pay all amounts owed by the defaulting Owner. If this happens, the defaulting Owner remains personally liable for the difference. The Vacation Owners Association can sue him or her to collect the unpaid amount.

**8) BUYER AT FORECLOSURE.** Anyone who buys the Ownership Interest at the foreclosure sale will have to obey the Plan Documents just like any other Owner.

**D. DVD'S RIGHTS.** DVD has the right, but not the obligation to pay the amounts due from a defaulting Owner to the Vacation Owners Association or to the Condominium Association. To exercise this right, DVD must make such payment to the Plan Manager prior to the end of the then-current fiscal year. In such event, (i) DVD shall hold the Association's Lien on the Owner's Ownership Interest, (ii) DVD shall have the right to exercise all rights and remedies of the Vacation Owners Association, including the right to foreclose the Association's Lien in the name of the Vacation Owners Association, and (iii) DVD shall have the right to act as the attorney-in-fact for the Owner pursuant to the Vacation Owners Association's power of attorney under Section 16.6C.5), and in the exercise of the Vacation

Owners Association's power of substitution pursuant to Section 21.5B.

## 17. INSURANCE

### 17.1 INSURANCE GENERALLY.

**A. INSURANCE REQUIRED.** The Vacation Owners Association must obtain, as a minimum, the insurance required by this Section 17 and any additional insurance coverage required by or pursuant to the Master Declaration. The cost of insurance will be a Plan Expense. Each policy may be separate or the Vacation Owners Association may buy one or more commercial package policies. If any part of this Section 17 conflicts with the Condominium Documents regarding insurance, the Condominium Documents will control. If any part of this Section 17 or the Condominium Documents conflicts with the Master Declaration regarding insurance, the Master Declaration will control.

**B. SOURCE OF INSURANCE.** The Vacation Owners Association may buy the insurance itself. Or it may join with the Condominium Association and/or the Master Declarant in order to buy insurance. If the Plan Manager or any related company manages more than one owners association or real estate project, then the Plan Manager may buy one or more blanket policies that cover the Plan and any other owners associations or real estate projects, including but not limited to the Hotel. In that case, the covered projects will split the costs of the policies in an equitable manner as determined by the Plan Manager in its sole, absolute and unfettered discretion.

**C. QUALIFIED INSURANCE COMPANIES.** Each insurance company must be permitted by law to write insurance policies in Hawai'i or on Hawai'i property. This does not apply, however, to (i) federal flood insurance and other government insurance programs, and (ii) insurance not available, or not available at a reasonable price, from a company permitted by law to write insurance policies in Hawai'i or on Hawai'i property. Each insurance company must have a financial rating by Best's Insurance Reports of Class B:VII or better. If the insurance cannot be obtained from a company having that rating, or if the Board decides that the cost is too high, then the Vacation Owners Association may buy the insurance from any financially sound company of recognized responsibility.

**D. ADDED INSURANCE.** The Vacation Owners Association has the right and power to increase the insurance coverage or to obtain better terms than those stated in this Section 17 whenever the Board deems it necessary or in the best interests of the Vacation Owners Association. The Vacation Owners Association may also buy other kinds of insurance even if they are not described

in this Section 17. For example, the Vacation Owners Association may buy business interruption insurance.

**E. SUBSTITUTE COVERAGE; REDUCTION IN INSURANCE.** Except for insurance required by law and subject to any requirements of the Master Declaration or the Condominium Documents, the Vacation Owners Association need not buy any insurance if the Board is advised that it cannot reasonably be obtained or if the Board decides that it is too expensive. In those cases, the Vacation Owners Association must buy other insurance that the Board believes to be appropriate under the circumstances for condominium units in condominiums similar in construction, location and use. The Board may accept any deductibles, uninsured retentions, and co-insurance as it chooses in its business judgment. Any amount paid on account of any deductible, uninsured retention, or co-insurance will be a Plan Expense. Even so, if a loss results from the negligence or willful misconduct of an Occupant, then the Vacation Owners Association may charge the amount to the Occupant as a Personal Assessment pursuant to Section 15.6.

**F. ROLE OF PLAN MANAGER.** The Board may delegate to the Plan Manager the power to exercise all rights, make all decisions, and perform all obligations of the Vacation Owners Association and the Board under this Section 17.

**G. LIABILITY FOR INSURANCE DECISIONS.** The Board will not be liable for any decision it makes on insurance except to the extent of its gross negligence or intentional misconduct. Likewise, neither DVD nor the Plan Manager will be liable except to the extent of their gross negligence or intentional misconduct. The DVC Operator, BVTC and the other TWDC Companies shall have no liability whatsoever with respect to insurance.

**H. INSPECTION AND COPYING.** The Plan Manager will furnish copies of the Vacation Owners Association's insurance policies to any Owner (and anyone having a contract to buy an Ownership Interest) who requests the same; provided that instead of furnishing copies of the insurance policies, the Plan Manager may elect to provide a brief summary of the Vacation Owners Association's insurance coverages to the party requesting copies of the policies.

**17.2 PROPERTY INSURANCE.** The Vacation Owners Association must buy and always have in effect at all times a policy of property insurance. This insurance is called the "Policy" in this Section 17.2.

**A. WHO IS INSURED.** The Policy must name the Fee Owner and the Vacation Owners Association, by the Board, as trustee for each Owner in proportion to the

Owner's fractional or percentage Ownership Interest in his or her Unit as the insured.

**B. REQUIRED COVERAGE.** The Policy must, if possible, cover one hundred percent (100%) of the full insurable replacement cost, without deducting for depreciation, of each Unit and the Association Property.

**C. COVERAGE NOT REQUIRED.** The Policy does not have to cover (i) exterior glass if the Board decides that this is too expensive, and (ii) underground improvements, except for conduits, plumbing and wiring.

**D. FORM OF POLICY.** The Policy must cover those risks generally covered by a special form policy. A "special form policy" commonly insures against these risks: fire, lightning, windstorm and hail, smoke, explosion, civil commotion, riot, and riot attending a strike, aircraft and vehicle damage, vandalism, sprinkler leakage, sinkhole collapse, volcanic action, breakage of glass, falling objects, water damage, collapse of structure, and direct physical loss. If the Condominium is located in an area prone to earthquakes, the Vacation Owners Association must also buy earthquake insurance if it is available at a reasonable cost.

**E. ADDITIONAL COVERAGE.**

1) The Policy must have an agreed amount endorsement. This protects Owners from co-insurance clauses. A co-insurance clause reduces benefits if the Vacation Owners Association fails to buy enough insurance.

2) The Policy must have an inflation guard endorsement. This automatically increases the policy limits up to a certain amount each year to help keep the policy limits current with inflation.

**17.3 LIABILITY INSURANCE.** The Vacation Owners Association must buy and keep in effect commercial general liability insurance and, if necessary, commercial umbrella insurance. In this Section 17.3, the commercial general liability insurance and commercial umbrella insurance are together called the "Policy."

**A. WHO IS INSURED.** The Policy must cover claims for personal injury, bodily injury, death and property damage against (i) the Vacation Owners Association, the Board, the Plan Manager, the DVC Operator, DVD, the Master Declarant, the Fee Owner, and The TWDC Companies (including but not limited to DVCHMC and BVTC), and (ii) each of their respective directors, officers, employees and agents, and (iii) all Owners as a group.

**B. REQUIRED COVERAGE.** The Policy limits for each accident or occurrence may not be less than \$15,000,000 for personal injury, bodily injury, and death, and \$5,000,000 for property damage, or such higher limits as the Master Declarant may require from time to time in its sole, absolute and unfettered discretion.

**17.4 MOTOR VEHICLES.** The Vacation Owners Association must buy and maintain a commercial automobile liability policy of insurance if the Vacation Owners Association owns or leases any motor vehicles. This is called the "Policy" in this Section 17.4. It must insure the Board, the Vacation Owners Association, DVD, the Plan Manager, the DVC Operator and each of their officers, directors, agents and employees. It must cover claims for bodily injury, death and property damage arising out of the condition, use, operation, ownership or lease of any motor vehicle owned or leased by or for the benefit of the Vacation Owners Association. The policy limits may not be less than \$5,000,000 for bodily injury or death or property damage arising out of a single accident or occurrence.

**17.5 DIRECTORS AND OFFICERS INSURANCE.** The Vacation Owners Association must buy and maintain a policy insuring, to the extent allowed by law, each person who is or was a director, officer, agent or employee of the Vacation Owners Association against all liability in connection with any claim made against him or her as a result of his or her holding that position. This is called the "Policy" in this Section 17.5. The Policy must also cover anyone who serves, at the request of the Vacation Owners Association, as a director, officer, member, employee or agent of another company or organization. The Board will choose the policy limits.

If it can be obtained at a reasonable cost, the Policy must provide coverage to the extent permitted by law for any proceeding whether it is civil or criminal, administrative or investigative. The Policy must pay for any expense actually and reasonably incurred. This includes, but is not limited to, attorneys' fees and costs, court costs, and payment of any judgments, fines and settlements. The Board may decide to buy insurance to cover circumstances where direct reimbursement is not required by law.

**17.6 FIDELITY BONDS.** A "fidelity bond" covers the loss of money in the care or custody of the Vacation Owners Association or the Plan Manager. The Vacation Owners Association must buy a fidelity bond or fidelity insurance. It must cover the Vacation Owners Association and the Plan Manager. It must also cover each of their directors, officers, agents, and employees who handle funds belonging to or administered by the Vacation Owners Association or the Plan Manager. The fidelity bond or insurance must name the Vacation Owners Association as the person

protected and who gets paid in case of loss (the “obligee” or the “insured”). The amount of the coverage must not be less than the amount required by the Act. The bond or insurance must also do these things:

A. It must meet the requirements of the Act and the Rules.

B. It must provide that it may not be canceled or substantially changed without at least thirty (30) days’ advance written notice to the Vacation Owners Association, the Plan Manager and (while the Membership Agreement is in effect), the DVC Operator.

C. It must cover anyone who serves without pay (for example, a volunteer). It must also waive (give up) any defense based on excluding such persons from the definition of the term “employee” or similar terms.

**17.7 OTHER INSURANCE.** The Vacation Owners Association will buy all other insurance required by law. This may include, for example, temporary disability insurance and worker’s compensation insurance. The Owners have the right to buy extra insurance for their own benefit at their own expense.

## **18. DAMAGE, DESTRUCTION, AND CONDEMNATION**

**18.1 REPAIRING VACATION PROPERTY.** The Master Declaration governs all matters covered in it relating to damage or destruction to all or any part of the Master Property. The Condominium Documents govern all matters covered in them relating to damage or destruction to a Unit or the Common Elements. In all other cases, if a Unit or the Association Property is damaged or destroyed (other than by ordinary wear and tear) the Vacation Owners Association must immediately repair the damage and replace anything that cannot be repaired. Anything damaged by normal wear and tear, however, need not be repaired or replaced while it is still usable, reasonably attractive, safe, and in good condition. The Plan Manager will decide when such things will be repaired or replaced and its decision will be final. If the Plan Manager decides it is better to replace something instead of repairing it, the Plan Manager may do so.

### **A. PAYING FOR THE REPAIRS.**

1) “Insurance Proceeds” means any money paid by an insurance company for a loss.

2) “Condemnation Proceeds” means any money paid if the Vacation Property or any part of it is “taken,” meaning that it is condemned or is sold to a Condemning Agency that has threatened to condemn it.

The government and certain other persons have the “power of eminent domain.” This means that they can make someone sell their property to them. This process is called “Condemnation.” Anyone having the power of eminent domain is called a “Condemning Agency.”

3) The Vacation Owners Association will use any available Insurance or Condemnation Proceeds to pay for repairing or replacing the Vacation Property that is damaged, destroyed, or condemned. The Vacation Owners Association also may use any money set aside in a Reserve Account to repair or replace the damaged items. The damage may not be covered by insurance, or the available Insurance or Condemnation Proceeds or applicable Reserve Account may not be enough to pay the total cost of repairing or replacing the damaged property. If so, the Vacation Owners Association must charge a Special Assessment to all Owners to raise the money.

**B. LIABILITY OF OWNERS AND OCCUPANTS FOR DAMAGES.** If an Owner or an Owner’s Guest intentionally or negligently damages or destroys any Vacation Property or any other part of the Condominium, the Master Property or the Ko Olina Resort, that person must repay the Vacation Owners Association for all expenses related to repairing or replacing it. That amount will be a Personal Assessment. If an Exchanger or his or her Guest intentionally or negligently damages or destroys any Vacation Property or any other part of the Condominium, the Master Property or the Ko Olina Resort, that person must repay the Vacation Owners Association for all expenses related to repairing or replacing it; the Owner of the Ownership Interest whose Use Period is used by the Exchanger, however, is not responsible to repay the Vacation Owners Association. The Plan Manager will decide what should be repaired or replaced as a result of any damage or destruction. The Plan Manager’s decision will be binding on any person responsible for repayment. This Section 18.1B does not apply to damage or destruction that the Plan Manager decides is the result of ordinary wear and tear.

**C. NO CLAIM FOR LOSSES PAID FOR BY INSURANCE.** Despite what Section 18.1B says, the Vacation Owners Association and the Owners will have no claim or cause of action against any Occupant for damage or destruction to the extent the loss is covered by insurance. To the extent that any loss, damage or destruction to the property of any Owner or Occupant, or anyone under the Owner or Occupant, is covered by insurance purchased by the Owner or Occupant, the Owner or Occupant will have no claim or cause of action for that loss, damage or destruction against (i) the Vacation Owners Association, the Board, the Plan Manager, the Master Declarant, the Fee Owner or The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC), (ii) any of their respective

directors, officers, employees and agents, or (iii) any other Owner or Occupant.

## 18.2 EXCESS PROCEEDS.

A. "Excess Proceeds" are Insurance Proceeds or Condemnation Proceeds:

- ❖ From dissolving or terminating (winding up) the Condominium or the Vacation Ownership Plan for any reason;
- ❖ Remaining after paying the cost of repairs and replacements;
- ❖ Paid on account of a Unit that is destroyed and is not rebuilt. This could happen, for example, if the law is changed so it cannot be rebuilt or if a decision not to rebuild it is made under the Condominium Documents; or
- ❖ Not required (i) to repair or replace any Unit or the Association Property, or (ii) to pay any one or more Owners for personal injury or loss or damage to their property (in which case the Proceeds will be distributed with due regard to the loss or damage).

B. Any Excess Proceeds payable to the Owners of a Unit must be paid as follows: Each Owner having an Ownership Interest in the Unit will be paid an amount equal to the total amount of Excess Proceeds for that Unit multiplied by his or her fractional or percentage Ownership Interest in that Unit. If the Ownership Interest is subject to a mortgage, then the share of Excess Proceeds for that Ownership Interest will be paid to the Owner and the Mortgage Lender. Likewise, if an Ownership Interest in the Unit is subject to an Agreement of Sale, then the share of Excess Proceeds for that Ownership Interest will be paid to the buyer and the seller under the Agreement of Sale.

## 18.3 REPRESENTATION IN CONDEMNATION MATTERS.

Each Owner gives the Vacation Owners Association a special power of attorney to represent the Owner in any proceedings, negotiations, settlements or agreements related to any actual or threatened Condemnation of the Condominium or any part of it. However, DVD will represent itself with respect to any right or claim it may have to Condemnation Proceeds payable for DVD's Reserved Rights and DVD's Ownership Interests.

18.4 NOTICE TO LENDERS. The Vacation Owners Association must provide a copy of any notice of a Condemnation proceeding to any Mortgage Lender who files a written demand for notice with the Vacation Owners Association. The notice must state the person's name and

address and the Ownership Interest on which it has a mortgage.

## 19. ADDING AND REMOVING PROPERTY

### 19.1 ADDING CONDOMINIUM UNITS TO THE PLAN.

DVD may add more Condominium Units to the Vacation Ownership Plan at any time without the consent of any Owner or anyone else. Only DVD may add Condominium Units to the Plan, but it has no obligation to do so and makes no promise to do so.

### 19.2 DECLARATION OF ANNEXATION.

A. REQUIRED CONTENT. DVD may add Condominium Units to the Plan by recording a "Declaration of Annexation." It must contain each of the following:

1) A legal description of each Condominium Unit and the name of its record owner. If a Condominium Unit is owned by anyone other than DVD, then the record owner must either sign the Declaration of Annexation or sign a document joining in and consenting to the Declaration of Annexation; provided that this does not require the joinder of the Fee Owner in the case of an Estate Condominium Unit.

2) A statement submitting the Condominium Unit to this Declaration. This Declaration must be identified by title and recording data.

3) The number of Home Resort Vacation Points assigned to the Condominium Unit.

4) If any of the Condominium Units will be Active Units, a list of the Condominium Units that will be Active Units.

B. OTHER PROVISIONS. The Declaration of Annexation may establish new Vacation Home Types or new kinds of Ownership Interests for any or all Condominium Units being added. It may also contain any other provisions that DVD may consider appropriate. For example, it may contain provisions relieving the record owner or Fee Owner of any responsibility for acts of DVD or the Vacation Owners Association, or for the operation of the Plan. If it creates a new kind of Ownership Interest, then the Declaration of Annexation may change the Plan Documents with respect to that Unit. For example, DVD could create new kinds of Ownership Interests that give the Owners of them:

1) The first chance to reserve certain Vacation Homes;

2) The exclusive right to reserve certain Vacation Homes;

3) The exclusive right or the first chance to reserve certain Vacation Homes during certain holidays, such as Christmas, New Years, Presidents Day, and so on, or during times when certain events occur such as Aloha Week;

4) Permanent reservations to use a certain Vacation Home or kind of Vacation Home for certain time periods; or

5) The right to receive Home Resort Vacation Points only every other year or perhaps every third year.

**C. LIMITATIONS ON DVD'S RIGHTS.** Despite what Section 19.2B says, the Declaration of Annexation cannot make a material adverse change to the rights of existing Owners (other than DVD) to reserve or use the existing Vacation Homes (other than any Inactive Units or Units that DVD can remove from the Plan as described in Section 19.6A).

**19.3 ADDED CONDOMINIUM UNITS ARE GOVERNED BY THE PLAN DOCUMENTS.** The Plan Documents will govern the Ownership, use and transfer of any Condominium Unit added to the Vacation Ownership Plan. Any added Condominium Unit will become a Vacation Unit. Any money encumbrances or liens on the Condominium Unit on the date it is added must be subordinated to this Declaration and to the lien rights given to the Vacation Owners Association by this Declaration. This rule will apply unless arrangements are made so that when DVD transfers the Ownership Interests in that Condominium Unit, the Ownership Interests are released from the encumbrances and liens, or other reasonable arrangements are made to pay them off or to protect the Owners from them. This does not apply, however, to liens under the Governing Documents, to governmental assessment, and so on.

#### **19.4 ACTIVE AND INACTIVE UNITS.**

**A. DESIGNATION OF INACTIVE UNITS.** DVD may include more Condominium Units in the Plan than may be needed at any particular time. DVD alone may use any excess Condominium Units. The excess Condominium Units are called "Inactive Units." Each Condominium Unit included in the Plan by DVD is an Inactive Unit unless DVD declares that it is an Active Unit in this Declaration or in the Declaration of Annexation that includes the Condominium Unit in the Plan.

**B. CONVERTING AN INACTIVE UNIT TO AN ACTIVE UNIT.** If a Unit is an Inactive Unit, then DVD may make it into an Active Unit by recording a document, called an

"Active Property Declaration." The Active Property Declaration must (i) identify this Declaration by date and recording data, (ii) identify the Condominium Unit that will become an Active Unit, and (iii) expressly say that the Unit will become an Active Unit. When this happens, that Unit becomes an "Active Unit." If DVD records a First Deed transferring an Ownership Interest in an Inactive Unit, that Unit automatically will become an Active Unit even if DVD has not recorded an Active Property Declaration.

**19.5 SUBMITTING THE REMAINDER INTEREST TO THE PLAN.** Estate Condominium Units include an interest in the land of the Condominium, called an "estate for years," rather than a fee simple interest in the land. The estate for years will expire on January 31, 2062 unless it is extended or terminates early. The Fee Owner owns the "Remainder Interest" in the land. DVD has the right to submit to this Declaration and to the Plan the Remainder Interest for any or all Estate Condominium Units or to cause the Fee Owner to do so. Only DVD has this right, but it has no obligation to exercise this right, and it makes no promise to do so.

**A. DECLARATION OF ANNEXATION.** DVD may submit the Remainder Interest for an Estate Condominium Unit by recording a "Declaration of Annexation." It must contain each of the following:

1) A legal description of the Condominium Unit, including its Common Interest.

2) The name of the record owner of the Remainder Interest. If the Remainder Interest is owned by anyone other than DVD, then the Fee Owner must either sign the Declaration of Annexation or sign a document joining in and consenting to the Declaration of Annexation.

3) A statement submitting the Remainder Interest for the Condominium Unit to this Declaration. This Declaration must be identified by title and recording data.

**B. OTHER PROVISIONS.** The Declaration of Annexation may contain any other provisions that DVD may consider appropriate in its sole, absolute and unfettered discretion.

**C. EFFECT OF RECORDING DECLARATION OF ANNEXATION.** Upon recording a Declaration of Annexation submitting the Remainder Interest for an Estate Condominium Unit, that Unit will then become a Fee Condominium Unit. The Fee Owner, however, will continue to own the Remainder Interest unless the Fee Owner deeds the Remainder Interest to the Owners of the Ownership Interests in that Condominium Unit.

#### **19.6 CONDOMINIUM UNITS MAY BE REMOVED FROM THE PLAN.**



**A. DVD'S RIGHTS.**

**1) WHEN DVD CAN REMOVE A UNIT.** If DVD owns all of the Ownership Interests in a Unit, it may remove that Unit from the Vacation Ownership Plan.

**2) STEPS TO REMOVE A UNIT.** To remove a Unit, DVD must sign and record a document named "*Declaration of Removal*" that contains:

- ❖ A legal description of the Condominium Unit being removed from the Plan; and
- ❖ A statement that the Condominium Unit is no longer subject to this Declaration. This Declaration must be identified by title and recording data.

**3) EFFECT OF REMOVAL.** After the Declaration of Removal is recorded, the Condominium Units described in it will no longer be Vacation Units nor part of the Vacation Ownership Plan.

**B. DAMAGED OR CONDEMNED UNITS.**

**1) WHEN THE VACATION OWNERS ASSOCIATION CAN REMOVE A UNIT.** The Vacation Owners Association, through the Board, may remove a Unit from the Plan if that Unit is damaged or destroyed and the Condominium Association decides not to repair or rebuild it, or if a Unit is condemned or is to be transferred under threat of Condemnation. The Board may remove a Unit even if all Assessments with respect to that Unit have not been paid. The Board may not remove a Unit from the Plan without the written consent of DVD (unless DVD no longer holds a mortgage on or owns any Ownership Interest).

**2) STEPS TO REMOVE A UNIT.** To remove a Unit, the Vacation Owners Association must record a document named "*Declaration of Removal*" that contains:

- (a) A legal description of the Condominium Unit being removed;
- (b) An affidavit signed by any two officers of the Vacation Owners Association or by the Plan Manager. It must say either (i) that the Unit was destroyed and is not being rebuilt, or (ii) that the Unit was condemned or is being transferred under threat of Condemnation;
- (c) A statement that the Condominium Unit is no longer subject to this Declaration. This Declaration must be identified by title and recording data.

**3) EFFECT OF REMOVAL.** After the Declaration of Removal is recorded:

(a) The Condominium Unit no longer will be a Vacation Unit nor part of the Vacation Ownership Plan.

(b) The Owners of Ownership Interests in that Unit still will be personally liable for all Assessments owed by them even though the Unit is no longer part of the Plan.

(c) The Association's Lien will remain on the Unit and any money received from the sale of it, until all Assessments (including interest, late fees, and Collection Costs) are paid in full or are determined by the Vacation Owners Association to be uncollectible. The Vacation Owners Association may sign a document releasing its lien in connection with any sale or other transfer of the Unit.

**20. REVISING, TERMINATING, AND INTERPRETING THIS DECLARATION**

**20.1 AMENDMENTS.**

**A. OWNERS' RIGHTS.** This Declaration may be "amended" (changed) from time to time if (1) the amendment is approved by the vote of a Majority of the Voting Interests, and (2) if DVD holds a mortgage on or owns any Ownership Interest, DVD gives its written consent by signing the amendment. There is an exception to this rule: some parts of the Plan Documents may require the approval of a Majority of the Total Voting Interests or more than a Majority of the Total Voting Interests (a "*Super-Majority*") before taking certain actions. Such a provision cannot be amended unless (1) the number of votes cast by Owners voting in favor of that amendment equals or exceeds the number of votes required to take action under that provision (i.e., a Majority of the Total Voting Interests or a Super-Majority), and (2) if DVD holds a mortgage on or owns any Ownership Interest, DVD gives its written consent by signing the amendment. No amendment pursuant to this Section 20.1A will take effect until it is signed by any two officers of the Vacation Owners Association and recorded.

**B. BOARD'S RIGHTS.** The Board may revise this Declaration, the Articles, or the Bylaws without the vote of the Owners but only when expressly permitted by this Declaration. For an example, see Subsection 21.2B. No vote or other consent of the Vacation Owners Association, the Owners, their Mortgage Lenders, or anyone else is necessary despite the requirements of Section 20.1A. If DVD holds a mortgage on or owns any Ownership Interest, however, then the amendment will not be effective unless DVD gives its written consent by signing the amendment. No amendment made pursuant to this Section 20.1B will take effect until it is signed by two officers of the Vacation Owners Association and recorded.

**C. RESTATEMENT OF PLAN DOCUMENTS.** No matter what else the Plan Documents say, the Board and DVD each have the right to restate any or all of the Plan Documents and all amendments to it or them (which includes, for example, all Declarations of Annexation and so on). Either may do so without the consent of the other and without the vote or other consent of any Owner, Mortgage Lender, or anyone else. No restatement of this Declaration, the Articles or the Bylaws will take effect until it is signed by DVD or by two officers of the Vacation Owners Association and recorded.

**D. DVD'S RIGHTS.**

**1) NATURE OF DVD'S RIGHTS.** Without the consent or approval of any person (including, for example, any Owner, the Vacation Owners Association, or anyone having a contract to buy an Ownership Interest), DVD may change this Declaration (which includes any Declaration of Annexation) at any time:

(a) And for any purpose before the recordation of any First Deed or Agreement of Sale transferring an Ownership Interest to someone other than (i) DVD, (ii) any of The TWDC Companies, or (iii) a Mortgage Lender;

(b) To comply with the laws and regulations of the State of Hawai'i or the requirements of any government agency in Hawai'i;

(c) To comply with the laws and regulations of any other place (for example, the State of Maine) or the requirements of any government agency (such as the California Department of Real Estate) in connection with the registration of (i) the Condominium, (ii) the Plan, or (iii) the Disney Vacation Club (if any Owner is a Club Member);

(d) To satisfy requests for changes made to DVD by any commercial lender loaning money to DVD, by any investor in mortgages initially made in favor of DVD, or by any title company authorized to write title insurance policies on Hawai'i property;

(e) In any Declaration of Annexation adding new Vacation Home Types or creating new kinds of Ownership Interests to the extent permitted by Section 19.2;

(f) To establish a new Vacation Home Type as permitted by Section 5.8C;

(g) To facilitate the operation and management of the Plan or the Club, or the sale of the Ownership Interests, or to facilitate participation in any Exchange Program(s); or

(h) To correct any error or mistake reflected in any Plan Documents.

**2) EFFECT.** An amendment made by DVD pursuant to this Section 20.1D will take effect when it is signed by DVD and recorded. It does not have to be signed or approved by anyone else.

**E. MEMBERSHIP AGREEMENT.** No matter what else the Plan Documents say, DVCHMC has the right to change the Membership Agreement, and the Home Resort Rules and Regulations adopted pursuant to it, at any time and in any manner provided in them.

**F. DVC RESORT AGREEMENT.** No matter what else the Plan Documents say, BVTC has the right to change the Plan's DVC Resort Agreement, and the Disclosure Document referred to in it, at any time and in any manner provided in the DVC Resort Agreement.

**G. LIMITS ON AMENDMENTS.**

**1)** Unless it is signed by the Owner and the Owner's Mortgage Lender (if any), no amendment may:

(a) Take away the right of any Owner to reserve a time period and to use a Vacation Home during his or her Use Period in accordance with the priorities, limitations and restrictions contained in the Plan Documents.

(b) Change an Owner's fractional or percentage Ownership Interest in a Unit. This rule does not apply to changes in a Unit's undivided interest in the Condominium Common Elements made in the exercise of the Condominium Developer's Reserved Rights.

(c) Change the right of a Unit to a percentage vote in the Vacation Owners Association equal to the Common Interest appurtenant to that Unit, as compared to the sum of the Common Interests of all Units.

(d) Take away the right of an Owner having a Fixed Use Period to use the Vacation Home Type identified in the Owner's First Deed during the Owner's Fixed Use Period.

**2)** No amendment to any of the Plan Documents may change the rights and privileges of DVD, or any of DVD's Reserved Rights, unless DVD signs it.

**3)** At any time when the Plan is part of the Disney Vacation Club, no amendment to any of the Plan Documents may change the rights and privileges of DVCHMC or BVTC unless they give their consent by signing it.

4) Regardless of the provisions of Sections 20.1A through and including 20.1D, the Membership Agreement and the DVC Resort Agreement may not be amended unilaterally by the Vacation Owners Association, the Board, or DVD, nor otherwise amended in any other manner whatsoever except in accordance with their express terms.

**H. BINDING EFFECT.** If an amendment complies with these provisions, it will be binding on every Ownership Interest and everyone, including every Owner and every Mortgage Lender, who has any interest in the Ownership Interest.

## 20.2 TERMINATING THIS DECLARATION.

**A. ESTATE CONDOMINIUM UNITS.** This Declaration will terminate as to any Estate Condominium Unit upon the expiration or earlier termination of the estate for years in the land of the Condominium appurtenant to that Condominium Unit. In the event that the Unit's estate for years in the land of the Condominium is extended, then this Declaration shall remain in effect as to such Unit until the expiration of such extension or any earlier termination of the Unit's estate for years in the land of the Condominium. If the Remainder Interest for an Estate Condominium Unit is submitted to this Declaration pursuant to Section 19.5, then Section 20.2B, and not this Section 20.2A, shall apply to that Unit.

**B. FEE CONDOMINIUM UNITS.** This Section 20.2B applies to any Fee Condominium Units and to any Estate Condominium Units as to which the Remainder Interest is submitted to his Declaration pursuant to Section 19.5. For these Units, this Declaration will remain in effect until midnight of January 31, 2062. After that, it will continue in effect for additional ten (10) year periods until an amendment canceling it is recorded.

**C. GENERAL TERMINATION EVENTS.** Regardless of the provision of Sections 20.2A and 20.2B, this Declaration will terminate if any of these things happen:

- ❖ All of the Units are removed from the declaration pursuant to Section 19.6;
- ❖ All of the Units are destroyed and a decision is made under the Condominium Documents not to repair, rebuild, or restore them;
- ❖ All the Units are taken in Condemnation proceedings or under threat of Condemnation; or
- ❖ The Condominium Declaration terminates.

**D. EFFECT OF TERMINATION.** When this Declaration terminates as to any Unit, (a) the Owners of Ownership Interests in that Unit will remain personally liable for all Assessments owed by them, and (b) the Association's Lien will remain on each Owner's interest in the Unit and any money received from the sale of it, until all Assessments (including interest, late fees, and Collection Costs) are paid in full and the Vacation Owners Association's affairs are finally settled. Each present and future Owner, and every other person who obtains any interest in an Ownership Interest (such as a Mortgage Lender), gives the Vacation Owners Association a special power of attorney to sell and transfer title to any and/or all Units as to which this Declaration has terminated. This power of attorney will stay in effect even after this Declaration terminates. All money received from the sale of any Vacation Property will be distributed as provided above for Excess Proceeds. No proceeds will be allocable, however, to any Unit that is an Estate Condominium Unit if the Unit's estate for years has expired or otherwise terminated except to the extent otherwise provided in the deed from the Fee Owner to DVD extending the term of the estate for years to January 31, 2062.

## 20.3 THE RULE AGAINST PERPETUITIES.

**A. GENERAL NATURE OF THE RULE.** The "*rule against perpetuities*" (the "RAP") is a legal rule. It limits the amount of time that may pass between (i) the date when an interest in real estate is created, and (ii) the date when the interest "vests" such as when the Owner of that interest becomes entitled to possession of the property. The RAP creates a deadline for this to happen. This deadline is called the "*RAP deadline*" in this Declaration. In legal terms, the interest becomes "vested" in the future. For convenience, however, we will say that the transfer "takes effect in the future."

**B. APPLYING THE RULE.** No matter what else this Declaration says, if any part of this Declaration violates the RAP or any other limit imposed by law on the duration of the part, then that part will be effective only until the earlier of:

- ❖ the maximum period permitted by law, or
- ❖ 21 years after the death of the last survivor of the now living descendants of Joseph and Rose Kennedy of Massachusetts and George H. W. Bush of Texas.

**20.4 EFFECT OF INVALID PROVISIONS.** The provisions of this Declaration are "*severable*." This means that if any part of it is not legal or valid, that part can be ignored. But the rest of this Declaration will remain in effect and be binding on everyone.

**20.5 EFFECT OF FAILURE TO ENFORCE.** A violation of any part of the Plan Documents by one person does not excuse that person or anyone else from his or her duty to obey that and all other parts of the Plan Documents. Any failure to enforce any provision of the Plan Documents does not limit or take away the right to enforce that provision later. This will be true no matter how many times a violation is overlooked or ignored.

**20.6 INTERPRETING THIS DECLARATION.** To make this Declaration easier to read and understand, many Sections include an introduction. We have also included captions, a table of contents and an index of defined terms to help you find particular parts of this Declaration. But it is important to realize that the captions, introductions, table of contents and index have been included as a matter of convenience and for reference. They do not define, limit or describe the scope or intent of the provisions of this Declaration. You must read with care each and every part of this Declaration, not just the captions, introductions, table of contents or index of defined terms.

Where this Declaration or the other Plan Documents say things like “for example”, it means that there may be other examples besides the examples given. Likewise, when the Plan Documents use language such as “among other things,” “including,” and similar terms and phrases, the effect of those Sections is not limited to the examples given unless it clearly says so.

**20.7 PRONOUNS.** Pronouns (for example, “his” or “her”) used in the Plan Documents include the male, female, and neuter genders and include the singular and plural numbers, as the case may be.

## **21. MISCELLANEOUS PROVISIONS AND GLOSSARY OF LEGAL TERMS**

### **21.1 TRANSFER OF DVD’S RIGHTS.**

**A.** If DVD signs and records a document that expressly transfers some or all of its rights or duties as DVD under the Plan Documents to someone else, then that person will become “DVD” to the extent of the rights and duties transferred. The transferee can likewise transfer the rights it has. After a transfer (i) the transferee has and may use the rights transferred to it, and (ii) the transferor is automatically relieved of any and all liability arising after the transfer takes effect with respect to the rights and duties transferred; and (iii) the transferee will not be liable for any violation of the Plan Documents or other acts of the transferor or any prior transferor(s).

**B.** DVD may transfer its rights as collateral for a loan. If so, the lender will not have the rights or duties of “DVD” until (i) it forecloses the loan, (ii) it holds the rights

of DVD outright, and (iii) it notifies the Vacation Owners Association that this has happened and provides a copy of the legal documents by which it holds the rights of DVD. Under Section 21.1A, DVD may also transfer its rights and duties to a lender in place of foreclosure.

**C.** A transfer of all rights of DVD will automatically transfer DVD’s easements under this Declaration, even if the transfer document does not say so.

### **21.2 REPLACING THE VACATION OWNERS ASSOCIATION.**

The Vacation Owners Association is a Florida not-for-profit corporation. The Vacation Owners Association is intended to continue as a corporation for the life of the Plan. But the State of Florida can terminate or “dissolve” a corporation in certain circumstances such as if the officers fail to file yearly reports required by law. If the corporation is ever dissolved, whether on purpose or not, then any officers or directors of the Vacation Owners Association may revive the corporation. If that does not work, then the directors must:

**A.** Create a new corporation to become the “Vacation Owners Association;” and

**B.** Amend this Declaration (which they may do without any vote or other consent of the Owners or anyone else) for the sole purpose of identifying the new corporation as the “*Vacation Owners Association*.”

**21.3 NOTICES.** Except as otherwise expressly provided by law or in this Declaration, the Articles or the Bylaws, all notices must be given as follows:

**A. NOTICE TO OWNERS.** Notice to an Owner may be given delivering it in person or by mail, fax, or messenger service. The notice must be mailed or delivered to his or her address as it is shown on the Membership List. If more than one person is the “Owner” of an Ownership Interest, notice to all Owners of that Ownership Interest may be given by providing notice to any one of them.

**B. NOTICE TO THE VACATION OWNERS ASSOCIATION.** Notice to the Vacation Owners Association must be given only to the registered agent of the Vacation Owners Association or, if there is no registered agent, then to the president, vice-president, secretary, or any director. The notice may be given personally or by mail, fax, or messenger service. The notice must be mailed or delivered to them at their addresses as shown on the Membership List, or to any other address that they designate by notice to DVD and to all Owners and Mortgage Lenders.

**C. NOTICES PURSUANT TO THE PROPERTY MANAGEMENT AGREEMENT, MEMBERSHIP AGREEMENT OR DVC RESORT AGREEMENT.** Notice to the Plan

Manager, the DVC Operator or BVTC must be mailed or delivered to them in the manner stated in the Property Management Agreement, the Membership Agreement or the DVC Resort Agreement, respectively, or to any other address that they designate by notice to the Vacation Owners Association from time to time

**D. NOTICE TO DVD.** Notice to DVD must be given to the president of DVD. The notice may be given personally or by mail, fax, or messenger service. The notice must be mailed or delivered to the president of DVD at the address shown on the Membership List, or to any other address that DVD designates by notice to the Vacation Owners Association from time to time.

**E. NOTICE TO A LENDER.** Notice to a Mortgage Lender or to an insurer or guarantor of a mortgage may be given delivering it in person or by mail, fax, or messenger service. The notice must be mailed or delivered to its address as it is shown on the Membership List, or to any other address that it designates by notice to the Board.

**F. NATURE OF NOTICE.** All notices must be in writing.

1) A notice from the Vacation Owners Association to an Owner is effective when it is mailed, so long as the postage is paid and it is addressed to the Owner's address shown in the Vacation Owners Association's current Membership List.

2) A notice to anyone else will be effective on the earliest of the following:

(a) When it is received.

(b) Five (5) days after it is deposited in the US mail, as evidenced by the postmark, so long as the notice is mailed with the correct address and with first class postage affixed.

(c) On the date shown on the return receipt if the notice is sent by registered or certified mail, return receipt requested and the receipt is signed by or on behalf of the person to whom the notice is addressed.

(d) If the notice is faxed, except as otherwise required by law, upon electronic confirmation of delivery by the fax machine at the fax phone number shown on the Vacation Owners Association's records.

3) Except as otherwise required by law, and regardless of what Section 21.3F.2) says, notices of addresses and changes of addresses will be deemed given only when they are actually received.

4) The addresses for purposes of this Section 21.3 may be changed by giving written notice of the change. Unless written notice of an address change is received, the last address will remain effective for all purposes.

**G. CHANGES TO NOTICE REQUIREMENTS.** Despite what Section 20.1A says, the Board may amend this Declaration to change the notice requirements of this Section 21.3 to comply with any law that governs giving notices and that applies to the Plan or to the Vacation Owners Association.

**21.4 DVD CONSENT.** If this Declaration or any other Plan Document requires the consent or approval of DVD, then DVD can give or not give its consent or approval, and impose conditions to giving its consent or approval, in DVD's sole, absolute and unfettered discretion and whether or not it is reasonable to do so.

**21.5 SPECIAL POWER OF ATTORNEY.** Whenever this Declaration or the Bylaws provide that an Owner or other person gives a "power of attorney" or appoints someone as "attorney-in-fact," the following rules apply:

**A.** The power of attorney appointment is permanent. In legal terms, it is *coupled with an interest*, it is *irrevocable*, it is a *durable* power of attorney, and it will not be affected by the disability of the person who gives it.

**B.** It includes "*full power of substitution*." This means that the person given the power of attorney can let someone else act in his or her place as a substitute attorney-in-fact.

**C.** Each Owner (or other person) gives the power of attorney whether or not it expressly says so in the deed, mortgage or other document by which he or she obtained any Ownership Interest or any other interest in the Vacation Ownership Plan or the Vacation Property.

**D.** It is a "*special power of attorney*." This means that the attorney-in-fact has the power to do only the things stated or intended by the Plan Documents; this includes, however, the power to do anything else necessary or convenient to accomplish the stated or intended goal. Ambiguities must be resolved in favor of giving, not denying, the attorney-in-fact the power to act.

**E.** If asked by the attorney-in-fact, the person who is giving the special power of attorney must promptly deliver a signed and notarized special power of attorney in the form requested by the attorney-in-fact.

**21.6 GLOSSARY OF LEGAL TERMS.**

A. **“AGREEMENT OF SALE”** means a recorded contract that binds the seller to sell and the buyer to buy an Ownership Interest and under which the seller keeps the title to the Ownership Interest as collateral for payment of the sales price. The buyer, however, is considered the Owner of the Ownership Interest and can use the Home Resort Vacation Points assigned to it to reserve the use of a Vacation Home so long as the buyer makes all payments and keeps his or her promises under the Agreement of Sale.

B. **“ATTACHMENT”** refers to the act or process of seizing property under a court order.

C. **“DEED”** means any document (except a recorded Agreement of Sale) used to transfer Ownership of an Ownership Interest.

D. **“EASEMENT”** refers to any right to use property possessed by someone else.

E. **“ENCUMBER”** refers to putting a legal claim or “encumbrance” on property.

F. **“ENCUMBRANCE”** means a right or interest in property held by someone other than the owner of that property.

G. **“INCUR”** means to pay or to become obligated to pay, or both.

H. **“JOINT AND SEVERAL LIABILITY”** means that two or more people are each fully responsible to keep a promise or pay a sum of money. This means that each person may be required to pay the whole amount due, not just part of it or his or her share of it.

I. **“LIEN”** is a legal term. In general, it refers to a claim against property. For example, a mortgage on an Ownership Interest is a claim on the Ownership Interest as collateral for the payment of money.

J. **“MORTGAGE”** when used as a noun means a recorded mortgage or deed of trust by which an Owner’s Ownership Interest becomes collateral for the repayment of a loan. Usually, if the loan isn’t repaid, the Ownership Interest may be sold and the money will be used to repay the loan. When used as a verb, “mortgage” refers to making an Ownership Interest subject to a mortgage or deed of trust.

K. **“PERSON”** means any natural person or any corporation, partnership, limited partnership, limited liability partnership, joint venture, trust, limited liability company, or other legal entity. Terms like “somebody,” “nobody,” “someone,” “anyone,” and so on refer to a

“person” and, depending on the context, may refer to a person who is an “Owner.”

L. **“RECORD,” “RECORDED,” “RECORDING,”** and similar terms mean recorded in the Land Court; provided that the Hawai’i Land Court Act, Chapter 501, H.R.S., requires that deeds, assignments of leases, agreements of sale, mortgages, notices of liens, and certain other documents be recorded in the Bureau of Conveyances. In such cases, “record,” “recorded,” and “recording” will mean and refer to recording in the Bureau of Conveyances. In addition, Hawai’i law may be changed to permit the withdrawal of the Condominium from the operation of the Hawai’i Land Court Act. If this occurs, then “record,” “recorded,” “recording” and similar terms will mean and refer to recording in the Bureau of Conveyances.

1) **“LAND COURT”** means the Office of the Assistant Registrar of the Land Court of the State of Hawai’i.

2) **“BUREAU OF CONVEYANCES”** means the Bureau of Conveyances of the State of Hawai’i.

M. **“RULES”** means the Rules Relating to Time Sharing, Section 16-106, Hawai’i administrative rules, and any other rules adopted under the Act.

N. **“SUBORDINATE TO”** means subject to governed by. For example, if a mortgage is “subordinate to” the declaration then the mortgage will be governed by and will not affect the declaration. If something in the mortgage does not agree with the declaration, then the declaration will control and must be obeyed.

O. **“TENANTS IN COMMON”** refers to the relationship between Co-Owners of property. When the co-owners are tenants in common, then each person owns a share, called an undivided interest, of the property. An owner may mortgage or sell his or her share separately from the other co-owners. The owner may also leave it to someone else in his or her will.

P. **“TRANSFER”** means any way one person may receive an Ownership Interest from another, including for example a voluntary sale, an involuntary sale (such as a foreclosure sale), a recorded lease, an inheritance or a gift.

Q. **“UNDIVIDED INTEREST”** refers to the ownership of property by two or more persons as tenants in common. Each person owns a share in the property. For example, if two people own a Condominium Unit, each person would own a one-half undivided interest. If four people own it, each would own a one-fourth ownership share, also called a one-fourth undivided interest.

DVD signed this Declaration on April 20, 2010.

DISNEY VACATION DEVELOPMENT, INC.  
a Florida corporation

By: [Signature]  
Name: James M. Lewis  
Its: President

STATE OF Florida )  
                                  ) ss:  
COUNTY OF Osceola )

On this 20 day of April, 2010, before me personally appeared James M. Lewis, President, Disney Vacation Development, Inc., to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



[Signature]  
Name: Karen L. Grip  
Notary Public, State of Florida  
My Commission expires: 12/27/10

## EXHIBIT A

### Property Description

#### FIRST:

Those certain one hundred ninety-nine (199) Condominium Units listed in Schedule 1, attached hereto and hereby incorporated herein by this reference (each a "Unit" and collectively, the "Units"), of the condominium property regime known as the "Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium" (herein called the "Condominium"), as established by that certain Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium dated April 20, 2010, and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i as Document No. \_\_\_\_\_, (herein with all amendments called the "Condominium Declaration") and as shown on the plans of the Condominium filed as aforesaid as Condominium Map No. \_\_\_\_\_, (herein with all amendments called the "Condominium Map") to which reference is hereby made;

#### SECOND:

For each such Unit, an undivided percentage interest, as listed in Schedule 1, in and to the Common Elements of the Condominium, excluding the land, or such other fractional or percentage interest as hereafter established for the Unit by any amendment of the Condominium Declaration, as tenant in common with the other owners of Condominium Units in the Condominium; and

#### THIRD:

For each such Unit, the same undivided percentage or fractional interest in and to an estate for year interest in the land of the Condominium, which estate for years is for a term to expire at midnight on January 31, 2062, and which estate for year was established by (i) that certain Limited Warranty Deed With Acknowledgment (Estate for Years), recorded October 5, 2007, as Land Court Document No. 3664877, and (ii) that certain Limited Warranty Deed With Acknowledgment (Estate for Years), recorded April 22, 2010, as Land Court Document No. 3957506 (herein called the "Master Deed"). The land of the Condominium is described in the Condominium Declaration and that description, as it may be amended from time to time, is hereby incorporated herein by this reference.

**TOGETHER WITH, AS TO FIRST, SECOND AND THIRD**, appurtenant easements described in (i) the Ko Olina Documents, (ii) the Master Deed, (iii) the Master Declaration, (iv) the Master Easement, (v) the Hotel Documents (to the extent provided in the Master Easement), and (vi) the Condominium Documents, all as more particularly described below.

Being a portion of the premises described in Transfer Certificate of Title Numbers 879,925 and 879,927.

#### **SUBJECT, HOWEVER, TO:**

1. All of the encumbrances described in Exhibit A to the Condominium Declaration, each of which is incorporated herein by this reference, and all other encumbrances of record, the lien of any real property taxes not yet due and payable and title to all mineral and metallic mines reserved to the State of Hawai'i.
2. The easements, encumbrances, restrictions, covenants, agreements, obligations, conditions, exceptions, reservations, and other provisions set forth in (i) the Ko Olina Documents, (ii) the Master Deed, (iii) the Master Declaration, (iv) the Master Cotenancy Agreement, (v) the Master Easement, (vi) to the extent provided in the Master Easement, the Hotel Documents, and (vi) the Condominium Documents, all as more particularly described as follows:

A. The "**Ko Olina Documents**," consisting of the following documents and all changes and additions made to any of them from time to time: (i) the Amended and Restated Declaration of Covenants for Ko Olina Community Association dated March 13, 2006, recorded May 10, 2006 as Doc. Nos. 3426805 through 3426807, and any changes and additions properly made to it from time to time (the "**Ko Olina Declaration**"); (ii) the Articles of Incorporation of the Ko Olina Community Association, Inc.



on file with the Department of Commerce and Consumer Affairs of the State of Hawai'i; (iii) the Bylaws of the Ko Olina Community Association, Inc.; (iv) the Articles of Incorporation of the Ko Olina Resort Operators Association, Inc. on file with the Department of Commerce and Consumer Affairs of the State of Hawai'i; (v) the Bylaws of the Ko Olina Resort Operators Association, Inc.; and (vi) any documents adopted pursuant to the Ko Olina Declaration, including but not limited to the "Design Guidelines" and the "Use Restrictions and Rules" referred to in the Ko Olina Declaration.

B. The "Master Deed," consisting of that certain deed made by ABC, Inc., a New York corporation, in favor of Disney Vacation Development, Inc., a Florida corporation, dated April 12, 2010, and recorded on April 22, 2010 as Land Court Document No. 3957506, which deed provides in part that ABC, Inc. reserves a possibility of reverter in the Units and Common Elements of the Condominium upon expiration of the estate for years.

C. The "Master Declaration," consisting of that certain Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i dated April 12, 2010, and recorded as Land Court Document No. 3957567, all rules and policies adopted pursuant to it, and any changes and additions made to any of them from time to time.

D. The "Master Cotenancy Agreement," consisting of that certain Master Cotenancy Agreement Declaration of Covenants, Conditions and Restrictions, dated April 12, 2010, and recorded as Land Court Document No. 3957568 and all changes and additions made to it from time to time.

E. The "Master Easement," consisting of that certain Master Grant of Easement for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i dated April 12, 2010, and recorded as Land Court Document No. \_\_\_\_\_, and all changes and additions made to it from time to time.

F. The "Hotel Documents," consisting of the following documents and all changes and additions made to any of them from time to time: (i) the Declaration of Condominium Property Regime for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium, dated April 20, 2010, recorded as Land Court Document No. \_\_\_\_\_; (ii) the Articles of Incorporation of the Ali'i Nui Hotel Condominium Association, Inc., on file with the Florida Secretary of State; (iii) the Bylaws of the Ali'i Nui Hotel Condominium Association, Inc., dated April 12, 2010, recorded as Land Court Document No. \_\_\_\_\_; (iv) the rules and regulations adopted by or on behalf the Ali'i Nui Hotel Condominium Association, Inc.; (v) Condominium Map No. \_\_\_\_\_; and (vi) the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases dated April 12, 2010, recorded as Land Court Document No. 3957569.

G. The "Condominium Documents," consisting of the following documents and all changes and additions made to any of them from time to time: (i) the Condominium Declaration; (ii) the Articles of Incorporation of the Ali'i Nui Villas Condominium Association, Inc., on file with the Florida Secretary of State; (iii) the Bylaws of the Ali'i Nui Villas Condominium Association, Inc., recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i as Document No. \_\_\_\_\_; (iv) the rules and regulations adopted by or on behalf the Ali'i Nui Villas Condominium Association, Inc; (v) the Condominium Map; and (vi) the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases dated April 12, 2010, recorded as Land Court Document No. 3957569.

**END OF EXHIBIT A**

**Schedule 1 to Exhibit A**

1	2	3	4	5
<b>Condominium Unit Number</b>	<b>Percentage Interest in Common Elements of Condominium Unit</b>	<b>Number of Home Resort Vacation Points Assigned to Condominium Unit</b>	<b>Number of Vacation Homes in Condominium Unit</b>	<b>Vacation Home Room Numbers and Vacation Home Type</b>
1A	0.260828%	46,503	1	101 (Standard Grand Villa)
4A	0.260828%	46,503	1	289 (Standard Grand Villa)
6A	0.260828%	46,503	1	389 (Standard Grand Villa)
10A	0.260828%	46,503	1	589 (Ocean Grand Villa)
11A	0.260828%	46,503	1	601 (Ocean Grand Villa)
12A	0.260828%	46,503	1	689 (Ocean Grand Villa)
13A	0.260828%	46,503	1	701 (Ocean Grand Villa)
14A	0.260828%	46,503	1	789 (Ocean Grand Villa)
15A	0.260828%	46,503	1	801 (Ocean Grand Villa)
16A	0.260828%	46,503	1	889 (Ocean Grand Villa)
17A	0.260828%	46,503	1	901 (Ocean Grand Villa)
18A	0.260828%	46,503	1	989 (Ocean Grand Villa)
19A	0.260828%	46,503	1	1001 (Ocean Grand Villa)
20A	0.260828%	46,503	1	1089 (Ocean Grand Villa)
21A	0.260828%	46,503	1	1101 (Ocean Grand Villa)
22A	0.260828%	46,503	1	1189 (Ocean Grand Villa)
3A	0.260828%	46,503	1	201 (Ocean Grand Villa)
5A	0.260828%	46,503	1	301 (Ocean Grand Villa)
7A	0.260828%	46,503	1	401 (Ocean Grand Villa)

**Schedule 1 to Exhibit A**

1	2	3	4	5
dominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
8A	0.260828%	46,503	1	489 (Ocean Grand Villa)
9A	0.260828%	46,503	1	501 (Ocean Grand Villa)
1B	0.275181%	48,206	2	102, 104/106 (Pool 2BR)
3B	0.275181%	48,206	2	202, 204/206 (Pool 2BR)
3C	0.275181%	48,206	2	208, 210/212 (Pool 2BR)
5B	0.275181%	48,206	2	302, 304/306 (Pool 2BR)
7B	0.275181%	48,206	2	402, 404/406 (Pool 2BR)
7C	0.275181%	48,206	2	408, 410/412 (Pool 2BR)
9B	0.275181%	48,206	2	502, 504/506 (Pool 2BR)
15C	0.275181%	48,206	2	808, 810/812 (Ocean 2BR)
17B	0.275181%	48,206	2	902, 904/906 (Ocean 2BR)
17C	0.275181%	48,206	2	908, 910/912 (Ocean 2BR)
19B	0.275181%	48,206	2	1002, 1004/1006 (Ocean 2BR)
19C	0.275181%	48,206	2	1008, 1010/1012 (Ocean 2BR)
21B	0.275181%	48,206	2	1102, 1104/1106 (Ocean 2BR)
21C	0.275181%	48,206	2	1108, 1110/1112 (Ocean 2BR)
23A	0.275181%	48,206	2	1202, 1204/1206 (Ocean 2BR)
23B	0.275181%	48,206	2	1208, 1210/1212 (Ocean 2BR)
25A	0.275181%	48,206	2	1402, 1404/1406 (Ocean 2BR)

**Schedule 1 to Exhibit A**

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
25B	0.275181%	48,206	2	1408, 1410/1412 (Ocean 2BR)
27A	0.275181%	48,206	2	1508, 1510/1512 (Ocean 2BR)
28A	0.275181%	48,206	2	1577/1579, 1581 (Island 2BR)
28B	0.275181%	48,206	2	1571/1573, 1575 (Island 2BR)
29A	0.275181%	48,206	2	1608, 1610/1612 (Ocean 2BR)
30A	0.275181%	48,206	2	1677/1679 (Island 2BR), 1681 (Ocean 2BR)
30B	0.275181%	48,206	2	1671/1673, 1675 (Island 2BR)
15B	0.275181%	48,206	2	802, 804/806 (Ocean 2BR)
3D	0.275181%	48,206	2	203, 205/207 (Island 2BR)
3E	0.275181%	48,206	2	209, 211/213 (Island 2BR)
7D	0.275181%	48,206	2	403, 405/407 (Island 2BR)
7E	0.275181%	48,206	2	409, 411/413 (Island 2BR)
10G	0.275181%	48,206	2	582/584, 586 (Pool 2BR)
10H	0.275181%	48,206	2	576/578, 580 (Pool 2BR)
10I	0.275181%	48,206	2	570/572, 574 (Pool 2BR)
4E	0.275181%	48,206	2	282/284, 286 (Pool 2BR)
4F	0.275181%	48,206	2	276/278, 280 (Pool 2BR)
4G	0.275181%	48,206	2	270/272, 274 (Pool 2BR)
6F	0.275181%	48,206	2	382/384, 386 (Pool 2BR)

Schedule 1 to Exhibit A

1	2	3	4	5
Jominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
6G	0.275181%	48,206	2	376/378, 380 (Pool 2BR)
6H	0.275181%	48,206	2	370/372, 374 (Pool 2BR)
8G	0.275181%	48,206	2	482/484, 486 (Pool 2BR)
8H	0.275181%	48,206	2	476/478, 480 (Pool 2BR)
8I	0.275181%	48,206	2	470/472, 474 (Pool 2BR)
11B	0.275181%	48,206	2	602, 604/606 (Ocean 2BR)
11C	0.275181%	48,206	2	608, 610/612 (Ocean 2BR)
11D	0.275181%	48,206	2	603, 605/607 (Island 2BR)
11E	0.275181%	48,206	2	609, 611/613 (Island 2BR)
12G	0.275181%	48,206	2	682/684, 686 (Ocean 2BR)
12H	0.275181%	48,206	2	676/678, 680 (Ocean 2BR)
12I	0.275181%	48,206	2	670/672, 674 (Ocean 2BR)
13B	0.275181%	48,206	2	702, 704/706 (Ocean 2BR)
14G	0.275181%	48,206	2	782/784, 786 (Ocean 2BR)
14H	0.275181%	48,206	2	776/778, 780 (Ocean 2BR)
14I	0.275181%	48,206	2	770/772, 774 (Ocean 2BR)
15D	0.275181%	48,206	2	803, 805/807 (Ocean 2BR)
15E	0.275181%	48,206	2	808, 811/813 (Ocean 2BR)
16G	0.275181%	48,206	2	882/884, 886 (Ocean 2BR)

**Schedule 1 to Exhibit A**

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
16H	0.275181%	48,206	2	876/878, 880 (Ocean 2BR)
16I	0.275181%	48,206	2	870/872, 874 (Ocean 2BR)
17D	0.275181%	48,206	2	903, 905/907 (Ocean 2BR)
17E	0.275181%	48,206	2	909, 911/913 (Ocean 2BR)
18G	0.275181%	48,206	2	982/984, 986 (Ocean 2BR)
18H	0.275181%	48,206	2	976/978, 980 (Ocean 2BR)
18I	0.275181%	48,206	2	970/972, 974 (Ocean 2BR)
19D	0.275181%	48,206	2	1003, 1005/1007 (Ocean 2BR)
19E	0.275181%	48,206	2	1009, 1011/1013 (Ocean 2BR)
20G	0.275181%	48,206	2	1082/1084, 1086 (Ocean 2BR)
20H	0.275181%	48,206	2	1076/1078, 1080 (Ocean 2BR)
20I	0.275181%	48,206	2	1070/1072, 1074 (Ocean 2BR)
21D	0.275181%	48,206	2	1103, 1105/1107 (Ocean 2BR)
21E	0.275181%	48,206	2	1109, 1111/1113 (Ocean 2BR)
22G	0.275181%	48,206	2	1182/1184, 1186 (Ocean 2BR)
22H	0.275181%	48,206	2	1176/1178, 1180 (Ocean 2BR)
22I	0.275181%	48,206	2	1170/1172, 1174 (Ocean 2BR)
23C	0.275181%	48,206	2	1203, 1205/1207 (Ocean 2BR)
23D	0.275181%	48,206	2	1209, 1211/1213 (Ocean 2BR)

**Schedule 1 to Exhibit A**

1	2	3	4	5
<b>Condominium Unit Number</b>	<b>Percentage Interest in Common Elements of Condominium Unit</b>	<b>Number of Home Resort Vacation Points Assigned to Condominium Unit</b>	<b>Number of Vacation Homes in Condominium Unit</b>	<b>Vacation Home Room Numbers and Vacation Home Type</b>
24F	0.275181%	48,206	2	1282/1284, 1286 (Ocean 2BR)
24G	0.275181%	48,206	2	1276/1278, 1280 (Ocean 2BR)
24H	0.275181%	48,206	2	1270/1272, 1274 (Ocean 2BR)
25C	0.275181%	48,206	2	1403, 1405/1407 (Ocean 2BR)
25D	0.275181%	48,206	2	1409, 1411/1413 (Ocean 2BR)
26F	0.275181%	48,206	2	1482/1484, 1486 (Ocean 2BR)
26G	0.275181%	48,206	2	1476/1478, 1480 (Ocean 2BR)
26H	0.275181%	48,206	2	1470/1472, 1474 (Ocean 2BR)
27B	0.275181%	48,206	2	1509, 1511/1513 (Ocean 2BR)
28F	0.275181%	48,206	2	1576/1578, 1580 (Ocean 2BR)
28G	0.275181%	48,206	2	1570/1572, 1574 (Ocean 2BR)
29B	0.275181%	48,206	2	1609, 1611/1613 (Ocean 2BR)
30F	0.275181%	48,206	2	1676/1678, 1680 (Ocean 2BR)
30G	0.275181%	48,206	2	1670/1672, 1674 (Ocean 2BR)
1C	0.413024%	72,309	3	108 (Pool), 110/112 (Pool), 111/113 (Island)
5C	0.413024%	72,309	3	308 (Pool), 310/312 (Pool), 311/313 (Island)
9C	0.413024%	72,309	3	508 (Pool), 510/512 (Pool), 511/513 (Island)
13C	0.413024%	72,309	3	708, 710/712 (Ocean 2BR), 711/713 (Island 2BR)
10B	0.416987%	72,309	3	581, 583/585, 587 (Island 2BR)

**Schedule 1 to Exhibit A**

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
12B	0.416987%	72,309	3	681, 683/685, 687 (Island 2BR)
14B	0.416987%	72,309	3	781, 783/785, 787 (Island 2BR)
16B	0.416987%	72,309	3	881, 883/885, 887 (Island 2BR)
18B	0.416987%	72,309	3	981, 983/985, 987 (Island 2BR)
1D	0.416987%	72,309	3	103, 105/107, 109 (Island 2BR)
4B	0.416987%	72,309	3	281, 283/285, 287 (Island 2BR)
5D	0.416987%	72,309	3	303, 305/307, 309 (Island 2BR)
6B	0.416987%	72,309	3	381, 383/385, 387 (Island 2BR)
8B	0.416987%	72,309	3	481, 483/485, 487 (Island 2BR)
9D	0.416987%	72,309	3	503, 505/507, 509 (Island 2BR)
13D	0.416987%	72,309	3	703, 705/707, 709 (Island 2BR)
20B	0.416987%	72,309	3	1081 (Island 2BR), 1083/1085, 1087 (Ocean 2BR)
22B	0.416987%	72,309	3	1181 (Island 2BR), 1183/1185, 1187 (Ocean 2BR)
24A	0.416987%	72,309	3	1281 (Island 2BR), 1283/1285, 1287 (Ocean 2BR)
26A	0.416987%	72,309	3	1481 (Island 2BR), 1483/1485, 1487 (Ocean 2BR)
2D	0.410548%	72,309	3	160, 164, 166/168 (Island 2BR)
4D	0.410548%	72,309	3	260, 264, 266/268 (Island 2BR)
10D	0.410548%	72,309	3	560, 562/564, 566/568 (Island 2BR)
6D	0.410548%	72,309	3	360, 362/364, 366/368 (Island 2BR)



**Schedule 1 to Exhibit A**

1	2	3	4	5
dominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
8D	0.410548%	72,309	3	460, 462/464, 466/468 (Island 2BR)
10J	0.410548%	72,309	3	550, 552/554, 566/568 (Island 2BR)
12D	0.410548%	72,309	3	660, 662/664, 666/668 (Ocean 2BR)
12J	0.410548%	72,309	3	650, 652/654, 656/658 (Ocean 2BR)
14D	0.410548%	72,309	3	760, 762/764, 766/768 (Ocean 2BR)
14J	0.410548%	72,309	3	750, 752/754, 756/758 (Ocean 2BR)
16D	0.410548%	72,309	3	860, 862/864, 866/868 (Ocean 2BR)
16J	0.410548%	72,309	3	850, 852/854, 856/858 (Ocean 2BR)
18D	0.410548%	72,309	3	960, 962/964, 966/968 (Ocean 2BR)
18J	0.410548%	72,309	3	950, 952/954, 956/958 (Ocean 2BR)
20D	0.410548%	72,309	3	1060, 1062/1064, 1066/1068 (Ocean 2BR)
20J	0.410548%	72,309	3	1050, 1052/1054, 1056/1058 (Ocean 2BR)
22D	0.410548%	72,309	3	1160, 1162/1164, 1166/1168 (Ocean 2BR)
22J	0.410548%	72,309	3	1150, 1152/1154, 1156/1158 (Ocean 2BR)
24C	0.410548%	72,309	3	1260, 1262/1264, 1266/1268 (Ocean 2BR)
24I	0.410548%	72,309	3	1250, 1252/1254, 1256/1258 (Ocean 2BR)
26C	0.410548%	72,309	3	1460, 1462/1464, 1466/1468 (Ocean 2BR)
26I	0.410548%	72,309	3	1450, 1452/1454, 1456/1458 (Ocean 2BR)
28C	0.410548%	72,309	3	1560, 1562/1564, 1566/1568 (Ocean 2BR)

**Schedule 1 to Exhibit A**

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
28H	0.410548%	72,309	3	1550, 1552/1554, 1556/1558 (Ocean 2BR)
30C	0.410548%	72,309	3	1660, 1662/1664, 1666/1668 (Ocean 2BR)
30H	0.410548%	72,309	3	1650, 1653/1654, 1656/1658 (Ocean 2BR)
10E	0.410552%	72,309	3	561, 563/565, 567/569 (Standard 2BR)
10F	0.410552%	72,309	3	551, 553/555, 557/559 (Standard 2BR)
12E	0.410552%	72,309	3	661, 663/665, 667/669 (Standard 2BR)
12F	0.410552%	72,309	3	651, 653/655, 657/659 (Standard 2BR)
14E	0.410552%	72,309	3	761, 763/765, 767/769 (Standard 2BR)
14F	0.410552%	72,309	3	751, 753/755, 757/759 (Standard 2BR)
16E	0.410552%	72,309	3	861, 863/865, 867/869 (Island 2BR)
16F	0.410552%	72,309	3	851, 853/855, 857/859 (Island 2BR)
18E	0.410552%	72,309	3	961, 963/965, 967/969 (Island 2BR)
18F	0.410552%	72,309	3	951, 953/955, 957/959 (Island 2BR)
20E	0.410552%	72,309	3	1061, 1063/1065, 1067/1069 (Island 2BR)
20F	0.410552%	72,309	3	1051, 1053/1055, 1057/1059 (Island 2BR)
22E	0.410552%	72,309	3	1161, 1163/1165, 1167/1169 (Island)
22F	0.410552%	72,309	3	1151, 1153/1155, 1157/1159 (Island 2BR)
24D	0.410552%	72,309	3	1261, 1263/1265, 1267/1269 (Island 2BR)
24E	0.410552%	72,309	3	1251, 1253/1255, 1257/1259 (Island 2BR)

**Schedule 1 to Exhibit A**

1	2	3	4	5
<b>Condominium Unit Number</b>	<b>Percentage Interest in Common Elements of Condominium Unit</b>	<b>Number of Home Resort Vacation Points Assigned to Condominium Unit</b>	<b>Number of Vacation Homes in Condominium Unit</b>	<b>Vacation Home Room Numbers and Vacation Home Type</b>
26D	0.410552%	72,309	3	1461, 1463/1465, 1467/1469 (Island 2BR)
26E	0.410552%	72,309	3	1451, 1453/1455, 1457/1459 (Island 2BR)
28D	0.410552%	72,309	3	1561, 1563/1565, 1567/1569 (Island 2BR)
28E	0.410552%	72,309	3	1551, 1553/1555, 1557/1559 (Island 2BR)
30D	0.410552%	72,309	3	1661, 1663/1665, 1667/1669 (Island 2BR)
30E	0.410552%	72,309	3	1651, 1653/1655, 1657/1659 (Island 2BR)
6E	0.410552%	72,309	3	361, 363/365, 367/369 (Standard 2BR)
8E	0.410552%	72,309	3	461, 463/465, 467/469 (Standard 2BR)
8F	0.410552%	72,309	3	451, 453/455, 457/459 (Standard 2BR)
6I	0.274700%	48,206	2	352/354, 356/358 (Pool 2BR)
8J	0.274700%	48,206	2	452/454, 456/458 (Pool 2BR)
2A	0.276904%	48,206	2	181, 183/185 (Island 2BR)
2B	0.276904%	48,206	2	175, 177/179 (Island 2BR)
2E	0.276904%	48,206	2	180, 182/184 (Pool 2BR)
2F	0.276904%	48,206	2	174, 176/178 (Pool 2BR)
2C	0.273628%	48,206	2	171/173 (Island 2BR), 170/172 (Pool 2BR)
10C	0.418799%	72,309	3	571/573, 575, 577/579 (Island 2BR)
12C	0.418799%	72,309	3	671/673, 675, 677/679 (Island 2BR)
14C	0.418799%	72,309	3	7571/773, 775, 777/779 (Island 2BR)

Schedule 1 to Exhibit A

1 Condominium Unit Number	2 Percentage Interest in Common Elements of Condominium Unit	3 Number of Home Resort Vacation Points Assigned to Condominium Unit	4 Number of Vacation Homes in Condominium Unit	5 Vacation Home Room Numbers and Vacation Home Type
16C	0.418799%	72,309	3	871/873, 875, 877/879 (Island 2BR)
18C	0.418799%	72,309	3	971/973, 975, 977/979 (Island 2BR)
4C	0.418799%	72,309	3	271/273, 275, 277/279 (Island 2BR)
6C	0.418799%	72,309	3	371/373, 375, 377/379 (Island 2BR)
8C	0.418799%	72,309	3	471/473, 475, 477/479 (Island 2BR)
20C	0.418799%	72,309	3	1071/1073, 1075, 1077/1079 (Island 2BR)
22C	0.418799%	72,309	3	1171/1173, 1175, 1177/1179 (Island 2BR)
24B	0.418799%	72,309	3	1271/1273, 1275, 1277/1279 (Island 2BR)
26B	0.418799%	72,309	3	1471/1473, 1475, 1477/1479 (Island 2BR)

## EXHIBIT A-1

### Fixed Ownership Interests – Schedule of Weekly Fixed Use Periods

If your Fixed Ownership Interest is identified by this week number:	Then your check-in-day is this day:	And your check-out day is this day:
1	1st Sunday of the calendar year	2nd Sunday of the calendar year
2	2nd Sunday of the calendar year	3rd Sunday of the calendar year
3	3rd Sunday of the calendar year	4th Sunday of the calendar year
4	4th Sunday of the calendar year	5th Sunday of the calendar year
5	5th Sunday of the calendar year	6th Sunday of the calendar year
6	6th Sunday of the calendar year	7th Sunday of the calendar year
7	7th Sunday of the calendar year	8th Sunday of the calendar year
8	8th Sunday of the calendar year	9th Sunday of the calendar year
9	9th Sunday of the calendar year	10th Sunday of the calendar year
10	10th Sunday of the calendar year	11th Sunday of the calendar year
11	11th Sunday of the calendar year	12th Sunday of the calendar year
12	12th Sunday of the calendar year	13th Sunday of the calendar year
13	13th Sunday of the calendar year	14th Sunday of the calendar year
14	14th Sunday of the calendar year	15th Sunday of the calendar year
15	15th Sunday of the calendar year	16th Sunday of the calendar year
16	16th Sunday of the calendar year	17th Sunday of the calendar year
17	17th Sunday of the calendar year	18th Sunday of the calendar year
18	18th Sunday of the calendar year	19th Sunday of the calendar year
19	19th Sunday of the calendar year	20th Sunday of the calendar year
20	20th Sunday of the calendar year	21st Sunday of the calendar year
21	21st Sunday of the calendar year	22nd Sunday of the calendar year
22	22nd Sunday of the calendar year	23rd Sunday of the calendar year
23	23rd Sunday of the calendar year	24th Sunday of the calendar year
24	24th Sunday of the calendar year	25th Sunday of the calendar year
25	25th Sunday of the calendar year	26th Sunday of the calendar year
26	26th Sunday of the calendar year	27th Sunday of the calendar year
27	27th Sunday of the calendar year	28th Sunday of the calendar year
28	28th Sunday of the calendar year	29th Sunday of the calendar year
29	29th Sunday of the calendar year	30th Sunday of the calendar year
30	30th Sunday of the calendar year	31st Sunday of the calendar year
31	31st Sunday of the calendar year	32nd Sunday of the calendar year
32	32nd Sunday of the calendar year	33rd Sunday of the calendar year
33	33rd Sunday of the calendar year	34th Sunday of the calendar year
34	34th Sunday of the calendar year	35th Sunday of the calendar year
35	35th Sunday of the calendar year	36th Sunday of the calendar year
36	36th Sunday of the calendar year	37th Sunday of the calendar year
37	37th Sunday of the calendar year	38th Sunday of the calendar year
38	38th Sunday of the calendar year	39th Sunday of the calendar year
39	39th Sunday of the calendar year	40th Sunday of the calendar year
40	40th Sunday of the calendar year	41st Sunday of the calendar year
41	41st Sunday of the calendar year	42nd Sunday of the calendar year
42	42nd Sunday of the calendar year	43rd Sunday of the calendar year
43	43rd Sunday of the calendar year	44th Sunday of the calendar year
44	44th Sunday of the calendar year	45th Sunday of the calendar year
45	45th Sunday of the calendar year	46th Sunday of the calendar year
46	46th Sunday of the calendar year	47th Sunday of the calendar year
47	47th Sunday of the calendar year	48th Sunday of the calendar year
48	48th Sunday of the calendar year	49th Sunday of the calendar year
49	49th Sunday of the calendar year	50th Sunday of the calendar year
50	50th Sunday of the calendar year	51st Sunday of the calendar year
51	51st Sunday of the calendar year	52nd Sunday of the calendar year
52	52nd Sunday of the calendar year	The last Sunday of the calendar year in years in which there are 53 Sundays or the 1st Sunday of the following calendar year in all other years

## **Exhibit B**

### **Vacation Owners Association Articles of Incorporation**

See Exhibit 6 of the Aulani, Disney Vacation Club Villas, Ko Olina Hawaii  
Component Site Public Offering Statement

## **Exhibit C**

### **Vacation Owners Home Resort Rules and Regulations**

See Exhibit 14 of the Aulani, Disney Vacation Club Villas, Ko Olina Hawaii  
Component Site Public Offering Statement

## **Exhibit D**

### **Vacation Owners Association Bylaws**

See Exhibit 9 of the Aulani, Disney Vacation Club Villas, Ko Olina Hawaii  
Component Site Public Offering Statement



**EXHIBIT E**  
**DVC RESORT AGREEMENT**  
**FOR**  
**AULANI, DISNEY VACATION CLUB® VILLAS, KO OLINA, HAWAII**

THIS DVC RESORT AGREEMENT ("**Agreement**") is made and entered into effective this 20<sup>th</sup> day of April, 2010 (the "**Effective Date**") by and among BUENA VISTA TRADING COMPANY, a Florida corporation, having offices and its principal place of business at 1390 Celebration Boulevard, Celebration, Florida 34747 ("**BVTC**"); DISNEY VACATION CLUB HAWAII MANAGEMENT COMPANY, LLC, a Florida limited liability company, having offices and its principal place of business at 1390 Celebration Boulevard, Celebration, Florida 34747 ("**DVCHMC**"); DISNEY VACATION DEVELOPMENT, INC., a Florida corporation having offices and its principal place of business at 1390 Celebration Boulevard, Celebration, Florida 34747 ("**DVD**"); ALI'I NUI VACATION OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, having its address at 1390 Celebration Boulevard, Celebration, Florida 34747 (the "**Association**").

**RECITALS**

WHEREAS, DVD has developed a resort condominium project known as Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawaii Condominium located in Honolulu, Hawaii (the "**Ko Olina – Disney Vacation Club Resort Condominium**"); and

WHEREAS, pursuant to Chapter 514E, Hawaii Revised Statutes, DVD has established a Vacation Ownership Plan ("**Aulani, Disney Vacation Club Villas®, Ko Olina, Hawaii Vacation Ownership Plan**") with respect to certain condominium units in the Ko Olina – Disney Vacation Club Resort Condominium; and

WHEREAS, DVD has provided for a central reservation system and related services (the "**Club**") which includes the operation of an exchange system (the "**DVC Reservation Component**") through which the owners of Ownership Interests in Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii Vacation Ownership Plan ("**Owners**") and in any other vacation resorts that are entitled to access and use the DVC Reservation Component ("**DVC Resorts**") have the ability to voluntarily reserve the use of available accommodations and related facilities of any DVC Resort in accordance with and as restricted by rules and regulations established by BVTC from time to time; and

WHEREAS, the Association is the owners' association for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii pursuant to Chapter 514E, Hawaii Revised Statutes; and

WHEREAS, DVCHMC and the Association have entered into that certain property management agreement and that certain membership agreement for the purpose of the Association assigning to DVCHMC all of the Association's management and assessment collection duties, obligations and responsibilities (except those which cannot be delegated as a matter of law), including the Association's responsibility for managing the use of the accommodations and related facilities of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii in accordance with and as restricted by the Ko Olina – Disney Vacation Club Resort Documents; and

WHEREAS, DVD, the Association, DVCHMC and BVTC desire to enter into this Agreement for the purpose of enabling the Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii to become a DVC Resort and for BVTC to coordinate activities and perform services associated therewith in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, the parties hereby agree as follows:

**AGREEMENT**

**I. Definitions**

The following definitions of terms used in this Agreement shall prevail unless the context requires a different meaning:

1.1 **Agreement** shall mean this DVC Resort Agreement for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii.

1.2 **Annual Dues** means that portion of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii Estimated Budgets and the Ko Olina – Disney Vacation Club Resort Condominium Estimated Budgets that has been assessed against an individual Owner's Ownership Interest.

1.3 **Applicable Law** shall mean the law of the jurisdiction where the DVC Resort referred to is located, as of the date of this Agreement unless BVTC determines otherwise.

- 1.4 Association shall mean Ali'i Nui Vacation Owners Association, Inc., a not-for-profit Florida corporation, and its successors and assigns, which is responsible for the operation and management of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i under Applicable Law.
- 1.5 BVTC shall mean Buena Vista Trading Company, a Florida corporation, its successors and assigns. BVTC is an exchange company registered under Chapter 514E, Hawai'i Revised Statutes.
- 1.6 Chapter 721 shall mean Chapter 721, Florida Statutes, as it is constituted on the date of this Agreement.
- 1.7 Club shall mean the *Disney Vacation Club*<sup>®</sup>. The Club is not a legal entity or association of any kind, but rather is a service name for the services and benefits appurtenant to and the restrictions imposed upon the use and enjoyment of Ownership Interests. These services presently include, among other things, the operation of a central reservation system consisting of the Home Resort Reservation Component for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i and the DVC Reservation Component.
- 1.8 Club Member shall mean the owner of record of an Ownership Interest.
- 1.9 Disclosure Document shall mean the disclosure statement promulgated or amended by BVTC in accordance with Section 721.18, Florida Statutes, and containing the rules and regulations that BVTC in its sole, absolute and unfettered discretion determines are necessary or desirable from time to time in order to implement or enforce the provisions of this Agreement. The terms and conditions of the Disclosure Document are incorporated herein by this reference.
- 1.10 DVCHMC shall mean Disney Vacation Club Hawaii Management Company, LLC, a Florida limited liability company, its successors and assigns.
- 1.11 DVC Reservation Component shall mean the exchange component of the Club central reservation system through which Vacation Homes in any DVC Resort may be reserved using DVC Vacation Points pursuant to priorities, restrictions and limitations established by BVTC from time to time and as set forth in the Disclosure Document.
- 1.12 DVC Resort shall mean each resort, including the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, which is entitled to access and use the DVC Reservation Component and other applicable Club services and benefits provided by BVTC by virtue of and pursuant to the terms and conditions of a DVC Resort Agreement.
- 1.13 DVC Resort Agreement shall mean the agreement pursuant to which a resort becomes and remains a DVC Resort in accordance with the terms and conditions of such agreement.
- 1.14 DVC Vacation Points shall mean Vacation Points utilized by a Club Member to make a reservation through the DVC Reservation Component at a DVC Resort.
- 1.15 DVD shall mean Disney Vacation Development, Inc., a Florida corporation, its successors and assigns, and the developer of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i.
- 1.16 Home Resort shall mean any DVC Resort in which a Club Member owns an Ownership Interest which is symbolized by Home Resort Vacation Points.
- 1.17 Home Resort Priority Period shall mean the period of time at each DVC Resort during which only Club Members having an Ownership Interest at that DVC Resort are entitled to request a reservation for the Vacation Homes at that DVC Resort through the Vacation Ownership Plan at that DVC Resort.
- 1.18 Home Resort Vacation Points shall mean Vacation Points symbolizing an Ownership Interest at a Home Resort which Vacation Points may be used to reserve Vacation Homes at that Home Resort where that Ownership Interest is held.
- 1.19 Ko Olina – Disney Vacation Club Resort Documents shall mean all of the documents, by whatever names denominated, and any amendments thereto, which create and govern the rights and relationships of the Club Members in the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i as required or allowed by Applicable Law.
- 1.20 Ko Olina – Disney Vacation Club Resort Condominium Estimated Budgets shall mean the operating and capital reserves budgets that establish the estimated annual common expenses and reserves of the Ko Olina – Disney Vacation Club Resort Condominium.
- 1.21 Ko Olina – Disney Vacation Club Resort Vacation Ownership Plan Estimated Budgets shall mean the operating and capital reserves budgets that establish the estimated annual common expenses and reserves of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i Vacation Ownership Plan.

1.22 Ownership Interest shall mean a property interest in a Unit in a DVC Resort.

1.23 The TWDC Companies shall mean TWDC and all subsidiaries and affiliates of TWDC, including DVD, DVCHMC and BVTC.

1.24 TWDC shall mean The Walt Disney Company, a Delaware corporation, its successors and assigns.

1.25 Unit shall mean that portion of a DVC Resort which is subject to exclusive ownership by one or more persons pursuant to Applicable Law.

1.26 Vacation Home shall mean those portions of a Unit designed and intended for separate use and occupancy.

1.27 Vacation Ownership Plan is the arrangement pursuant to Applicable Law and the documents establishing the DVC Resort under Applicable Law whereby a Club Member receives an Ownership Interest in a Unit in a DVC Resort under which the exclusive right of use, possession or occupancy of all Units in the DVC Resort circulates among the various Club Members at that DVC Resort on a recurring basis during the term of the plan.

1.28 Vacation Point shall mean the symbolic unit of measuring the respective rights of a Club Member to enjoy the benefits of the Club Member's Ownership Interest within the Club.

## **II. Assignment**

2.1 The Association, on its own behalf and on behalf of all of the Club Members in the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, hereby enters into and agrees to be bound by the terms and conditions of this Agreement with the purpose of engaging BVTC to arrange for the assignment of the possession and use of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i Vacation Homes by Club Members from other DVC Resorts and the possession and use of Vacation Homes at other DVC Resorts by Club Members from the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i through the DVC Reservation Component. In this regard, the Association shall be deemed to be the "corporate member" entitled to act on behalf of the Club Members with respect to all provisions of this Agreement. Each Club Member at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i shall expressly evidence acceptance of the terms and conditions of this Agreement and the Disclosure Document by acceptance of a deed conveying an Ownership Interest in a Unit at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i or by otherwise acquiring an Ownership Interest in a Unit at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i.

2.2 DVD hereby enters into this Agreement for the purpose of expressing its consent to and acceptance of the terms and conditions of this Agreement.

2.3 DVCHMC, as the management company for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, hereby enters into this Agreement for the purpose of expressing its consent to and acceptance of the terms and conditions of this Agreement. Whatever obligations are imposed upon the Association by this Agreement, the reference to the Association shall include DVCHMC as the management company authorized to act on behalf of the Association to the extent contemplated under the Ko Olina – Disney Vacation Club Resort Documents.

2.4 BVTC for itself and its successors and assigns hereby agrees to assume all of the responsibilities and duties set forth above, and to faithfully discharge all of its obligations as assigned hereunder.

2.5 The parties agree that the rights assigned to BVTC pursuant to this Agreement are exclusive to BVTC.

## **III. Acknowledgments**

3.1 DVCHMC, DVD, BVTC and the Association hereby acknowledge the following:

a. That the DVC Reservation Component shall be operated by BVTC pursuant to the terms of this Agreement and the Disclosure Document, as the same may be amended from time to time.

b. That membership in the Club is an appurtenance to each Ownership Interest at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i in accordance with the terms of the Ko Olina – Disney Vacation Club Resort Documents and this Agreement and may not be partitioned from such Ownership Interest.

c. That the Club does not own any property or assets, and that Club Members will acquire no legal or beneficial interest in any of The TWDC Companies or their assets, including the Club, and no right or interest in the property, contract rights or business of The TWDC Companies. Furthermore, Club Members will not be entitled to any share of income, gain or distribution by or of The TWDC Companies and will not acquire any voting rights in respect of The TWDC Companies.

d. That DVD is only obligated to develop and construct the phases of the Ko Olina – Disney Vacation Club Resort Condominium initially declared as part of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i and described in the Ko Olina – Disney Vacation Club Resort Documents. DVD has the right, in its sole discretion, to add other land, units and facilities, whether or not developed by The TWDC Companies, as part of the Ko Olina – Disney Vacation Club Resort Condominium and/or the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i.

e. That BVTC has the right to delete a DVC Resort, including Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, in accordance with Section 6.3 below, in which case the Club Members at the remaining DVC Resorts will not be able to reserve the use of accommodations at the deleted resort through the DVC Reservation Component and owners at the deleted resort will not be able to reserve the use of Vacation Homes through the DVC Reservation Component.

f. That the discretion to associate other resorts as DVC Resorts and the terms and conditions of such association and the right to delete existing DVC Resorts belongs solely to BVTC and neither the Association, DVCHMC nor the individual Club Members will be entitled to participate in BVTC's decision in this regard.

g. That the relationship between DVCHMC, the Association and BVTC, together with the handling of all of the services and benefits provided by BVTC for the Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, constitutes legitimate business of the Association.

#### **IV. Covenants of DVD, DVCHMC and the Association**

4.1 DVD agrees to notify BVTC of DVD's execution and delivery of deeds to each Club Member at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i indicating that DVD has transferred an Ownership Interest in the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i to the Club Member.

4.2 The Association agrees that subsequent to expiration or termination of the period of developer control of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i pursuant to the Ko Olina – Disney Vacation Club Resort Documents, if any, the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i shall continue to be a DVC Resort pursuant to the provisions of and in accordance with the terms and conditions of this Agreement.

4.3 DVD, DVCHMC and the Association represent and warrant to BVTC that: (a) DVD owns or leases, or shall own or lease prior to marketing or commencement of sales, the real estate and improvements constituting the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i; and (b) each Club Member owning an Ownership Interest in the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i shall acquire, possess and enjoy the right to use his or her Ownership Interest in accordance with information contained in the deed submitted for each Club Member and in accordance with the Ko Olina – Disney Vacation Club Resort Documents. DVD, DVCHMC and the Association shall immediately notify BVTC of any change or any other fact or circumstance affecting BVTC's delivery of services and benefits to Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, including the termination of any existing management company for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i and/or the Ko Olina – Disney Vacation Club Resort Condominium.

#### **V. Operation and Management of Reservation Rights.**

5.1 All reservations made by Club Members among the DVC Resorts using the DVC Reservation Component shall be made in accordance with the Disclosure Document as promulgated and/or amended from time to time by BVTC. BVTC reserves the right to amend the Disclosure Document in its sole, absolute and unfettered discretion and as it determines is necessary or desirable in order to operate and manage the services and benefits made available through BVTC; provided, however, that the Disclosure Document will only be amended as permitted under Chapter 721, Florida Statutes.

5.2 DVD, DVCHMC and the Association acknowledge and understand that the operation and management of the DVC Reservation Component is based upon a Vacation Point structure. Under this structure, each Ownership Interest is symbolized by a number of Home Resort Vacation Points under the Vacation Ownership Plan for the DVC Resort representing the reservation power of that Ownership Interest in that DVC Resort's Vacation Ownership Plan. These Home Resort Vacation Points may be converted into DVC Vacation Points (as described in the Disclosure Document) if the Club Member voluntarily participates in the DVC Reservation Component by making a reservation at other DVC Resorts. Home Resort Vacation Points may not be converted into DVC Vacation Points except in connection with making a reservation through the DVC Reservation Component. The number of DVC Vacation Points required to reserve Vacation Homes at a DVC Resort will be determined annually by BVTC in its sole, absolute and unfettered discretion except as limited by any Applicable Law; however, in no event will BVTC reallocate DVC Vacation Points by more than 20% for any use day from year to year except for special periods of high demand and based upon Club Member use patterns and changes in Club Member use demand (including, without limitation, use demand during special or holiday seasons), as determined by BVTC in its sole, absolute and unfettered discretion.

5.3 DVD, DVCHMC and the Association acknowledge and understand that different Home Resort Priority Periods may exist at each DVC Resort; provided, however, that in no event shall BVTC associate a resort as a DVC Resort if such resort has a Home Resort Priority Period of less than one (1) month.

5.4 DVD, DVCHMC and the Association acknowledge and agree that all personal property related to BVTC's operation of the DVC Reservation Component, including all computer hardware and software and intellectual property, is and always shall be the personal property of BVTC; provided, however, that in the event that this Agreement is terminated or suspended, the rights of the parties to use the DVC Reservation Component for the Club will be governed by the provisions of Article VIII. below.

## VI. Other DVC Resorts

6.1 In the event BVTC associates one or more additional resorts as DVC Resorts, the DVC Resort Agreement executed to effect such association shall be substantially similar to this Agreement in all material respects under the circumstances pertaining to each such additional DVC Resort.

6.2 The parties agree that BVTC shall have the following rights with respect to the addition of resorts as DVC Resorts:

a. BVTC may elect to associate other resort properties as DVC Resorts from time to time. These other DVC Resorts, if any, may be located within or outside the United States of America. Furthermore, it is contemplated that all resorts that may be associated as DVC Resorts from time to time will be developed by DVD or another affiliate or subsidiary of The TWDC Companies and managed by DVCHMC or by Disney Vacation Club Management Corp., a Florida corporation ("DVCMC"); however, BVTC in its sole discretion reserves the right to enter into a DVC Resort Agreement with other resorts that have not been developed by DVD or any of The TWDC Companies and that may or may not be managed by DVCHMC or DVCMC.

b. The association of additional DVC Resorts is not subject to the approval of DVCHMC, the Association or any Club Member, and any decision to associate DVC Resorts, including the terms and conditions under which the DVC Resort is associated, will be made by BVTC subject to the express written approval of DVD. In making a decision to associate additional DVC Resorts, BVTC shall use its best efforts, in good faith and based upon all available evidence under the circumstances, to further the best interests of the Club Members taken as a whole with respect to the Club Members' opportunity to use and enjoy all of the Vacation Homes and related facilities made available through the DVC Reservation Component. In this regard, BVTC will consider such factors as size, capacity, furnishings, maintenance impact, location (including geographic, topographic and scenic considerations), recreational capabilities, and demand and availability for Club Member use and enjoyment.

c. In the event other resorts are associated as DVC Resorts, the addition of the DVC Resort will result in the addition of new Club Members who will have the opportunity to make reservations for the use of Vacation Homes and related facilities through the DVC Reservation Component under the same terms and conditions as existing Club Members, including the Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, and may also result in an increase in the Annual Dues assessed against each Ownership Interest. If other DVC Resorts are associated, demand for use may vary among the various DVC Resorts and the level of Club Member demand for the use of a particular DVC Resort may increase over the level of use demand that existed at the time of purchase by a particular Club Member such that the ability of a Club Member to reserve use at a high demand DVC Resort at a particular time may be impacted. However, new Club Members' reservation requests will also be subject to the Home Resort Priority Period for each DVC Resort, and additions of new DVC Resorts may only be made so long as the "one-to-one use-right to use-night requirement ratio," as that term is defined in Section 721.05(25), Florida Statutes, shall be maintained. In addition, the inclusion of new resorts as DVC Resorts will afford existing Club Members with more DVC Resort Vacation Homes and location reservation opportunities and options.

d. BVTC does not anticipate that the rules and regulations governing reservations among the DVC Resorts will be affected by adding additional resorts as DVC Resorts. However, BVTC has reserved the right to (i) amend the Disclosure Document and DVC Vacation Point schedules to take into account the location and anticipated relative use demand of the added DVC Resort as may be necessary and as it deems necessary or desirable in order to implement or enforce the provisions of this Agreement and the Disclosure Document as permitted under Applicable Law and/or Chapter 721.

e. For DVC Resorts that experience higher than anticipated use demand relative to other DVC Resorts, BVTC reserves the right, in its sole, absolute and unfettered discretion, to charge an in-bound exchange fee for exchanges into such high demand DVC Resorts.

6.3 The parties agree that any deletion of a DVC Resort shall be governed by the following:

a. In the event of a deletion of any DVC Resort that results in Vacation Homes or related facilities of such DVC Resort being unavailable for use by Club Members, BVTC shall notify DVD, DVCHMC, the Association and all affected Club

Members of such unavailability of use within thirty (30) days after the related event of casualty, eminent domain action or automatic or other deletion.

b. BVTC may, in its sole discretion, delete all or a portion of an existing DVC Resort due to casualty where any of the affected Vacation Homes or related facilities are not reconstructed or replaced.

(1) By execution of this Agreement, DVCHMC and the Association agree to obtain and maintain casualty insurance as to all Vacation Homes, related facilities and furnishings located upon the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i in an amount equal to the replacement cost of such Vacation Homes, related facilities and furnishings as required by Chapter 721. BVTC shall not be liable for any costs associated with obtaining or maintaining such insurance.

(2) DVD, DVCHMC, and the Association further agree that any insurance proceeds resulting from a casualty at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i shall be applied to the reconstruction or replacement of the Vacation Homes or related facilities; or, in lieu thereof, disbursed to affected Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i as their share of the non-reconstructed or replaced Unit, in accordance with the Ko Olina – Disney Vacation Club Resort Documents, resulting in their withdrawal from participation in the DVC Reservation Component so that Club Members will not be requesting reservations for available Vacation Homes on a greater than "one-to-one use-right to use-night requirement ratio," as that term is defined in Section 721.05(25), Florida Statutes. The decision whether or not to reconstruct or replace shall be made as promptly as possible under the circumstances.

(3) Any replacement of Vacation Homes or related facilities of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i due to casualty shall be made so as to provide Club Members with an opportunity to enjoy a substantially similar vacation experience as was available with the deleted Vacation Homes or related facilities, as determined by BVTC in its sole, absolute and unfettered discretion. In determining whether the replacement Vacation Homes and related facilities will provide a substantially similar vacation experience, BVTC shall consider all relevant factors, including some or all of the following: size, capacity, furnishings, maintenance costs, location (geographic, topographic and scenic), demand and availability for Club Member use, and recreational capabilities. BVTC reserves the right, in its sole discretion, to reject replacement Vacation Homes and related facilities that do not meet its association criteria, including the high standards of quality and customer service established by BVTC for all DVC Resorts from time to time.

c. BVTC may, in its sole discretion, delete all or a portion of any existing DVC Resort where an eminent domain action has taken place and where any of the affected Vacation Homes or related facilities are not replaced.

(1) In the event of a taking of all or a portion of the Vacation Homes and related facilities of a DVC Resort by eminent domain, DVD, DVCHMC, and the Association agree that any proceeds resulting from such taking shall be applied to the replacement or acquisition of additional similar Vacation Homes and related facilities; or in lieu thereof, disbursed to affected Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i as their share of the non-replaced Unit, in accordance with the Ko Olina – Disney Vacation Club Resort Documents, resulting in their withdrawal from participation in the DVC Reservation Component so that Club Members will not be competing for reservations of available Vacation Homes on a greater than "one-to-one use-right to use-night requirement ratio," as that term is defined in Section 721.05(25), Florida Statutes.

(2) Any replacement of Vacation Homes or related facilities due to a taking by eminent domain shall be made upon the same basis as replacements made due to casualty as set forth above.

d. BVTC may, in its sole, absolute and unfettered discretion, delete an existing DVC Resort pursuant to the specific termination rights contained in each individual DVC Resort Agreement. A DVC Resort also will be automatically deleted upon the expiration or earlier termination of the term of its Vacation Ownership Plan.

e. During any reconstruction, repair or replacement period, or as a result of a decision not to reconstruct or replace (if permitted under the documents establishing the DVC Resort under Applicable Law), Club Members may be required to compete for reservations for available Vacation Homes on a greater than "one-to-one use-right to use-night requirement ratio," as that term is defined in Section 721.05(25), Florida Statutes. If available, DVCHMC and the Association may acquire business interruption insurance for securing replacement Vacation Homes or related facilities or expend Association funds to secure replacement Vacation Homes or related facilities during any reconstruction, replacement or acquisition period.

f. In order to maintain compliance with the "one-to-one use-right to use-night requirement ratio," as that term is defined in Section 721.05(25), Florida Statutes, in the event that a DVC Resort is deleted, all Club Members at the deleted DVC Resort will no longer be able to participate in the DVC Reservation Component. A Club Member at a deleted DVC Resort will not be able to make reservations at other DVC Resorts unless the Club Member owns an Ownership Interest at a non-deleted DVC Resort;

however, the Club Member will continue to have reservation rights in the resort where the Club Member owns his or her Ownership Interest in accordance with the terms of the resort's Vacation Ownership Plan.

6.4 Without first receiving the express written consent of DVD, BVTC shall not offer any external exchange programs to Club Members other than as contemplated under this Agreement.

## **VII. BVTC Fees**

7.1 In consideration for providing the services contemplated under this Agreement and in lieu of charging individual transaction fees to Club Members, BVTC shall be entitled to receive an amount equal to the rental proceeds, if any, in excess of the amount paid to the Association under the Ko Olina – Disney Vacation Club Resort Documents resulting from the rental of unreserved Vacation Homes (in accordance with the reservation priorities set forth in the Ko Olina – Disney Vacation Club Resort Documents) equal to the costs incurred by BVTC to provide the services contemplated under this Agreement plus 5% of the amount of the costs to provide the services contemplated under this Agreement. BVTC shall provide DVCHMC with an annual accounting of the costs that it incurs in the performance of the services contemplated under this Agreement. DVCHMC shall receive, hold and remit these proceeds due to BVTC in accordance with the terms of the Ko Olina – Disney Vacation Club Resort Documents. The proceeds contemplated to be remitted to BVTC pursuant to this Section shall be payable in arrears and shall be due on January 1st of the next year and past due on January 31st of that year. BVTC's right to receive these proceeds shall cease upon the termination of this Agreement.

7.2 In lieu of individual membership fees, the Association, as the "corporate member" on behalf of all Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i, shall remit to BVTC each calendar year, an amount equal to \$1.00 for each Club Member at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i. This "corporate membership fee" shall be payable in arrears and shall be due on January 1st of the next year and past due on January 31st of that year. The fee shall be based upon the number of Club Members owning Ownership Interests at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i as of December 31st of the year for which the fee is due. Upon the termination of this Agreement, BVTC shall be entitled to receive a prorated "corporate membership fee" through the termination date and based upon the number of Club Members owning Ownership Interests at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i as of the effective date of termination.

7.3 A Club Member's failure to pay his or her Annual Dues shall not relieve the Association from its obligations to timely pay the entire amount of proceeds or fees due to BVTC hereunder.

7.4 By execution of this Agreement, DVCHMC and the Association authorize BVTC to prohibit Club Members who are delinquent in the payment of their Annual Dues (with respect to any Ownership Interests owned by such Club Members) or any other sums due DVCHMC or the Association from accessing the DVC Reservation Component or checking in to a Vacation Home at a DVC Resort reserved through the DVC Reservation Component as permitted under and in accordance with Applicable Law and until such time as the delinquency is paid in full.

## **VIII. Termination, Suspension and Remedies**

8.1 Termination of this Agreement can occur as follows:

a. This Agreement will automatically terminate upon:

(1) the declaration of bankruptcy or insolvency of any of DVD, DVCHMC or the Association according to Applicable Law or if any general assignment shall be made of DVD's, DVCHMC's or the Association's property for the benefit of creditors; provided, however, that BVTC shall have the right, in its sole discretion, to continue the Agreement as to the parties that have not been declared bankrupt or insolvent or made the subject of a general assignment for the benefit of creditors; or

(2) the deletion of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i entirely in accordance with Section 6.3 above.

b. The parties may terminate participation in this Agreement:

(1) by the mutual written agreement of the parties, effective upon the date agreed to by the parties; or

(2) in the event of a material breach of any of the terms, conditions, covenants, representations or warranties contained in this Agreement upon written notice to the breaching party stating the grounds for such termination, unless the breaching party cures the asserted breach to the reasonable satisfaction of the party giving such notice within thirty (30) days of the date of notice.

c. BVTC may immediately terminate its participation in this Agreement, by giving written notice to DVD, DVCHMC and the Association, upon BVTC's determination, in its sole, absolute and unfettered discretion, that DVD, DVCHMC or the Association have failed to manage, operate and maintain the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i or the Ko Olina – Disney Vacation Club Resort Condominium in a manner consistent with the high standards of quality and customer service established by BVTC for all DVC Resorts from time to time, including the employment or termination by (i) DVD and/or Association of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i's management company or DVC Operator without BVTC's consent, or (ii) DVD and/or Ali'i Nui Villas Condominium Association, Inc., of the Ko Olina – Disney Vacation Club Resort Condominium's management company without BVTC's consent.

8.2 Unless sooner terminated as provided in this Agreement, the term of this Agreement shall expire on January 31, 2062, or upon the earlier termination of the Vacation Ownership Plan for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i. In the event that the Vacation Ownership Plan for the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i is extended beyond January 31, 2062, pursuant to the terms of the Ko Olina – Disney Vacation Club Resort Documents and at BVTC's election, the term of this Agreement shall automatically be extended for the additional term unless sooner terminated as provided in this Agreement.

8.3 Upon termination of this Agreement, the following events shall occur:

a. DVD shall immediately discontinue the offering of Ownership Interests with appurtenant rights in the DVC Reservation Component in accordance with the terms of this Agreement to prospective purchasers; and

b. DVD, DVCHMC and the Association shall immediately cease using and thereafter abstain from using all personal property belonging to BVTC and related to the operation and functioning of the DVC Reservation Component, including all computer hardware or software or intellectual property. DVD, DVCHMC and the Association shall return same to BVTC all personal property belonging to BVTC within fifteen (15) days after termination of this Agreement, subject to any transition periods required under Chapter 721. No property right in or privilege to use BVTC materials is created by this Agreement which will extend beyond the expiration or termination of this Agreement. The terms of this Section shall survive the termination of this Agreement.

8.4 Upon termination of this Agreement, BVTC shall honor all reservations and reservation privileges of Club Members from other DVC Resorts reserving Vacation Homes at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i that are confirmed or accrued prior to termination and shall honor all reservations and reservation privileges of Club Members at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i reserving Vacation Homes at other DVC Resorts that are confirmed or accrued prior to termination of this Agreement. DVCHMC and the Association shall honor all confirmed reservations and reservation privileges of Club Members from other DVC Resorts reserving Vacation Homes at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i that are confirmed or accrued prior to termination. The terms of this Section shall survive the termination of this Agreement.

8.5 Notwithstanding any provisions contained in this Agreement to the contrary, BVTC reserves the right to elect to suspend the participation of the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i as a DVC Resort under this Agreement rather than electing to terminate this Agreement. The terms and conditions governing such suspension shall be determined by BVTC in its sole, absolute and unfettered discretion. Upon the termination of such suspension period, the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i shall be entitled to resume participation as a DVC Resort under this Agreement subject to any terms and conditions established by BVTC.

8.6 In the event that DVD, DVCHMC or the Association fails to perform its services under this Agreement and such failure results in a Club Member with a confirmed reservation at the Aulani, Disney Vacation Club Villas, Ko Olina, Hawai'i being wrongfully denied access to a Vacation Home, then DVD, DVCHMC or the Association shall immediately correct such denial of access at its own expense.

8.7 Each party acknowledges that damages cannot adequately compensate the other parties for a breach of any of the provisions of this Agreement, and, therefore, the parties agree that each party shall be entitled to a remedy of specific performance or injunctive relief, as appropriate, in the event of a breach or threatened breach of any such provisions by any other party, in addition to any other appropriate legal or equitable remedies.

8.8 Each party agrees to indemnify and hold harmless the other parties from and against all claims, demands, obligations, deficiencies, judgments, damages, suits, losses, penalties, expenses, costs (including attorneys' and other professionals' fees and costs) and liabilities of any kind, type or nature whatsoever directly or indirectly resulting from, arising out of or in connection with this Agreement or the operation of its business as a result of any acts or omissions by it or any of its directors, officers, partners, employees, representatives, agents, brokers, salespersons or associates.



## IX. Assignment

9.1 BVTC reserves the right, and DVD, DVCHMC and the Association acknowledge BVTC's right, to assign BVTC's rights and duties under this Agreement to a wholly owned subsidiary of BVTC, the parent corporation of BVTC, or a corporation under common ownership or control with BVTC. Upon such assignment and assumption, BVTC shall be released from all obligations hereunder. Thirty (30) days advance notice of the assignment shall be delivered to the other parties.

9.2 DVD reserves the right, and DVCHMC, BVTC and the Association acknowledge DVD's right, to assign DVD's rights and duties under this Agreement to a wholly owned subsidiary of DVD, the parent corporation of DVD or a corporation under common ownership or control with DVD. Upon such assignment and assumption DVD shall be released from all obligations hereunder. Thirty (30) days advance notice of the assignment shall be delivered to the other parties.

9.3 DVCHMC reserves the right, and DVD, BVTC and the Association acknowledge DVCHMC's right, to assign DVCHMC's rights and duties under this Agreement to a wholly owned subsidiary of DVD, the parent corporation of DVCHMC or a corporation under common ownership or control with DVCHMC. Upon such assignment and assumption DVCHMC shall be released from all obligations hereunder. Thirty (30) days advance notice of the assignment shall be delivered to the other parties.

9.4 The parties hereby agree that the Association shall not have the right to assign its rights and duties under this Agreement to any third party other than DVCHMC.

## X. General

10.1 Except as may be otherwise provided herein, any notice, demand, request, consent, approval or communication under this Agreement shall be in writing and shall be deemed duly given or made: (i) when deposited, postage prepaid, in the United States mail, certified or registered mail with a return receipt requested, addressed to the party at the address shown above; (ii) when delivered personally to the party at the address specified above; (iii) when deposited with a reliable overnight courier service, fee prepaid, with receipt of confirmation requested, addressed to the party as specified above; or (iv) when delivered by facsimile transmission with confirmed receipt of transmission. A party may designate a different address for receiving notices hereunder by notice to the other parties.

10.2 The headings in this Agreement are intended solely for convenience of reference and shall be given no effect in the construction or interpretation of this Agreement. All references in this Agreement to particular recitals and sections are references to recitals and sections of this Agreement. The recitals set forth at the beginning of this Agreement are true and correct and are incorporated herein by this reference.

10.3 In the event that any clause or provision of this Agreement is held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any other provision of this Agreement. Failure of any party to insist on strict compliance with the provisions of this Agreement shall not constitute waiver of that party's right to demand later compliance with the same or other provisions of this Agreement.

10.4 This Agreement constitutes the entire understanding and agreement among the parties concerning the subject matter of this Agreement. This Agreement may be modified only by a writing executed by the parties with the same formality with which this Agreement has been executed. All understandings among the parties are merged into this Agreement, and there are no representations, warranties, covenants, obligations, understandings or agreements, oral or otherwise, in relation thereto among the parties other than those incorporated herein.

10.5 This Agreement shall be governed by, and shall be construed in accordance with, the laws of the State of Florida. The parties hereby waive any right they may have under any applicable law to a trial by jury with respect to any suit or legal action which may be commenced by or against the other concerning the interpretation, construction, validity, enforcement or performance of this Agreement or any other agreement or instrument executed in connection with this Agreement. In the event any such suit or legal action is commenced by any party, the other parties hereby agree, consent and submit to the personal jurisdiction of the Circuit Court of the Ninth Judicial Circuit of Florida in and for Orange County, Florida, with respect to such suit or legal action, and each party also hereby consents and submits to and agrees that venue in any such suit or legal action is proper in said court and county, and each party hereby waives all personal rights under applicable law or in equity to object to the jurisdiction and venue in said court and county. Such jurisdiction and venue shall be exclusive of any other jurisdiction and venue.

10.6 This Agreement and all of its provisions shall be binding upon and inure to the benefit of the parties and their successors and assigns. In no event shall the terms and conditions of this Agreement be deemed in any way to inure to the benefit of any person or party not expressly made a party hereto except for permitted successors or assigns to parties hereto.

10.7 In the event that BVTC shall be delayed, hindered in or prevented from the performance of any act required hereunder by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, terrorist acts, act of God, or any other reason beyond BVTC's control, then performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the Effective Date.

WITNESSES:

*J Greene*  
Print Name: J Greene

*Karen L. Grip*  
Print Name: Karen L. Grip

*J Greene*  
Print Name: J Greene

*Karen L. Grip*  
Print Name: Karen L. Grip

*J Greene*  
Print Name: J Greene

*Karen L. Grip*  
Print Name: Karen L. Grip

*J Greene*  
Print Name: J Greene

*Karen L. Grip*  
Print Name: Karen L. Grip

**DISNEY VACATION DEVELOPMENT, INC.**, a Florida corporation

By: *Leigh Anne Nieman*  
Name: Leigh Anne Nieman  
As its: Assistant Secretary

**DISNEY VACATION CLUB HAWAII MANAGEMENT COMPANY, LLC**,  
a Florida limited liability company

By: *John M. McGowan*  
Name: John M. McGowan  
As its: Secretary

**ALI'I NUI VACATION OWNERS ASSOCIATION, INC.**,  
a Florida not-for-profit corporation

By: *Yvonne Chang*  
Name: Yvonne Chang  
As its: Director

**BUENA VISTA TRADING COMPANY**, a Florida corporation

By: *Lawrence Smith*  
Name: Lawrence Smith  
As its: Treasurer

## EXHIBIT F

### HOME RESORT RULES AND REGULATIONS

The following rules and regulations have been designed to provide Club Members with information on the use and operation of the Home Resort Reservation Component at each DVC Resort. This Guide will be amended from time to time, as necessary.

#### I. DEFINITIONS

1. Annual Dues shall mean that portion of the operating budget for a Club Member's Home Resort that has been assessed against that individual Club Member's Ownership Interest together with the Club Member's proportionate share of the ad valorem taxes for the Ownership Interest.
2. Banking shall mean the act of a Club Member in deferring the use of all or a portion of the Club Member's Home Resort Vacation Points from the current Use Year into the next succeeding Use Year.
3. Borrowing shall mean the act of a Club Member in using all or a portion of the Club Member's Home Resort Vacation Points from the next succeeding Use Year for the purpose of securing a reservation in the immediately preceding Use Year.
4. Breakage shall mean those Use Days which have not been reserved by Club Members prior to the commencement of the Breakage Period, the use of which may only be reserved by Club Members pursuant to the priorities set forth in these Rules and Regulations.
5. Breakage Period shall mean the sixty (60) day period preceding a given Use Day, including the Holding Period.
6. Club or Disney Vacation Club shall mean the Disney Vacation Club. The Club is not a legal entity or association of any kind, but rather is a service name for the services and benefits appurtenant to and the restrictions imposed upon the use and enjoyment of Ownership Interests. These services presently include, among other things, the operation of a central reservation system consisting of the Home Resort Reservation Component and the DVC Reservation Component.
7. Club Member or Owner shall mean the owner of record of an Ownership Interest.
8. DVC Operator shall mean the entity responsible for operating the Home Resort Reservation Component for each DVC Resort and shall mean either Disney Vacation Club Management Corp., a Florida corporation, its successors and assigns or Disney Vacation Club Hawaii Management Company, LLC, a Florida limited liability company, its successors and assigns.
9. DVC Reservation Component shall mean the exchange component of the Club central reservation system through which Vacation Homes in any DVC Resort may be reserved using DVC Vacation Points.
10. DVC Resort shall mean each resort, including the Club Member's Home Resort, in which the Club Member is entitled to access and use the DVC Reservation Component and other applicable Club services and benefits.
11. DVC Vacation Points shall mean Vacation Points utilized by a Club Member to make a reservation through the DVC Reservation Component at a DVC Resort.
12. External Exchange Documents shall mean all information provided to Club Members, from time to time, regarding the operation of any External Exchange Program.
13. External Exchange Program shall mean the contractual arrangement between DVC Operator, the Association, and/or individual Club Members and/or an external exchange company or companies under which

Club Members may request and reserve, under certain conditions, the use of accommodations in resorts other than the DVC Resorts.

14. Fixed Ownership Interest shall mean an Ownership Interest that has a Fixed Use Period, which gives the Owner of that Ownership Interest a guaranteed reservation right to use a specific type of Vacation Home during a specific week, as set forth in that Owner's deed.

14. Guaranteed Reservation shall mean an automatic reservation made on behalf of a Club Member who has purchased a Fixed Ownership Interest.

15. Holding Period shall mean the sixty (60) day period preceding a given Use Day.

16. Holding Account Vacation Points shall mean those Home Resort Vacation Points which have reservation rights restricted to the Holding Period because of a late cancellation by a Club Member.

17. Home Resort shall mean any DVC Resort in which a Club Member owns an Ownership Interest which is symbolized by Home Resort Vacation Points.

18. Home Resort Priority Period shall mean the period of time at each DVC Resort during which only Club Members having an Ownership Interest at that DVC Resort are entitled to request a reservation for the Vacation Homes at that DVC Resort through that DVC Resort's Home Resort Component.

19. Home Resort Reservation Component shall mean the component of the Club central reservation system through which Vacation Homes may be reserved using Home Resort Vacation Points pursuant to the priorities, restrictions and limitations set forth in these Rules and Regulations.

21. Home Resort Vacation Points shall mean Vacation Points symbolizing an Ownership Interest at a Home Resort and which Vacation Points may be utilized to reserve Vacation Homes at that Home Resort where that Ownership Interest is held.

21. Member Services shall mean the division that handles and processes reservation requests and other Club Member services for the Club from time to time.

22. Ownership Interest shall mean the property interest in a DVC Resort.

23. Reservation Points shall mean Home Resort Vacation Points used to reserve accommodations at non-DVC Resort, except accommodations available through the RCI® External Exchange Program.

24. Rules and Regulations shall mean these Home Resort Rules and Regulations which DVC Operator in its sole, absolute and unfettered discretion determines are necessary or desirable from time to time in order to enforce the provisions of the Membership Agreement for each DVC Resort.

25. Special Season Preference List shall mean any reservation list established by Member Services from time to time for high demand Use Days at a given DVC Resort created for the purpose of allowing Club Members to have an opportunity to reserve these Use Days.

26. Transfer shall mean the assignment by one Club Member (other than Disney Vacation Development, Inc.) of the use of his or her Home Resort Vacation Points to another Club Member (other than Disney Vacation Development, Inc.) during a given Use Year.

27. Unit shall mean that portion of a DVC Resort which is subject to exclusive ownership by one or more persons.

28. Use Day shall mean a twenty-four hour period (or such lesser period as may be designated by DVC Operator from time to time) in a Vacation Home subject to use reservation by Club Members.

29. Use Year shall mean, for each Unit, the twelve-month period beginning on the first day of the month designated in each purchase agreement selling an Ownership Interest to a Club Member in that Unit and in each deed conveying an Ownership Interest to a Club Member in that Unit. All Ownership Interests in a given Unit shall have the same Use Year. The Use Year shall continue for successive twelve-month periods for so long as the Vacation Ownership Plan continues. Any Ownership Interest purchased to supplement a Club Member's existing Ownership Interest may have the same Use Year as the Ownership Interest it supplements.

30. Vacation Home shall mean and refer to those portions of a Unit designed and intended for separate use and occupancy.

31. Wait List shall mean the waiting list for Club Members who wish to make a reservation for Use Days that are currently unavailable for reservation as set forth in these Rules and Regulations.

## II. USING HOME RESORT VACATION POINTS

1. Home Resort Vacation Points. When a Club Member purchases an Ownership Interest at a DVC Resort, he or she will receive an annual allotment of Home Resort Vacation Points. Some important things to know about Home Resort Vacation Points:

- a. Home Resort Vacation Points represent the amount of real estate that a Club Member has purchased at a particular DVC Resort. The DVC Resort in which a Club Member purchases his or her Ownership Interest is that Club Member's "Home Resort." Home Resort Vacation Points are an administrative convenience and have no value of their own. A Club Member may own an Ownership Interest at more than one DVC Resort. If so, the Club Member must consider each DVC Resort where he or she owns an Ownership Interest to be that Club Member's Home Resort only as to the Ownership Interest that he or she owns at that DVC Resort.
- b. Home Resort Vacation Points provide Club Members access to the Club's central reservation system run by Member Services. The various Vacation Homes have been assigned Home Resort Vacation Point values based on the size of the Unit, season of the year, and expected demand. To make a reservation, Club Members call Member Services with their request; the appropriate number of Home Resort Vacation Points are debited from the Club Member's account when the reservation is confirmed.
- c. Home Resort Vacation Points are allotted annually on the first day of the first month of the Club Member's Use Year. Use Years are described in more detail below.
- d. Club Members will be allotted the same number of Home Resort Vacation Points every year. Home Resort Vacation Points must be used for a reservation, Banked, Borrowed, Transferred or exchanged during the Use Year they are allotted or they will expire.
- e. To initiate any transaction involving Home Resort Vacation Points, Club Members must submit a request to Member Services by phone, e-mail, or in writing.

2. DVC Vacation Points. Club Members may voluntarily participate in the DVC Reservation Component by converting all or a portion of their Home Resort Vacation Points into DVC Vacation Points to make a reservation at other DVC Resorts. Home Resort Vacation Points may not be converted into DVC Vacation Points except in connection with making a reservation through the DVC Reservation Component. In the event that a Club Member has Ownership Interests in more than one DVC Resort, Home Resort Vacation Points from multiple DVC Resorts may be combined as DVC Vacation Points for reservations made less than seven (7) months in advance. Club Members can not apply Home Resort Vacation Points from one DVC Resort as DVC Vacation Points to any other DVC Resort during the destination DVC Resort's Home Resort Priority Period. (Special rules apply to *Special Season Preference Lists*.)

3. Reservation Points. Reservation Points are Home Resort Vacation Points used to reserve accommodations at non-DVC Resorts, except accommodations available through the RCI® External Exchange Program. One Reservation Point is equivalent to one annually allotted Home Resort Vacation Point in the Central Reservation System. Reservation Points have no other relationship with or comparison to Home Resort Vacation Points, and Reservation Points are established for convenience of reference only. Reservation Points expire at the end of the Use Year in which they are allotted.

Reservation Points cannot be banked, borrowed, transferred or used to reserve accommodations through the RCI® External Exchange Program, nor to reserve accommodations at DVC Resorts. Reservation Points cannot be returned to a Club Member as Home Resort Vacation Points.

4. Use Years. A Use Year is a 12-month period beginning on the first day of a month. Each Unit in the Club Member's Home Resort has a specific Use Year assigned to it; a Club Member's Use Year is printed on the purchase agreement and DVC Member Card. Because the Use Year is tied in directly to the Club Member's Ownership Interest, the Use Year will not change for the life of his or her Ownership Interest.

Subject to the limited exceptions set forth in paragraph 5 below, at any given time, there are two (2) active Use Years—the current Use Year and the successive or next Use Year. Club Members may make reservations, Bank, Borrow, Transfer or exchange Home Resort Vacation Points allotted during the two (2) active Use Years only. (Banking, Borrowing, and Transferring are described below. Exchanges are described in "Member Benefits and Privileges" below).

5. Banking and Borrowing Home Resort Vacation Points. Club Members may expand their vacation options by "Borrowing" Home Resort Vacation Points from the next succeeding Use Year to secure a reservation in the immediately preceding Use Year. Club Members may increase their future vacation options or save unused Home Resort Vacation Points by "Banking" Vacation Points from the current Use Year into the next Use Year. Home Resort Vacation Points may be Banked or Borrowed within the same Home Resort only. Banking and Borrowing procedures are described below:

a. Banking Home Resort Vacation Points. Any time during the first eight calendar months of a Club Member's Use Year, a Club Member may Bank up to 100% of their annual allotment of Home Resort Vacation Points to the next Use Year. After the first eight calendar months of a Club Member's Use Year, Members cannot bank any portion of their annual allotment of Home Resort Vacation Points for that Use Year. In order for Banked Home Resort Vacation Points to be used for a reservation, the Home Resort Vacation Points must be banked before the reservation is made. Once Banked, Home Resort Vacation Points cannot be Banked again into another Use Year. Also, Banked Home Resort Vacation Points cannot be returned to their original Use Year and will expire if not used. From time to time, the DVC Operator may provide for extended banking rights to Club Members during their first Use Year.

b. Borrowing Home Resort Vacation Points. A Club Member may Borrow under the following guidelines:

- 1) Club Members may Borrow up to one hundred percent (100%) of their allotted Home Resort Vacation Points from their next succeeding Use Year to secure a reservation in the immediately preceding Use Year.
- 2) Once Borrowed, Home Resort Vacation Points cannot be returned to their original Use Year and will expire if not used by the end of the Use Year into which they were Borrowed, except that in the event Club Members purchase an additional Ownership Interest after Borrowing Home Resort Vacation Points, Club Members may substitute newly allocated Home Resort Vacation Points of a current Use Year for the Borrowed Home Resort Vacation Points that were used toward a future reservation and the Borrowed Home Resort Vacation Points will be returned to their original Use Year.

- 3) Club Members may only Borrow Home Resort Vacation Points when they are ready to make a reservation and only if additional Home Resort Vacation Points are needed. Member Services will use Home Resort Vacation Points available in the current Use Year before Borrowing Home Resort Vacation Points when making a reservation.

c. Banking and Borrowing Limitations

- 1) To be eligible to participate in Banking and Borrowing, Club Members must be current on their Annual Dues and monthly mortgage loan payments (if applicable), and any other outstanding balances, including, but not limited to, fees associated with any exchange programs, miscellaneous services booked by Member Services in connection with Club Member reservations, and any incidental charges and/or balances due in relation to DVC Resort stays.
- 2) The total number of Home Resort Vacation Points combined from Home Resort Vacation Points that are allotted, Banked and Borrowed may not exceed three-hundred percent (300%) of the Club Member's Home Resort Vacation Point allotment for the current Use Year.
- 3) Banking and/or Borrowing may be suspended or limited by DVC Operator from time to time in order to maintain a proper balance of Home Resort Vacation Points in the Club's central reservation system.

d. Cancelling Reservations Made With Banked or Borrowed Home Resort Vacation Points

- 1) If a Club Member cancels a confirmed reservation that was made using Banked or Borrowed Home Resort Vacation Points, the cancellation will not return those Banked or Borrowed Home Resort Vacation Points to their original Use Year.
- 2) If the reservation is canceled more than thirty (30) days before the arrival date, then those Banked or Borrowed Home Resort Vacation Points remain available for another reservation during the same Use Year into which the Vacation Points were Banked or Borrowed.
- 3) If the reservation is canceled thirty (30) or fewer days before the arrival date, then those Banked or Borrowed Home Resort Vacation Points are placed in the Holding Account. Holding Account Vacation Points may be used for another reservation during the same Use Year into which the Vacation Points were Banked or Borrowed subject to the guidelines of the Holding Account (see below - "Holding Account Vacation Points").
- 4) All Vacation Points applied to a reservation are considered used starting on the reservation arrival date. If a reservation is canceled on the date of arrival, the Vacation Points will not be refunded.

e. No Retrieval of Banked or Borrowed Home Resort Vacation Points. Once Home Resort Vacation Points have been Banked or Borrowed, they may not be returned to their original Use Year.

6. Transferring Home Resort Vacation Points Between Club Members. Transfers allow a Club Member to assign all or a portion of his or her Home Resort Vacation Points to another Club Member. Transfers are subject to the following restrictions:

- a. Both Club Members must be current on their Annual Dues and monthly payments (if applicable), and any other outstanding balances, including, but not limited to, fees associated with any exchange programs, miscellaneous services booked by Member Services in connection with Club Member reservations, and any incidental charges and/or balances due in relation to DVC Resort stays, in order to give or receive a Transfer. Both Club Members must be closed in order to participate in a Transfer.
- b. All Transferred Home Resort Vacation Points retain the Use Year of the transferring Club Member and expire at the end of the transferring Club Member's Use Year, unless they are Banked.

- c. Once Banked, Transferred Home Resort Vacation Points will expire at the end of the Transferring Club Member's next Use Year, unless they are used. In addition, Transferred Home Resort Vacation Points cannot be un-Banked or returned to their original Use Year.
- d. The Club Member who is Transferring the Home Resort Vacation Points to another Club Member is still responsible for the Annual Dues payment on those Transferred Home Resort Vacation Points.
- e. Banked or Borrowed Home Resort Vacation Points may not be Transferred.
- f. Transferred Home Resort Vacation Points may not be Borrowed or returned to the Transferring Club Member.
- g. If a Transfer occurs between Club Members from different Home Resorts, the Transferred Home Resort Vacation Points retain all the reservation rights of the Transferring Member.
  - 1) The recipient of the Transferred Home Resort Vacation Points may use them to make a reservation at the Transferring Member's Home Resort during the Home Resort Priority Period, or at other qualified DVC Resorts after the Home Resort Priority Period and any other applicable priority periods.
  - 2) The recipient of the Transferred Home Resort Vacation Points would not be able to use the Transferred Home Resort Vacation Points at his or her Home Resort until the end of his or her Home Resort Priority Period and any other applicable priority periods.
- h. Transfer requests may be made by phone and must be confirmed in writing, by mail, fax or E-mail, to Member Services. DVC Operator will not assist Members in finding another party for a Transfer activity.
- i. Club Members are expressly prohibited from receiving compensation for engaging in any Transfer activity.
- j. During a given Use Year, only one (1) Transfer per Club Member or Club membership, either as Transferee or Transferor, will be permitted.
- k. Only Club Members who have closed on their purchase agreement are eligible to transfer Home Resort Vacation Points.

7. Increasing Annual Home Resort Vacation Point Allotment with Additional Ownership Interests. Club Members may permanently increase their annual allotment of Home Resort Vacation Points by purchasing an Additional Ownership Interest, or "Add-On."

- a. Additional Ownership Interests may have the same Use Year as previously purchased Ownership Interests.
- b. Certain minimum purchases of Additional Ownership Interests will be established, but may change from time-to-time. Club Members will be notified of the current minimum purchase requirements at the time that they request to purchase an Add-On.
- c. In the year of closing Annual Dues on Additional Ownership Interests shall be calculated by prorating the Annual Dues from either the date of the purchase agreement, the first day of the Club Member's Use Year or the date on which the Club Member's Unit is available for occupancy by Club Members, whichever is later, to the end of the calendar year.

8. With respect to any Ownership Interest which has closed prior to the completion of construction, a Club Member may only use Vacation Points associated with Ownership Interests to make reservations for an occupancy date that will occur after the completion of construction of the Club Member's Unit.



### III. VACATION POINT RESERVATIONS

1. Member Services. All Club Member reservations for DVC Resorts are taken by Member Services. Current operating hours are Sunday through Saturday, 9:00am to 5:30pm (Eastern Standard Time). Member Services is closed on holidays and hours are subject to change.

a. Member Services Reservation Lines. To speak with a Member Services Vacation Advisor by phone, Club Members may call the following numbers:

1-800-800-9800      United States, Puerto Rico, Virgin Islands and most of Canada  
1-407-566-3800      All Other Countries

b. Fax Line and E-mail Address. For Club Members who do not find it convenient to call during normal operating hours, Member Services will accept reservation requests and most other reservation-related correspondence via fax or e-mail from all countries:

Fax Number:            1-407-938-4151  
E-mail Address:       members@disneyvacationclub.com

c. Telecommunications Device for the Deaf (TDD). Hearing-impaired Club Members with access to a Telecommunications Device for the Deaf (TDD) may call the following TDD-compatible phone numbers during normal Member Services operating hours:

1-800-800-9837      United States, Puerto Rico, Virgin Islands and most of Canada  
1-407-566-3320      All Other Countries

### 2. Types of Club Members and Who Can Make a Reservation.

a. A "Purchaser" is any person who is named on the deed conveying the Ownership Interest. Purchasers are also referred to as "Club Members". The Primary Purchaser is the first person named on the deed. All financial information pertaining to the membership, including Annual Dues statements and Form 1098 (reporting mortgage interest), will be mailed to the Primary Purchaser. To designate a different Primary Purchaser, to receive the financial information mailings, a request must be submitted to Membership Administration and must be signed by all Purchasers. All Purchasers have equal ownership rights and all Purchasers receive Member Cards.

b. An "Associate" is a person named by the Purchaser or Purchasers who is only authorized to bank, borrow and make reservations using the Club Member's Home Resort Vacation Points. Associates do not receive Member Cards and are not entitled to the benefits and privileges that are available to a Club Member. In addition, Associates may not access financial information related to Annual Dues and/or loan pertaining to the membership.

c. Associates are subject to all the rules and regulations to which Club Members are subject, including, without limitation, the prohibition of the use of Vacation Accommodations for commercial purposes. Associates are also subject to the following:

- 1) Associates may only be Associates for a maximum of four (4) Memberships.
- 2) The adding of an Associate to a Club Member's account is subject to the sole and absolute discretion of DVCMC.
- 3) An Associate can be removed from a Club Member's account, by DVCMC in its sole and absolute discretion, for violating Disney Vacation Club rules.

- d. A Corporate Member is a corporation, LLC or partnership that purchases a membership and is named on the deed.
- e. An "Officer" is a person who has been authorized to execute the purchase documentation on behalf of a Corporate Member. An Officer is entitled to all benefits and privileges that are available to a Club Member and will receive a Member Card. Officers may also access Annual Dues and/or loan information and make payments on behalf of the Corporate Member.
- f. An "Affiliate" is a person named by the Officer who is authorized to make reservations using the Corporate Member's Home Resort Vacation Points. All Affiliates must be an officer of the corporation, a member of the LLC or a partner of the partnership that owns the Ownership Interest. Affiliates are entitled to receive the benefits and privileges of a Member and are issued a Member Card. However, Affiliates may not access financial information related to the Annual Dues and or loan pertaining to the Corporate Member's membership.
- g. Either a Purchaser or an Associate may call Member Services to request a reservation.
- h. "Guests" are non-Club Members staying with or on behalf of a Club Member. Guests are not authorized to use a Club Member's Vacation Points to make their own reservations. Club Members may make a reservation on behalf of a Guest.
- i. The "Principal Contact" is the individual who will act on behalf of all Purchasers in case there is any disagreement among multiple Purchasers regarding the use of an Ownership Interest. The Principal Contact may be someone other than a Purchaser or Associate. A Principal Contact is not entitled to the benefits or privileges of membership in the Club unless he or she is also a Purchaser or Associate. To designate a new Principal Contact, a request must be submitted in writing to Member Services. The request must be signed by the current Principal Contact and all Purchasers.

In the event DVC Operator, in its sole and absolute discretion, perceives a disagreement between or among multiple Purchasers regarding the use of the Ownership Interest (if jointly owned), DVC Operator will contact the Principal Contact for final confirmation or cancellation of the reservation in question. In all disputes between or among Purchasers of a jointly-owned Ownership Interest, the Principal Contact's decision is final and will be binding upon all Purchasers and will be upheld by DVC Operator unless DVC Operator is required to comply with a binding court order or other binding legal process to the contrary. DVC Operator assumes no responsibility for the use or non-use of the Ownership Interest in the event of a dispute or disagreement between or among Purchasers.

3. Home Resort Vacation Points Charts. A Home Resort Vacation Points Chart lists the number of Home Resort Vacation Points required to make a reservation for one of the various Vacation Homes at a given DVC Resort for a given Use Day. The determination of the required number of Home Resort Vacation Points is based on the size of the Vacation Home and expected seasonal demand for Vacation Homes at that DVC Resort. Vacation Points Charts for the various DVC Resorts will be updated from time to time.

4. Minimum Stay. The current minimum stay at any DVC Resort is one (1) Use Day. However, DVC Operator may require, from time to time, that a minimum number of consecutive Use Days for a particular season or special season be reserved. The number of consecutive Use Days required to be reserved shall in no event exceed five (5) Use Days.

5. First Come, First Served Reservations. Reservation requests for DVC Resorts are taken on a first come, first served basis. All Vacation Homes are reserved on a space-available basis. To request a reservation at their Home Resort, Club Members may call Member Services no earlier than eleven (11) months prior to the desired check in day, plus up to seven (7) consecutive days after the desired check in day.

6. Home Resort Priorities and Reservations at Other DVC Resorts

a. Home Resort Priority Period

- 1) From eleven (11) months through and including eight (8) months in advance of their desired check in day, plus up to seven (7) consecutive days after the desired check in day, Club Members have exclusive access to reservations at their Home Resort. During the Home Resort Priority Period, only Club Members who have Ownership Interests at the Home Resort and who are using Home Resort Vacation Points will be able to request reservations at their Home Resort.
- 2) Members who wish to reserve Vacation Homes at other DVC Resorts may begin requesting reservations seven (7) months in advance of their desired check in day, plus up to seven (7) consecutive days after the desired check in day. During this period, all Club Members will be able to request reservations at all DVC Resorts.
- 3) All reservations are on a first-come first-served basis.
- 4) DVC Operator may increase or decrease the length of the Home Resort Priority Period; however, the Home Resort Priority Period will never be shorter than one (1) month.

b. Club Members with Ownership Interests at Multiple DVC Resorts

- 1) In the event that a Club Member has Ownership Interests in more than one DVC Resort, Home Resort Vacation Points from multiple DVC Resorts may be combined as DVC Vacation Points for reservations made less than seven (7) months in advance.
- 2) If a Club Member requests a Home Resort reservation during the Home Resort Priority Period and the reservation requires more Home Resort Vacation Points than the Club Member has available in that particular Home Resort, he or she may borrow Home Resort Vacation Points from that particular Home Resort's next Use Year, subject to all Borrowing guidelines. Or, at the end of that particular DVC Resort's Home Priority Period, Club Members may use their Home Resort Vacation Points from other DVC Resorts as DVC Vacation Points to complete the reservation.
- 3) Club Members cannot apply Home Resort Vacation Points from one DVC Resort as DVC Vacation Points to any other DVC Resort during the destination DVC Resort's Home Priority Period.

7. Other Priority Periods. DVCMC may establish other priority periods from time to time and as demand necessitates, such as a continental priority period in the event any DVC Resorts located outside of North America are associated as DVC Resorts.

8. Wait List. If a Club Member requests specific dates that are unavailable in a DVC Resort, then he or she may request to be placed on a Wait List. Wait Lists are administered under the following guidelines:

- 1) Member Services will maintain a Wait List for each DVC Resort. To add their name to a Wait List, Club Members must call, e-mail or write Member Services with their requests.
- 2) Club Members may maintain up to only two active Wait List requests per Membership, Per Use Year.
  - a) If a Membership has two active Wait List requests in the same Use Year and the Member would like to be added to another Wait List, one of the existing requests must be cancelled before a new request can be created. Each request, however, will be handled separately, and Club Members will receive no special priority by having one or more requests on any Wait List.

- 3) All requests must represent the entire length of time desired in the requested accommodation type. Wait List requests must be for consecutive days of a stay and may not be submitted as multiple or "night-by-night" requests.
  - 4) Member Services will research requests until thirty (30) days before the requested reservation is to begin. A Club Member must call, e-mail or write Member Services if he or she would like Member Services to continue searching for a reservation from thirty (30) to seven (7) days before the requested arrival date. All requests that cannot be fulfilled will be removed from the Wait List.
  - 5) Club Members requesting reservations at DVC Resorts other than their own Home Resort will not be placed on the Wait List during that DVC Resort's Home Resort Priority Period or, if applicable, any other priority period.
  - 6) The Wait List does not supersede any applicable *Special Season Preference Lists*.
  - 7) Member Services, in its sole and absolute discretion, in order to increase the efficiency of the Wait List process, will provide automatic confirmations of matching availability for requests received. In other words, if a Wait List request is matched by Member Services, then Member Services will confirm a reservation of the requested accommodations and conflicting reservation(s) will be cancelled. Member Services will not be obligated to contact the Club Member in advance of confirming the Wait Listed request and cancelling the conflicting reservation(s). Such automatic confirmations will be issued according to the guidelines stated herein; provided, however, that Club Members shall be advised, in advance of making a Wait List request(s), of any additional guidelines relevant to automatic confirmations.
  - 8) Member Services, in its sole, absolute and unfettered discretion, may: (i) amend or eliminate any Wait List at any time; (ii) limit the number of Club Members on any Wait List at any time; and (iii) limit or deny Club Member requests to join any Wait List, if DVC Operator, in its reasonable business judgment, determines that such limitation would be for the principal purpose of improving upon the quality and operation of the Wait List and furthering the collective enjoyment of the use of the Vacation Homes by Club Members taken as a whole.
  - 9) Member Services, in its sole, absolute and unfettered discretion may, from time to time, offer Club Members Wait List opportunities that can alter or amend their Wait List options. Such opportunities will be made available according to guidelines established by Member Services, and are not transferable or assignable. Club Members are not obligated to accept such opportunities.
9. Breakage Period Priorities. The "Breakage Period" is the period sixty (60) days before a given Use Day. During this period, Club Members may contact Member Services to reserve Vacation Homes, subject to availability. Some or all of this inventory may be made available for rental reservations if it is anticipated that the Vacation Homes will not be utilized by Club Members. If a reservation request is not received by Member Services by the beginning of the Breakage Period, Member Services' ability to confirm the reservation request will be limited by and subject to the following:
- 1) Any reservations made by DVC Operator for Vacation Home maintenance.
  - 2) Any reservation requests contained in the Wait List.
  - 3) Any rental reservations made by third parties prior to Member Services' receipt of a reservation request.

Club Members are encouraged to submit reservation requests as far in advance as possible to obtain the best choice of Vacation Homes and dates.

10. Developer Model Room Reservations. At one or more of the DVC Resorts, Disney Vacation Development, Inc., has an easement and the right, pursuant to the governing documents for such DVC Resort, to use its Home Resort Vacation Points to indefinitely reserve one or more Vacation Homes for use as models. The reservation priorities of the Rules and Regulations are subject to the developer's right to reserve Vacation Homes for use as models.

11. Special Season Preference Lists. Because of high demand at DVC Resorts during certain periods, DVC Operator may, but is not obligated to, establish *Special Season Preference Lists* at any one or all DVC Resorts. The purpose of the lists is to provide all Club Members with an equal opportunity to make reservations during specific high-demand periods. Club Members will receive adequate notice of the establishment of any *Special Season Preference Lists*.

All reservation requests that include a day covered by a *Special Season Preference List* are subject to the following guidelines:

- 1) Club Members are added to a *Special Season Preference List* on a first come, first served basis by calling Member Services. If more than one *Special Season Preference List* is established, either at a single DVC Resort or at multiple DVC Resorts, then Club Members may sign up for each list separately. However, an Ownership Interest may only be represented once per *Special Season Preference List*. Each *Special Season Preference List* is administered independently of any other *Special Season Preference List*.
- 2) DVC Operator may institute minimum stay requirements for any *Special Season Preference List*. Reservation requests that include a day covered by a *Special Season Preference List* are subject to such minimum stay requirements.
- 3) DVC Operator may impose limitations on the number of reservations allowed per membership. Reservation requests that include a day covered by a *Special Season Preference List* are subject to such limitations on the number of reservations per membership.
- 4) Member Services may begin contacting Club Members on the *Special Season Preference List* up to fifteen (15) months before the designated special season. Club Members will be contacted in the order that their *Special Season Preference List* request was received by Member Services.
- 5) If a Club Member accepts a special season reservation offered by Member Services, he or she will be removed from that DVC Resort's *Special Season Preference List* after receiving a confirmed reservation. Club Members will also be removed from the *Special Season Preference List* if they confirm a special season reservation received through a cancellation. If a Club Member declines a special season reservation the first time it is offered, his or her name will remain on the *Special Season Preference List* for one (1) additional year (if applicable).
- 6) The second time a Club Member declines a special season reservation, the Club Member's name will be removed from that DVC Resort's *Special Season Preference List*. Club Members who wish to remain on the same *Special Season Preference List* must submit a new request to Member Services. Member Services will add their request at the bottom of that DVC Resort's *Special Season Preference List*.
- 7) If a Club Member cancels a confirmed reservation made through a *Special Season Preference List*, his or her name will not be returned to the list. Club Members who wish to remain on the same *Special Season Preference List* must submit a new request to Member Services. Member Services will add their request to the bottom of a *Special Season Preference List*.
- 8) *Special Season Preference Lists* are not subject to the four (4) month Home Resort Priority Period. *Special Season Preference Lists* are subject to a one (1) month Home Resort Priority Period.

Therefore, during the thirteenth (13<sup>th</sup>) month in advance of their desired check in day, Club Members have exclusive access to reservation requests for *Special Season Preference Lists* at their Home Resort. During this special season Home Resort Priority Period, only Club Members who have Ownership Interests at the Home Resort and who are using Home Resort Vacation Points will be able to request reservations at their Home Resort for a special season. Other Club Members who wish to reserve Vacation Homes at the DVC Resort hosting the special season may begin requesting reservations twelve (12) months in advance of their desired check in day. During this period, all Club Members will be able to request reservations at all DVC Resorts for special season periods. All other Home Resort Priority Period rules apply to the special season priority periods.

- 9) Where appropriate, Member Services may institute a lottery system for selecting Club Members from a *Special Season Preference List* to receive a confirmed reservation.

## 12. Confirmations and Vacation Home Preferences

- 1) While written reservation confirmations are normally mailed to the Primary Purchaser by Member Services, any Club Member may request to receive the reservation confirmation instead of the Primary Purchaser.
- 2) The confirmation specifies the particular Vacation Home type as well as arrival and departure times, check in and check out times, and other reservation information. Special room requests, such as ground level Vacation Homes, specific buildings or views, will be noted as a preference in the reservation record but cannot be guaranteed.
- 3) Specific Vacation Homes are not assigned at the time of reservation. The DVC Resort front desk will assign a specific Vacation Home on or near the day of check in.
- 4) Member Services should be notified if any Club Members or Guests have medical conditions that require the use of specially equipped Vacation Homes.

13. Cancellations and Changes to Confirmed Reservations. If a Club Member cancels a confirmed reservation more than thirty (30) days before arrival, the Home Resort Vacation Points used to make that reservation will be fully restored to the Club Member. If a reservation is changed more than thirty (30) days before arrival and the revised reservation uses fewer Home Resort Vacation Points than the original reservation, the remaining Home Resort Vacation Points will also be fully restored to the Club Member. The restored Home Resort Vacation Points may be used according to the standard guidelines during the remainder of that Use Year, subject to availability.

If a Club Member cancels a confirmed reservation thirty (30) or fewer days before arrival, the Home Resort Vacation Points used to make that reservation are placed in a Holding Account. If a reservation is changed thirty (30) or fewer days before arrival and the revised reservation uses fewer Home Resort Vacation Points than the original reservation, the remaining Home Resort Vacation Points are placed in a Holding Account. Holding Account Vacation Points are described in more detail below.

All of the Vacation Points applied to a reservation are considered used starting on the reservation arrival date. If a Club Member cancels a confirmed reservation on the date of arrival, the Club Member is not entitled to a refund of the Vacation Points or any portion thereof.

14. Holding Account Vacation Points. If a confirmed reservation is canceled thirty (30) days or less before the arrival date, the Home Resort Vacation Points used to make that reservation are placed into a Holding Account. "Holding Account Vacation Points" are subject to the following restrictions:

- 1) Holding Account Vacation Points can only be used to book reservations within sixty (60) days of check in.

- 2) Holding Account Vacation Points must be used for reservations during their Use Year. Any Holding Account Vacation Points remaining in the Holding Account at the end of the Use Year will expire.
- 3) Holding Account Vacation Points cannot be Banked.
- 4) Holding Account Vacation Points used to reserve and stay during the last 60 days of a Use Year may be used for reservations at any DVC Resort.

15. Check In and Check Out Times. Check-in time for all Disney Vacation Club Resorts is after 4:00 p.m. Check-out time for all Disney Vacation Club Resorts is by 11:00 a.m. The front desk must be notified and approve any exceptions to these times.

16. Late Arrivals and No-Shows. If Club Members or their Guests fail to check in on their arrival day, they must notify Member Services or the destination DVC Resort's front desk of their revised arrival time. Club Members do not receive an extension of their reservation or a partial refund of Home Resort Vacation Points due to late arrivals or check ins or failure to cancel prior to the arrival date. If their party does not check in and fails to notify Member Services or the DVC Resort of their revised plans, Club Members will lose all of the Home Resort Vacation Points used to make that reservation and are not entitled to any refund.

17. Early Check outs. All of the Home Resort Vacation Points applied to a reservation are considered used starting on the reservation arrival date. Club Members are not entitled to a partial refund of Home Resort Vacation Points if their party checks out before the scheduled departure date.

#### IV. GUARANTEED RESERVATIONS (FIXED OWNERSHIP INTERESTS ONLY)

1. For each Club Member who owns a Fixed Ownership Interest, Member Services will automatically book that Club Member's Guaranteed Reservation every year prior to the beginning of the applicable Home Resort Priority Period. All Vacation Points associated with a Fixed Ownership Interest shall be used to make the Guaranteed Reservation.
2. Once the Guaranteed Reservation is booked for a Club Member, no changes may be made to the Guaranteed Reservation except for changes as to party mix and guest names.
3. For all Guaranteed Reservations, check-in is on Sunday and check-out is on the following Sunday. If a Club Member arrives late or leaves early for the Club Member's Guaranteed Reservation, any unused days are forfeited and the Club Member receives no credit for unused days.
4. In the years that a Club Member uses the Guaranteed Reservation, all of the Vacation Points associated with that Fixed Ownership Interest for that year will be applied towards the Guaranteed Reservation, regardless of how many Vacation Points would otherwise be necessary to make that specific reservation if the Club Member did not have a Fixed Ownership Interest. **When a Club Member uses the Guaranteed Reservation, the Club Member has no more Vacation Points available for use that year, even if the number of Vacation Points required to make that specific reservation as reflected on the Vacation Points Chart is less than the number of Vacation Points associated with the Fixed Ownership Interest.**
5. In any given year, a Club Member may elect to opt out of the Guaranteed Reservation by calling and advising Member Services that the Club Member is opting out of his/her Guaranteed Reservation for that year. If the Club Member opts out of his/her Guaranteed Reservation, the Club Member may use the Vacation Points associated with the Fixed Ownership Interest to make a reservation in accordance with these Home Resort Rules and Regulations, subject to availability. A Club Member's election to opt out of his/her Guaranteed Reservation must be made more than thirty (30) days prior to the Guaranteed Reservation arrival date.
6. Home Resort Vacation Points related to a Fixed Ownership Interest may not be Banked, Borrowed or Transferred unless the Club Member has opted-out of or cancelled his/her Guaranteed Reservation for the

Use Year during which the Club Member intends to use Vacation Points for such other purposes. If, in any year, a Club Member wants to Bank Vacation Points into the following year, the Club Member must first opt out of the Guaranteed Reservation for the current year. If, in any year, the Club Member wants to Borrow Vacation Points from the following year, the Club Member must first opt out of the Guaranteed Reservation for the following year. If, in any year, the Club Member wants to Transfer Vacation Points, the Club Member must first opt out of the Guaranteed Reservation for the applicable year.

7. Once a Club Member opts out of a Guaranteed Reservation, the opt-out is final, and a Club Member cannot change his/her mind and re-instate the Guaranteed Reservation for that year.

8. If Club Members or their Guests fail to check in on their Guaranteed Reservation arrival day, they must notify Member Services or the Resort's front desk of their revised arrival day in advance. Club Members do not receive an extension of their reservation or a partial refund of Home Resort Vacation Points due to late arrivals or check ins or failure to cancel prior to the arrival date. If their party does not check in and fails to notify Member Services or the Resort of their revised plans, Club Members will lose the Home Resort Vacation Points associated with the no-show dates and are not entitled to any refund.

9. All of the Home Resort Vacation Points applicable to a Fixed Ownership Interest are considered used starting on the reservation arrival date for the Guaranteed Reservation. Club Members are not entitled to a partial refund of Home Resort Vacation Points if their party checks out before the scheduled departure date.

10. If a Club Member opts out of or cancels a Guaranteed Reservation thirty (30) or fewer days before the Guaranteed Reservation arrival date, the Home Resort Vacation Points associated with that Fixed Ownership Interest are placed in a Holding Account. If a Club Member opts out of or cancels a Guaranteed Reservation on the Guaranteed Reservation arrival date, the Club Member is not entitled to a refund of the Vacation Points associated with the Fixed Ownership Interest or any portion thereof. Holding Account Vacation Points are described in more detail in paragraph 14 ("Holding Account Vacation Points") of Article II ("Vacation Point Reservations").

## V. MEMBER BENEFITS AND PRIVILEGES

### 1. Disney Vacation Club Member Card

- 1) Each Club Member named on the deed of an Ownership Interest will receive a Disney Vacation Club Member Card ("DVC Member Card"). The Member Card includes the name of the Club Member, his or her Membership number, and the Club Member's Use Year.
- 2) DVC Member Cards will not be issued to Associates. DVC Member Cards will not be issued to the Principal Contact unless he or she is also a Club Member.
- 3) Each DVC Member Card has an expiration date printed on it. Club Members will be issued new DVC Member Cards or validation stickers as long as they maintain their Annual Dues and monthly mortgage loan payments (if applicable).
- 4) Presentation of the DVC Member Card may be necessary to receive certain Club Member benefits and privileges.

2. Club Member Benefit Programs. From time to time, DVC Operator may establish special Club Member benefit programs to enhance membership for Club Members. Participation in any Club Member benefit program is completely voluntary. These special programs are not a component of any Ownership Interest or Additional Ownership Interest. Some or all Club Member benefit programs may be canceled or terminated at any time.

### 3. Making Reservations for Non-Club Members



- 1) Club Members may use their Home Resort Vacation Points to reserve Vacation Homes that will be occupied by non-Club Members.
- 2) When a Club Member uses his or her Home Resort Vacation Points to reserve Vacation Homes on behalf of a non-Club Member, and the Club Member does not charge any rental or other fees to the non-Club Member for the reservation, the non-Club Member is eligible for all or some of the Club Member privileges and benefits that a Club Member would normally receive during his or her stay in the reserved Vacation Home. If the non-Club Member is renting, it is the responsibility of the Member to notify Member Services when making the reservation. Member privileges and benefits cannot be extended to non-Club Members who rent Vacation Homes from Club Members.

4. External Exchange Programs. Club Members may occasionally exchange out to non-DVC Resorts through several External Exchange Programs offered through DVC Operator or Buena Vista Trading Company using Home Resort Vacation Points allotted in a Use Year which does not expire within one hundred twenty days (120) days; provided, however, that for exchanges through the RCI Exchange Program and exchanges to Disneyland California hotels, the one hundred twenty day (120) limitation does not apply. For further information regarding External Exchange Programs reservations, please consult the appropriate External Exchange Program disclosure document or call Member Services. Important legal information regarding the External Exchange Programs can be reviewed in the appropriate External Exchange Program disclosure document.

## VI. DISNEY VACATION CLUB RESORTS

1. Lock-Off Vacation Homes. Some two-bedroom Vacation Homes at the DVC Resorts have a "lock-off" capability. Two-bedroom lock-off Vacation Homes have two doors between the second bedroom and the rest of the Vacation Home. These doors can be closed and locked independently, creating separate "studio" and "one-bedroom" Vacation Homes. The studio typically features a kitchenette and a private porch. Two-bedroom lock-off Vacation Homes and dedicated two-bedroom Vacation Homes have the same Vacation Point reservation values. Home Resort Vacation Point reservation values for studios and one-bedroom Vacation Homes are shown on the Vacation Points Chart.

2. Housekeeping. Club Members or their Guests receive the following housekeeping service during a DVC Resort stay reserved with Home Resort Vacation Points:

- 1) All Vacation Homes will be cleaned prior to check in.
- 2) For stays of seven (7) or less consecutive nights in the same Vacation Home, the DVC Resort will provide a "Trash & Towel" service on the fourth consecutive day of the stay. During a "Trash & Towel" service, housekeeping will:
  - Empty the trash and put new liners in the trash bins.
  - Provide fresh bathroom linens.
  - Replace facial tissues, paper towels and toilet paper.
  - Replace coffee, sugar, cream, and sweeteners.
  - Replace dish washing liquid, dish washing detergent, sponges and laundry detergent.
- 3) For stays of eight (8) consecutive nights or more in the same Vacation Home, the DVC Resort will provide:
  - a) One (1) "Full Cleaning" service on the fourth consecutive day of the stay. During a full cleaning, housekeeping will:
    - Provide all of the services included in a "Trash & Towel" cleaning.
    - Change the bed linens.

- Vacuum and dust the Vacation Home.
- Clean the Bathroom(s).
- Clean the Kitchen/Kitchenette and wash the dishes.

Full cleanings do not include laundering of personal items.

- b) Following the initial Full Cleaning service, housekeeping will provide another Full Cleaning Service every eight (8) consecutive days in the same Vacation Home.
  - c) Following the initial check in, a "Trash & Towel" will be provided every eight (8) consecutive days reserved in the same Vacation Home.
- 4) For stays of more than eight (8) consecutive days in the same Vacation Home, the Full Cleaning/"Trash & Towel" cycle will begin again.
  - 5) Club Members and their Guests may request clean linens, toiletries, etc., by calling the DVC Resort's housekeeping department. Additional fees may be charged for such requests. Supplemental cleaning services are available for a fee and may be arranged through either Member Services or the DVC Resort's front desk.
  - 6) All Vacation Homes will be cleaned following check out.

#### VII. DISNEY VACATION CLUB OPERATIONS

1. Annual Dues. Around the beginning of each calendar year, Club Members will receive a statement of Annual Dues for their share of common expenses, reserves and ad valorem taxes at their Home Resort. Annual Dues are based on calendar years, not on Use Years. These Annual Dues may be paid by:

- 1) A single lump-sum payment due on or before January 15th. (Annual Dues are considered past due on February 15th or the arrival date of a reservation made with Home Resort Vacation Points, whichever is earlier. If the Club Member's payment arrives on or after February 15th, interest will accrue from January 15th, and a late fee may be imposed); or
- 2) Equal monthly direct debit installments collected by the 1st or 15th of each month. The number of such installments will be determined by the mailing of the statement of Annual Dues. (The monthly payment option is only available on a direct debit basis from a U.S. bank account.)

Notwithstanding the Annual Dues payment procedure set forth herein, the board of directors of the Association may amend the due date, past due date, the number of direct debit installments and the collection date for direct debit installments from time to time in its sole, absolute and unfettered discretion.

2. Lock-Out. Pursuant to the governing documents for each DVC Resort and applicable law, DVC Operator is authorized to deny membership privileges to any Owner who fails to pay Annual Dues with respect to any Ownership Interest that Owner owns ("Lock-out"). Reservations associated with a membership that is in Lock-out status may be canceled and all cancellation fees/penalties will be the responsibility of the Owner. Lock-out status will prevent Owners from making any reservations through their membership, checking in at any Disney Vacation Club Resort in the event of a confirmed reservation, banking or borrowing points, or using the Member Getaways program. It will also prohibit the use of any of the accommodations and facilities thereat unless and until the total amount of the delinquent Annual Dues is satisfied in full with guaranteed funds.

3. Amendments. DVC Operator reserves the right to amend these Rules and Regulations, in its sole, absolute and unfettered discretion. These changes may affect a Club Member's right to use, exchange and rent the Club Member's Ownership Interest and impose obligations upon the use and enjoyment of his or her Ownership Interest and the appurtenant Club Membership. Club Members will be notified of any such changes

through Member Services publications. Current publications supersede prior publications with respect to the terms and conditions of these Rules and Regulations.

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# **Exhibit G**

## **DVC Membership Agreement and Amendment**

**See Exhibit 18 of the Aulani, Disney Vacation Club Villas, Ko Olina Hawaii  
Component Site Public Offering Statement**

**EXHIBIT H**  
**PROPERTY MANAGEMENT AGREEMENT**  
**--FOR**  
**AULANI, DISNEY VACATION CLUB® VILLAS, KO OLINA, HAWAII VACATION OWNERSHIP PLAN**

THIS PROPERTY MANAGEMENT AGREEMENT ("Agreement") is made and entered into effective as of \_\_\_\_\_, 20\_\_\_\_, by and between ALI'I NUI VACATION OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 1390 Celebration Boulevard (the "Vacation Owners Association"), and DISNEY VACATION CLUB HAWAII MANAGEMENT COMPANY, LLC, a Florida limited liability company, whose address is 1390 Celebration Boulevard ("DVCHMC").

RECITALS

WHEREAS, Disney Vacation Development, Inc., a Florida corporation (the "Developer"), is the developer of the Aulani, Disney Vacation Club® Villas, Ko Olina, Hawaii Condominium (the "Condominium") located at 92-1185 Ali'i Nui Drive, Kapolei, Honolulu, Hawaii 96707. The Condominium was established as a condominium property regime by that certain (i) Declaration of Condominium Property Regime for Aulani, Disney Vacation Club® Villas, Ko Olina, Hawaii Condominium, dated \_\_\_\_\_, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. \_\_\_\_\_ (the "Condominium Declaration"), (ii) the Articles of Incorporation of Ali'i Nui Condominium Association, Inc., a Florida not-for-profit corporation (the "Condominium Articles"), (iii) the Bylaws of the Ali'i Nui Condominium Association, Inc., dated \_\_\_\_\_, recorded as aforesaid as Document No. \_\_\_\_\_ (the "Condominium Bylaws"), and (iv) Condominium Map No. \_\_\_\_\_ recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii (the "Condominium Map"); and

WHEREAS, the Developer has submitted certain Condominium Units in the Condominium to that certain Aulani, Disney Vacation Club® Villas, Ko Olina, Hawaii Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements, dated \_\_\_\_\_, and recorded as aforesaid as Document No. \_\_\_\_\_ (the "Declaration"); and

WHEREAS, capitalized terms not expressly defined in this Agreement shall have the meaning given to them in the Declaration; and

WHEREAS, the Declaration establishes the Aulani, Disney Vacation Club® Villas, Ko Olina, Hawaii Vacation Ownership Plan (the "Plan") and the Developer intends to offer for sale and sell "Ownership Interests" in the Plan; and

WHEREAS, as required by Chapter 514E, Hawaii Revised Statutes (the "Act"), the Developer established the Vacation Owners Association to act as the association of Owners of Ownership Interests in the Plan.

WHEREAS, under the Plan Documents, the Vacation Owners Association has the authority and the obligation to contract for the maintenance and management of the Vacation Property and the Vacation Owners Association and to delegate to the contractor (the "Plan Manager") all powers and duties of the Vacation Owners Association in such regard except such as are specifically required by Hawaii law or the Plan Documents to have approval of the Board or the Owners.

WHEREAS, the Vacation Owners Association desires to engage DVCHMC to be the Plan Manager of the Plan, and DVCHMC desires to accept such engagement, all on the terms and conditions set forth in this Agreement.

## AGREEMENTS

In consideration of the Recitals set forth hereinabove, which by this reference are incorporated herein, the mutual covenants and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Vacation Owners Association and DVCHMC agree as follows:

### 1. Engagement of DVCHMC.

1.1 The Vacation Owners Association, on its own behalf and on behalf of all Owners of Vacation Ownership Interests, hereby engages DVCHMC as an independent contractor to perform the services described in this Agreement, and DVCHMC hereby accepts such engagement and agrees to perform such services on the terms and conditions set forth in this Agreement. DVCHMC agrees at all times during the term hereof to act in good faith and to exercise its business judgment in the performance of its duties and responsibilities under this Agreement.

1.2 The Vacation Owners Association, on its own behalf and on behalf of all of the Owners, enters into and agrees to be bound by this Agreement and delegates to DVCHMC, to the exclusion of all persons and entities, all the powers and duties of the Vacation Owners Association (except those that, by law or under the Plan Documents, cannot be delegated and except for those delegated to the DVC Operator under the Membership Agreement). This delegation in no way relieves the Vacation Owners Association of any fiduciary obligations owed by it to the Owners under applicable law. DVCHMC accepts such delegation and agrees to manage and operate the Vacation Owners Association and to manage, operate, maintain and repair the Vacation Property in accordance with the provisions of the Plan Documents and such other documents as pertain to the creation, operation, or management of the Vacation Property, or the Vacation Owners Association (collectively the "Documents").

1.3 Inasmuch as DVCHMC is an affiliate of the Developer, said delegation of the powers and duties of the Vacation Owners Association to DVCHMC is a power coupled with an interest and cannot be revoked except as specifically provided in this Agreement.

### 2. Term.

2.1 Initial Term. The initial term of this Agreement shall be for a period of five (5) years from the Starting Date (the "Initial Term").

#### 2.2 Renewal Terms.

A. Unless terminated in accordance with its terms, this Agreement automatically shall be renewed for successive three (3) year periods (each a "Renewal Term") upon the expiration of the Initial Term and each successive Renewal Term, unless either party sends a written notice that it is not renewing this Agreement (a "Notice of Non-Renewal") to the other party at least 90 days before the next renewal date.

(1) The Vacation Owners Association cannot give a Notice of Non-Renewal without (i) the vote, at an annual or special meeting of the Vacation Owners Association held within one year before the renewal date, of a Majority of the Total Voting Interests, or (ii) the written assent of a Majority of the Total Voting Interests, which written assent must be obtained within one year before the renewal date.

(a) If the Developer holds a Majority of the Total Voting Interests in the Vacation Owners Association, then the votes of the Developer's Ownership Interests will not be cast or considered when determining whether a Majority of the Total Voting Interests have voted or given their written assent to give the Notice of Non-Renewal.

(b) The Board cannot make a decision to cancel or to not renew this Agreement. The Board has no power or authority to do so in its own right or on behalf of the Vacation Owners Association.

(c) Neither the Board nor any officer, director, employee or agent of the Vacation

Owners Association can give a Notice of Non-Renewal of this Agreement before the Vacation Owners Association determines by vote or written assent of a Majority of the Total Voting Interests as provided above, not to renew this Agreement. Any Notice of Non-Renewal sent before then will not be effective. It will be void.

B. The Initial Term as extended by one or more Renewal Terms is herein referred to as the "Term".

2.3 Termination. Notwithstanding anything to the contrary in this Agreement:

A. The Vacation Owners Association may terminate this Agreement at any time upon ninety (90) days' prior written notice if termination is permitted by Section 14 hereof. In the event DVCHMC shall dispute a termination of this Agreement pursuant to said Section 14, and if arbitration is requested by or on behalf of DVCHMC, then such dispute shall be submitted to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association.

B. DVCHMC may (i) resign at any time and for any reason, upon not less than ninety (90) days' prior written notice to the Vacation Owners Association (which 90-day period shall commence upon receipt by the Vacation Owners Association of such notice), or (ii) terminate this Agreement upon fifteen (15) days' prior written notice to the Vacation Owners Association if (A) termination is permitted under Section 13 herein; or (B) a court declares any portion of this Agreement invalid or unenforceable, which in the sole, absolute and unfettered discretion of DVCHMC makes the performance of the balance of this Agreement impractical.

C. This Agreement shall terminate automatically upon termination of the Plan as provided in the Documents.

3. DVCHMC's Responsibilities.

3.1 General Responsibilities.

A. DVCHMC shall be responsible for the efficient and satisfactory management, operation, maintenance and repair of the Vacation Property and operation of the Vacation Owners Association. The Vacation Owners Association acknowledges and agrees that pursuant to this Agreement and in consideration of the Management Fee described in Section 10 hereinbelow, DVCHMC, in its sole, absolute and unfettered discretion, shall itself perform, hire personnel to perform, or procure providers to perform, all services necessary for the management, operation, and repair of the Vacation Property or operation of the Vacation Owners Association in a reasonable and professional manner, and shall supervise the performance of all services provided to, or on behalf of, the Vacation Owners Association pursuant to this Agreement. DVCHMC may delegate its authority and responsibilities to one or more sub-agents or subcontractors for such periods and upon such terms as DVCHMC deems proper.

B. Notwithstanding any provision in this Agreement to the contrary, DVCHMC shall perform all services required of it under this Agreement at no cost whatsoever to DVCHMC, but solely at the cost and expense of the Vacation Owners Association. DVCHMC does not undertake to pay Plan Expenses, taxes, or any Vacation Owners Association obligation(s) from its own funds, and shall only be required to perform its services and make disbursements to the extent that, and so long as, funds received from Assessments or other revenue, if any, of the Vacation Owners Association are sufficient and available to pay the costs and expenses of such services and the amounts of such disbursements.

3.2 Employees.

A. DVCHMC shall hire, pay, and supervise such employees as DVCHMC, in its sole, absolute and unfettered discretion, deems necessary to properly, adequately, safely, and economically perform the duties and responsibilities of DVCHMC set forth in this Agreement; and also shall hire, pay, and supervise employees to provide for services not obtained by a separate provider pursuant to Section 3.4 hereinbelow. Any persons actually hired by DVCHMC shall be the employees of DVCHMC (or a subcontractor of DVCHMC) rather than of the Vacation Owners Association, unless DVCHMC specifically hires

the employees to be employees of the Vacation Owners Association. DVCHMC, in its sole, absolute and unfettered discretion, may determine to discharge or cause to be discharged any employee so hired. All matters pertaining to the employment, interviewing, and screening process, supervision, compensation, promotion, and discharge of employees of DVCHMC (or a subcontractor of DVCHMC) and the Vacation Owners Association are the responsibility of DVCHMC.

B. DVCHMC hereby acknowledges that DVCHMC is responsible for the payment of any and all wages, payroll taxes, "fringe benefits" or other compensation with respect to all persons employed by DVCHMC (or a subcontractor of DVCHMC) in connection with the duties of DVCHMC hereunder, except to the extent that any such employee has been specifically hired by the Vacation Owners Association. Notwithstanding anything contained in the preceding sentence, the Vacation Owners Association shall reimburse DVCHMC for all such amounts as provided in Section 7 hereinbelow. As used in this Agreement, the term "fringe benefits" shall, without limitation, include the cost of pension or profit sharing plans, workers' compensation benefits, group life and accident and health insurance or equivalent benefits and similar benefits available to employees by virtue of their employment by DVCHMC (or a subcontractor of DVCHMC).

**3.3 Protection of DVCHMC's Employees.** The Vacation Owners Association covenants and agrees that during the term of this Agreement and for twelve (12) months thereafter, it shall not, directly or indirectly, for its own account or either as an agent, servant or employee, or as a shareholder, member, manager, director, or officer of any corporation, limited liability company, or other kind of firm or enterprise, engage, hire, employ or solicit the employment of any employees of DVCHMC (or any subcontractor of DVCHMC) unless DVCHMC consents thereto in advance in writing. The Vacation Owners Association agrees that the time limitations contained in this Section 3.3 are reasonable and that the Vacation Owners Association's promises in this Section 3.3 are necessary to protect the business and good will of DVCHMC. It is further agreed by the Vacation Owners Association and DVCHMC that a breach of any of the covenants contained in this Section 3.3 will result in irreparable and continuing damage to DVCHMC for which money damages cannot provide adequate relief. Accordingly, in the event of a violation of this Section 3.3, DVCHMC will, in addition to any other right or remedy available to DVCHMC at law or in equity, be entitled to a temporary, preliminary and/or permanent injunction in order to enforce this Section 3.3. The Vacation Owners Association and DVCHMC agree that damages in such event are difficult to ascertain, though great and irreparable. Nothing in this Section shall be construed to prohibit DVCHMC from pursuing any one remedy to the exclusion of any other remedy, but, rather, all remedies shall be deemed cumulative and non-exclusive.

**3.4 Procurement of Separate Providers of Services.**

A. DVCHMC may procure necessary services from third parties, from the Developer or from any of the other TWDC Companies or may provide such services itself. All services procured by DVCHMC, regardless of source, shall be charged to the Vacation Owners Association either directly or as part of DVCHMC's Management Fee on a fee per service basis; provided, however, that if those services cannot practicably be provided on a fee per service basis, as determined by DVCHMC in its sole, absolute and unfettered discretion, then, and in each such event, such services will be provided on a cost basis.

(1) In procuring providers of specific services from any source pursuant to its authority under this Agreement, DVCHMC shall enter into service agreements on behalf of the Vacation Owners Association based on the following factors: (1) the quality and timeliness of the work obtainable for the desired level of service, and a reasonable practicable price for the service obtainable in the local market.

(2) DVCHMC shall use its best judgment in evaluating the factors set forth in Section 3.4A(1) with respect to each proposed service; provided, however, that nothing in this Agreement shall require DVCHMC to obtain the lowest price available as to any service, material, or purchase, or in instances in which bids are obtained, to accept the lowest bid.

(3) DVCHMC has the authority to enter into and cancel any service agreements contemplated by this Section 3.4, in either the Vacation Owners Association's or DVCHMC's name, as determined by DVCHMC in its sole, absolute and unfettered discretion. The Vacation Owners Association shall execute on its own behalf any and all



service agreements as are deemed necessary by DVCHMC from time to time to effectuate the obligations set forth in this Agreement. The fees and costs arising out of any agreements entered into by DVCHMC pursuant to this Section 3.4 shall be a Plan Expense. The Vacation Owners Association agrees to assume and be responsible for all obligations under any service agreements entered into by DVCHMC pursuant to the terms of this Agreement.

B. The Vacation Owners Association has entered into or will enter into a separate agreement (the "Membership Agreement") with DVCHMC pursuant to which Owners in the Plan will participate in the *Disney Vacation Club*® (the "Club"). The activities of DVCHMC as DVC Operator under the terms of the Membership Agreement are separate and distinct from any that the DVCHMC may have as the Plan Manager under this Agreement. Accordingly, the parties recognize, acknowledge and agree that DVCHMC has the responsibility and obligation under the terms of the Membership Agreement to provide reservation services to the Owners, which duties are separate and apart from any duties that it may have as DVCHMC hereunder, and that any compensation due DVCHMC pursuant to this Agreement is separate and distinct from the compensation due DVCHMC as the DVC Operator under the terms of the Membership Agreement. The services of DVCHMC hereunder do not include any of the services provided by DVC Operator under the Membership Agreement.

### 3.5 Standard of Operation and Licensing Arrangement.

A. Licensing Arrangement. The Vacation Owners Association acknowledges that DVCHMC has certain rights to use the Disney name (the "Disney Brands" or "Disney Brand Names") and certain service marks and trademarks associated with the Disney Brand ("Disney Marks"). Pursuant to such right and in accordance with the terms and conditions of this Management Agreement, DVCHMC and the Vacation Owners Association agree that, during the term of this Agreement, DVCHMC will manage and operate the Vacation Property and the Vacation Owners Association in accordance with the "License Standards" as a "Disney Vacation Club" property or under such other comparable brand names and marks as may be used to identify the Vacation Property or the Plan as part of the vacation ownership resort and exchange system developed, operated, managed, or owned by the Developer, its successors and assigns or any of its affiliates ) or licensees. As used in this Agreement, the "License Standards" generally refer to any standards of construction, maintenance, and operation of vacation ownership resort properties developed, owned or operated by the Developer, its successors or assigns, or any of its affiliates or licensees and designated as "Disney" resorts, or by any other name associated with the Disney Brand. The License Standards may be published from time to time as "License Standards" or "Brand Standards".

The availability and use of the Disney Brand and Disney Marks, and any associated brands or marks shall be subject to the terms, conditions, and requirements set forth in this Management Agreement and the agreement between DVCHMC and the Developer (as owner or licensee of the Disney Brands and Disney Marks) ("Licensing Arrangement") and the costs and expenses incurred by the Vacation Owners Association or by DVCHMC to comply with such terms, conditions, and requirements with respect to the Vacation Property or the Vacation Owners Association shall be part of the Plan's Plan Expenses. For purposes hereof, unless the context evidences a contrary intent, the use of the terms "Disney Brand", "Disney Brand Name" or "Disney Marks" shall be deemed to include any associated brands or marks; the term "Licensing Arrangement" shall be deemed to include DVCHMC's rights to use the Disney Brand and Disney Marks and the brands and marks associated therewith.

The Vacation Owners Association acknowledges that the Disney Brand Names, Disney Marks, and Licensing Arrangement are not part of the Vacation Property or the Plan, and agrees that neither the Vacation Owners Association nor the Owners have, nor shall it claim on its own behalf or on behalf of the Owners, any right, title, or interest in the Disney Marks or the Disney Brand Names or in the Licensing Arrangement. The Vacation Owners Association also acknowledges that the Developer has certain rights to use the Disney Brands and Disney Marks with respect to the operation, sale, and marketing of certain property, which has not been declared as part of the Plan, and agrees that neither the Vacation Owners Association nor the Owners have, nor shall it claim on its own behalf or on behalf of the Owners, any right, title or interest in the Disney Marks, Disney Brand Names or Licensing Arrangement.

B. Assessments to Support Maintenance of the License Standards. The Vacation Owners Association acknowledges and agrees that DVCHMC's ability to operate the Vacation Property in accordance with the License Standards and requirements of the Licensing Arrangement is in large part dependent on the annual approval by the Vacation Owners Association of an Estimated Budget (defined below) that is adequate both in terms of operating and reserve assessments to

support such efforts by DVCHMC. In this regard, DVCHMC and the Vacation Owners Association agree to use their good faith efforts, consistent with their duties and obligations as set forth herein and in the Documents, to prepare and approve annual Estimated Budgets sufficient to cover the costs of maintaining the Vacation Property and the Plan in accordance with the Licensing Standards. The Vacation Owners Association acknowledges that, if requested by DVCHMC, on occasion it may have to approve a Special Assessment against the Owners with respect to an item of operating expense mandated by the Licensing Arrangement in order for the Vacation Property and/or the Plan to continue to conform with the License Standards and requirements of the Licensing Arrangement, which item of operating expense is so immediate in nature that a delay in assessment of same until the next fiscal year of the Vacation Owners Association is not practicable. If the amount of the Special Assessment is such that, under the Plan Documents, a vote of the Owners shall be required to approve the same, the Vacation Owners Association shall use its best efforts to obtain such approval.

C. Term of Licensing Arrangement. The Vacation Owners Association acknowledges that the Licensing Arrangement between the Developer and DVCHMC shall continue for the term of this Management Agreement; provided, however, that the Developer may immediately terminate the Licensing Arrangement if (i) the Developer determines that the Vacation Property is not being operated, managed and maintained in accordance with the Licensing Standards; (ii) the management agreement between the Condominium Association and DVCHMC, is terminated or cancelled for any reason, or if it expires and is not renewed; (iii) the Membership Agreement is terminated or cancelled for any reason; or (iv) the DVC Resort Agreement is terminated or cancelled for any reason. Additionally, the Vacation Owners Association acknowledges that the Developer may, pursuant to its arrangement with DVCHMC, terminate the Licensing Arrangement in the event of: the Vacation Owners Association's bankruptcy or insolvency; the Vacation Owners Association's liability for an adverse court judgment in excess of One Hundred Thousand Dollars (U.S. \$100,000); or the Vacation Owners Association's dissolution or liquidation.

D. Use of Disney Brand and Disney Marks. The Vacation Owners Association agrees that the Disney Marks and Disney Brand Name are and always shall be the personal property of the Developer or the person from whom the Developer licensed the same (the "Brand Owner"), subject to the rights of DVCHMC pursuant to the Licensing Arrangement. Accordingly, the Vacation Owners Association and the Owners shall have no right to use the Disney Marks or the Disney Brand Name at any time during or after the term of the Licensing Arrangement. The Vacation Owners Association agrees that it shall take no actions that are inconsistent herewith or that may result in a termination of the Licensing Arrangement.

The Vacation Owners Association further acknowledges that DVCHMC and its Subcontractors (if any) may use certain personal and intellectual property owned by DVCHMC, a Subcontractor or the Developer as may be necessary to manage, operate and market the Vacation Property (collectively, the "Disney Materials"). The Vacation Owners Association hereby agrees that the Disney Materials are and always shall be the personal property of DVCHMC, such Subcontractors or the Developer as the case may be. Accordingly, the Vacation Owners Association shall have no right to use any of the Disney Materials at any time during the Term.

E. De-identification Upon Termination. Upon termination of the License Arrangement, DVCHMC or the Vacation Owners Association, if this Management Agreement is no longer in effect, will take whatever action is necessary to assure that the Vacation Property and the Vacation Ownership Plan are no longer associated with or identified with the Disney Brand or Disney Marks, and that no such Disney Brand or Disney Mark is being used by the Vacation Owners Association, the Owners or any of their agents, in connection with the Vacation Property and/or the Vacation Ownership Plan. Further, the Vacation Owners Association shall take whatever action is necessary to assure that any materials related to the Disney Brand or Disney Marks in the possession of or under the control of the Vacation Owners Association are immediately returned to the Developer and the Vacation Owners Association shall, or shall cause DVCHMC to, remove all distinctive Disney Brand features, including but not limited to signage and take all other actions (collectively, "De-identification Actions") required to preclude any possibility of confusion on the part of the public that the Vacation Ownership Plan, the Vacation Property or any part thereof are still associated or in any way identified with the Disney Brand or Disney Marks. If within fourteen (14) days after termination of the Licensing Arrangement DVCHMC or Vacation Owners Association fails to comply with this Section, then the Developer and its agents, at the Vacation Owners Association's expense and on Vacation Owners Association's behalf, shall have the right and license to enter onto the Vacation Property and perform any and all De-identification Actions. The preceding sentence shall not in any way limit the Developer's rights or remedies with regard to any unauthorized use of the Disney Brand or Disney Marks.

### 3.6 Use of "Ko Olina."

A. Ko Olina License Agreement. The Vacation Owners Association acknowledges that "Ko Olina" is a trademark and tradename of Ko Olina Intangibles, LLC, a Delaware limited liability company (herein with its successors and assigns, the "Ko Olina Licensor"). Pursuant to an agreement between the Developer and the Ko Olina Licensor, DVCHMC has the right to use the name "Ko Olina" with respect to the development, marketing, promotion, management, sale, resale, lease, license, rental and/or operation of the Vacation Property, the Vacation Owners Association and the Plan (the "Ko Olina License Agreement"). Pursuant to such right and subject to the terms and conditions of the Ko Olina License Agreement, DVCHMC and the Vacation Owners Association agree that during the term of this Agreement, the Plan will be designated using the Ko Olina name to identify the Vacation Property and the Vacation Ownership Plan as being located in the Ko Olina Resort, and that the Vacation Owners Association shall be a "Qualifying Sublicensee" pursuant to the Ko Olina License Agreement.

The availability and use of the Ko Olina name shall be subject to the terms, conditions, and requirements set forth in this Property Management Agreement and the Ko Olina License Agreement, and the costs and expenses incurred by the Vacation Owners Association or by DVD or DVCHMC to comply with such terms, conditions, and requirements with respect to the Vacation Property or the Vacation Ownership Plan shall be part of the Vacation Ownership Plan's Plan Expenses. The Vacation Owners Association agrees to comply with the requirements of the Ko Olina License Agreement, and further agrees that in the event of a breach by the Vacation Owners Association of the Ko Olina License Agreement or this sublicense, the Ko Olina Licensor shall have a right of direct access to and action against the Vacation Owners Association for such breach. The Vacation Owners Association acknowledges that the Ko Olina name is not part of the Vacation Property or the Vacation Ownership Plan, and agrees that neither the Vacation Owners Association nor Owners have, nor shall it claim on its own behalf or on behalf of the Owners, any right, title, or interest in the Ko Olina name. The Vacation Owners Association further acknowledges, both for itself and on behalf of all of the Owners, that neither the Developer nor DVCHMC (a) makes any representation or warranty as to the Ko Olina Licensor's rights or interests in the Ko Olina name, or (b) shall be liable for any losses and damages of the Vacation Owners Association or the Owners involving infringement or other violation of any trademark, trade dress, copyright, right of publicity, or other intellectual property right or other rights pertaining to the Ko Olina name or the ownership thereof by the Ko Olina Licensor, or the sublicensing thereof to the Vacation Owners Association.

B. Term of Ko Olina License Agreement. The Vacation Owners Association acknowledges that use of the Ko Olina name shall continue for the term of this Management Agreement; provided, however, that DVCHMC may immediately terminate the use of the Ko Olina name (i) if DVD or DVCHMC does not have or if DVD or DVCHMC loses the right to use the Ko Olina name, or (ii) if the management agreement between the Condominium Association and DVCHMC is terminated or cancelled for any reason, (iii) if the Membership Agreement is terminated or cancelled for any reason, (iv) if the DVC Resort Agreement for the Plan is terminated or cancelled for any reason, or (v) in the event of the Vacation Owners Association's bankruptcy or insolvency, the Vacation Owners Association's liability for an adverse court judgment exceeding \$100,000, or the Vacation Owners Association's dissolution or liquidation.

C. Name Removal on Termination. In the event that DVCHMC terminates the use of the Ko Olina name, the Vacation Owners Association will take whatever action is necessary to assure that the Vacation Property and the Vacation Ownership Plan are no longer associated with or identified with the Ko Olina name (other than being located in the Ko Olina Resort community), and that the Ko Olina name is not being used by the Vacation Owners Association, the Owners or any of their agents, in connection with the Vacation Property and/or the Vacation Ownership Plan. Further, the Vacation Owners Association shall take whatever action is necessary to assure that any materials related to the Ko Olina name in the possession of or under the control of the Vacation Owners Association are immediately returned to DVCHMC and the Vacation Owners Association shall, or shall cause DVCHMC to, remove all materials utilizing the Ko Olina name, including but not limited to signage, and take all other actions (collectively, "Name Removal Actions") required to preclude any possibility of confusion on the part of the public that the Vacation Ownership Plan, the Vacation Property or any part thereof are still associated or in any way identified with the Ko Olina name (other than being located in the Ko Olina Resort community). If, within fourteen (14) days after DVCHMC terminates the use of the Ko Olina name, the Vacation Owners Association fails to comply with this Section, then DVD and DVCHMC, and each of their respective agents, at Vacation Owners Association's expense and on Vacation Owners Association's behalf, shall each have the right and license to enter onto the Vacation Property and perform any and all Name Removal Actions.

4. Power and Duties. By way of illustration and not of limitation, DVCHMC's powers, duties and responsibilities under this Agreement shall include the following:

4.1 Management and Operations. DVCHMC is responsible for: (i) the general operation of the physical properties that constitute the Vacation Property, including, but not limited to, Vacation Homes and the Association Property; (ii) front desk check-in and check-out services to the extent not provided by the Condominium Association and/or pursuant to the Master Declaration; (iii) cleaning and linen services for Vacation Homes, as necessary; and (iv) any other operational matters. DVCHMC shall perform management and operational services as required or as DVCHMC deems prudent, in its judgment.

A. Maintenance and Repair. DVCHMC is responsible for the management, maintenance and repair of the Vacation Property, including, without limitation, all real and personal property comprising all or portions of the Vacation Homes, and any Limited Common Elements appurtenant to the Vacation Units, and the Association Property to the extent that the Vacation Owners Association or DVCHMC is required to maintain and repair same, as provided in the Documents or this Agreement. DVCHMC shall perform maintenance, repair, repainting, furnishing, and refurbishing services as required or as DVCHMC deems prudent in its judgment.

4.2 Accounting and Financial Reporting. DVCHMC has the following powers and shall be responsible for the following duties concerning accounting and financial reporting services:

A. Establishment and Administration of the Vacation Owners Association Bank Accounts.

(1) DVCHMC shall deposit, hold and invest all funds collected from the assessment of the Owners or funds otherwise accruing to the Vacation Owners Association in accounts with a bank or other institution as permitted by law and by the Plan Documents. Such accounts shall be held in the name of the Vacation Owners Association with suitable designations indicating the source of the funds. In the alternative, DVCHMC is authorized to invest collected funds on behalf of the Vacation Owners Association in accordance with the Documents; provided, however, that such investments are styled so as to indicate the custodial nature thereof. DVCHMC shall maintain all funds collected separately, and shall not commingle them with similar funds collected on behalf of any other owners associations or with DVCHMC's own funds. DVCHMC shall not commingle the reserve and operating funds of the Vacation Owners Association, except to the extent permitted under the Documents and by law. DVCHMC shall not be liable for any loss resulting from the insolvency of any depository or the loss from any investment authorized or permitted by law or by the Documents.

(2) DVCHMC is hereby authorized to draw on the Vacation Owners Association accounts for any payments to be made by DVCHMC or the Vacation Owners Association to discharge any liabilities or obligations incurred pursuant to this Agreement, for the payment of the Management Fee (as set forth in Section 10 hereinbelow), or any other disbursements properly incurred on the Vacation Owners Association's behalf.

(3) Services to be performed pursuant to this Section 4.2A shall be performed as required or as DVCHMC deems prudent, in its judgment.

B. Maintenance of Books and Records.

(1) DVCHMC is responsible for maintaining the Vacation Owners Association's financial records, books, accounts, and other official records as provided by applicable law and under the Documents. Such records shall include, among other things, detailed and accurate records, in chronological order, of the receipts and expenditures of the Vacation Owners Association.

(2) DVCHMC shall issue the Statements of Unpaid Amounts required by the Plan Documents to the Owners, Lenders, potential Owners and potential Lenders. DVCHMC shall do so on request and after payment of a reasonable fee, and without liability for errors unless made as a result of gross negligence. Subject to the limitations and requirements imposed in the Plan Documents, including but not limited to any limitations intended to protect the

Membership List, on reasonable notice: (i) DVCHMC shall produce copies of any such records in accordance with applicable law at the expense of the party requesting them, and (ii) all books and financial records of the Vacation Owners Association shall be made available by DVCHMC for inspection by the Owners at convenient hours on working days at a place designated by the Vacation Owners Association, and for inspection in the State of Hawai'i by any applicable governmental agency on request and at the Vacation Owners Association's expense.

(3) DVCHMC may dispose of the Vacation Owners Association's books and records at the times and in the manner provided by the Florida Not-For-Profit Nonprofit Corporations Act; provided, however, that if the Florida Not-For-Profit Corporations Act is silent as to any particular books and records, DVCHMC may dispose of any such books and records which are more than five years old without liability if DVCHMC first provides the Vacation Owners Association's Board written notice of DVCHMC's intent to dispose of the records if not retrieved by the Board within sixty (60) days. Any such notice shall include an itemized list of the records of which DVCHMC intends to dispose.

(4) Services to be performed pursuant to this Section 4.2B shall be performed monthly or more often if necessary, with the exceptions of the issuance of Statements of Unpaid Amounts and the provision and disposition of books and records, which shall be performed as required.

C. Financial Information. DVCHMC shall prepare, or cause to be prepared and distributed or otherwise made available to the Owners, the Estimated Budget and Annual Report as required by law or by the Declaration at the time required by law or by the Declaration. DVCHMC shall also provide to the Owners a statement of receipts and expenditures which shall include, but not be limited to: (a) management fees paid; (b) total compensation paid to the Board, if any; and (c) amount of reserves set aside or, if no reserves have been set aside, the reason therefore. Services to be performed pursuant to this Section 4.2C shall be performed annually or as otherwise required by the Documents.

D. Taxes. DVCHMC shall engage competent, professional assistance as necessary for the preparation of any tax returns, forms, or other filings required by any local, state, or federal agency, and DVCHMC will provide any assistance necessary in the compilation of financial data from the books and records of the Vacation Owners Association required for the completion of such returns, forms or other filings. Without limiting the foregoing, DVCHMC shall maintain records of any general excise tax due and owing with respect to the Plan and Vacation Property as required by Section 514E-3(b), HRS. Services to be performed pursuant to this Section 4 shall be performed annually, or as required or as DVCHMC deems prudent, in its judgment.

E. Maintenance of Membership List.

(1) DVCHMC shall maintain among its records an accurate and current list of the names and addresses of all Owners. Neither the Membership List, nor any records from which a list of Owners may be compiled, shall be published nor provided to any Owner or to any third party other than as may be specifically required by law and the Plan Documents; provided, however, that except to the extent prohibited by law, DVCHMC shall furnish the Membership List to the Developer as and when requested by the Developer from time to time.

(2) The Vacation Owners Association acknowledges and agrees that, except to the extent prohibited by law, DVCHMC and the Developer shall each have the right, from time to time, to use the Membership List for the purpose of sending to the Owners promotional information about the Developer, DVCHMC or their affiliates, or about the goods, services, and/or benefits offered by them or their affiliates. Without limiting the foregoing, DVCHMC and/or the Developer may include with any mailing (including, but not limited to, any email transmissions) sent to the Owners, such materials as either may choose; provided, however, that DVCHMC or Developer shall pay the cost of printing such additional materials and any increase in the cost of postage caused by the inclusion of such additional materials. DVCHMC and/or the Developer may also send mailings (including, but not limited to, email transmissions) of their own to the Owners, and may use the Membership List for such purpose; provided, however, that the party making any such mailing shall pay all the costs and expenses of any such mailing.

(3) The Developer may enforce the requirements of this Section 4.2E in any lawful manner. The Developer is an intended beneficiary of this Section 4.2E.

#### 4.3 Estimated Budget.

A. Annual budget services shall include the preparation of a recommended budget for management and operation of the Plan and the operation, repair, maintenance, upgrading, or replacement of the Vacation Property for review by the Board, which shall in turn adopt a final budget (the "Estimated Budget"). The Estimated Budget shall include all items required by law or by the Documents. DVCHMC will distribute or otherwise make the Estimated Budget available to each Owner at the times stated in the Documents.

B. If a Special Assessment shall be required during the year, DVCHMC shall recommend and present the proposed Special Assessment to the Board or the Vacation Owners Association for adoption in compliance with the Documents. The Owners shall be advised of such Special Assessment, and each of the Owners shall pay a Fair Share of such Special Assessment pursuant to the Documents. DVCHMC shall use reasonable efforts to collect Regular and Special Assessments from the Owners.

C. Services to be performed pursuant to this Section 4.3 shall be performed annually, or as required or as DVCHMC deems prudent, in its judgment.

4.4 Replacement of Association Property. DVCHMC shall have the sole authority and responsibility to maintain or replace the Association Property, and in such capacity:

A. DVCHMC shall have the sole, absolute and unfettered discretion for making determinations as to replacements of the Association Property, decor, and all other judgments relating to Vacation Homes. Notwithstanding the foregoing, and subject to the requirements of Sections 3.5A and 3.5B, above, all replacements shall at least maintain the standard of quality of the furniture, other personal property, and decor as originally contained in the Vacation Homes at the time the Condominium Units containing such Vacation Homes are annexed into the Plan or first become available for occupancy, whichever is later.

B. The assessments for reserves for replacements will be set aside for replacement and repair as required by the Documents.

C. Services to be performed pursuant to this Section 4.4 shall be performed as required or as DVCHMC deems prudent, in its judgment.

4.5 Compliance with Terms of This Agreement and Applicable Laws. DVCHMC is authorized to, and shall be responsible for, taking action as may be necessary to comply with the terms of this Agreement and all laws, statutes, ordinances, and rules of all appropriate governmental authorities and with the rules and regulations of the National Board of Fire Underwriters (or in the event it shall terminate its present functions, those of any other body exercising similar functions). Services to be performed pursuant to this Section 4.5 shall be performed as required.

#### 4.6 Coordination of Annual and Special Meetings of Owners.

A. DVCHMC shall provide a representative to attend all meetings of the Owners, and shall be responsible for delivery of notices of all such meetings in accordance with the Plan Documents.

B. DVCHMC shall provide assistance to the Board in preparing an agenda for all Vacation Owners Association meetings, and in preparing any reports, charts, or other material for presentation at such meetings that are reasonably requested by the Board. DVCHMC shall also prepare a draft of the minutes of all such meetings for review and approval by the Vacation Owners Association's secretary.

C. DVCHMC shall make copies of the Vacation Owners Association's minutes available for inspection

by the Owners at convenient hours on working days at a place designated by the Vacation Owners Association, and shall mail or email copies to the Owners at the times, if any, required by the Plan Documents. DVCHMC may charge a reasonable fee to defray any administrative or duplicating cost of mailing copies of the minutes to an Owner.

D. Services to be performed pursuant to this Section 4.6 shall be performed by DVCHMC as required.

#### 4.7 Coordination of All Board Meetings.

A. DVCHMC shall cause a representative of DVCHMC to attend all meetings of the Board and shall be responsible for delivery of notice of all such meetings in accordance with the Documents.

B. DVCHMC shall provide assistance to the Board in preparing an agenda for all Board meetings and any reports, charts, or other material for presentation at such meetings that are reasonably requested by the Board. DVCHMC shall prepare a draft of the minutes of all such meetings for review and approval by the Vacation Owners Association's secretary.

C. DVCHMC shall make copies of the Board minutes available for inspection by the Owners at convenient hours on working days at a place designated by the Vacation Owners Association, and shall mail copies to the Owners at the times, if any, required by the Plan Documents. DVCHMC may charge a reasonable fee to defray any administrative or duplication costs for mailing copies of the minutes to an Owner.

D. Services to be performed pursuant to this Section 4.7 shall be performed by DVCHMC as required.

#### 4.8 Association Rules.

A. From time to time, DVCHMC shall adopt, amend, modify or supplement the Association Rules as DVCHMC deems advisable.

B. DVCHMC shall be responsible to provide to all Owners and Primary Occupants copies of the house rules of the Condominium.

C. DVCHMC shall supervise the enforcement of the house rules of the Condominium, and shall also take such reasonable actions as are necessary to enforce the Declaration and any other Documents.

D. DVCHMC shall determine, in its sole, absolute and unfettered discretion, all activities and programs to be carried on as to the Vacation Property, and shall employ such personnel or contract for the service required therefor as it determines, in its sole, absolute and unfettered discretion.

E. Services to be performed pursuant to this Section 4.8 shall be performed by DVCHMC as required or as DVCHMC deems prudent, in its judgment.

4.9 Vehicular Parking and Storage. DVCHMC may regulate all vehicular parking by the Owners and Occupants of the Vacation Units. DVCHMC may regulate the use of storage areas, if any, of the Vacation Property.

#### 4.10 Alterations and Additions.

A. DVCHMC shall replace or make alterations or additions to the Vacation Property as authorized or permitted pursuant to and in accordance with the Documents, subject, however, to any limitations imposed by the Master Declaration, the Condominium Documents, the Plan Documents and/or the Condominium Property Act. Subject to any limitations imposed by the Master Declaration, the Condominium Documents, the Plan Documents and/or the Condominium Property Act, DVCHMC shall make any and all alterations or additions to the Vacation Property that (i) would be capital improvements, (ii) relate to the structural integrity of the Vacation Units or any Limited Common Elements appurtenant to the Vacation Units, or (iii) relate to defects in the design, materials or workmanship of the Vacation Property.

B. Services to be performed pursuant to this Section 4.10 shall be performed as required or as DVCHMC deems prudent, in its judgment.

4.11 Employment of Professionals. DVCHMC shall retain and employ such professionals and such other experts whose services may be reasonably required to allow DVCHMC to effectively perform its duties and exercise its powers under this Agreement and as it deems most beneficial. Services to be performed pursuant to this Section 4.11 shall be performed as required or as DVCHMC deems prudent, in its judgment.

4.12 Damage to Vacation Property. The Condominium Documents govern all matters covered by the Condominium Documents relating to damage or destruction to a Vacation Unit or the Common Elements. In all cases not addressed by the Condominium Documents, if all or any part of the Vacation Property is damaged or destroyed, other than by ordinary wear and tear, DVCHMC shall repair or replace the Vacation Property as provided in Section 4.10 hereinabove except as otherwise provided by the Plan Documents. DVCHMC may use any available insurance or condemnation proceeds to pay for such repair or replacement. DVCHMC also may use any money set aside in any Reserve Account to repair or replace the damaged property. In the event that the damage is not covered by insurance, or the available proceeds or applicable Reserve Accounts are insufficient to pay the total cost of repairing or replacing the damaged property, then, DVCHMC shall determine the amount of the shortfall. The Vacation Owners Association shall thereupon levy a Special Assessment among the Owners to cover the amount thereof and DVCHMC is authorized and empowered to collect the same. Services to be performed pursuant to this Section 4.12 shall be performed by DVCHMC as required.

4.13 Maintenance of Relationship with Exchange Company. DVCHMC may be requested to act on behalf of the Vacation Owners Association regarding any Exchange Company or Companies associated with the Plan. If so requested, DVCHMC shall use reasonable efforts to maintain relationships with such Exchange Company or Companies in such a manner as to maximize the benefits available to the Owners. In addition, if so requested, DVCHMC also will be responsible for working with such Exchange Company or Companies to stay abreast of relevant exchange procedures and for informing the Vacation Owners Association, the Board, and the Owners of any significant changes in these procedures. Services to be performed pursuant to this Section 4.13 shall be performed as required or as DVCHMC deems prudent, in its judgment.

4.14 Insurance.

A. DVCHMC shall obtain and maintain all insurance policies and bonds required to be obtained and maintained by the Vacation Owners Association pursuant to applicable law and the Documents, including, but not limited to, property insurance, liability insurance, a fidelity bond or fidelity insurance covering the activities of DVCHMC, and errors and omissions insurance covering DVCHMC, and employment practices liability insurance. The amount of the fidelity bond or fidelity insurance shall be determined by the Board but shall not be less than required by the Plan Documents nor any applicable law. DVCHMC is hereby authorized to act as agent for the Vacation Owners Association, each Owner, and for each owner or holder of any other insured interest and, further, to adjust all claims arising under the insurance policies subject to the provisions of the Documents. DVCHMC is also hereby authorized to file lawsuits and deliver releases on payments of claims; to otherwise exercise all of the rights, powers and privileges of the insured parties; and to receive on behalf of the insured parties, all insurance proceeds, subject to the provisions of the Documents.

B. Whenever possible, insurance policies shall name DVCHMC and any party retained by DVCHMC pursuant to any subcontractor agreement to perform all or a portion of DVCHMC's obligations under this Agreement (each such party being herein referred to as a "Subcontractor") as additional insureds or co-insureds.

C. The cost of all insurance obtained pursuant to this Agreement shall be a Plan Expense.

D. Services to be performed pursuant to this Section 4.14 shall be performed as required or as DVCHMC deems prudent, in its judgment.

E. The Vacation Owners Association acknowledges that DVCHMC or its affiliates manage various other associations, properties and projects. Whenever it is prudent in the determination of DVCHMC to do so, DVCHMC may obtain blanket insurance policies and/or bonds covering the Vacation Owners Association and other properties, projects and/or



associations. In such event, DVCHMC shall allocate the costs of such policies and bonds equitably among the various properties, projects and associations as set forth in Section 5, hereinbelow.

**4.15 Assessments; Lockout and Liens.**

A. DVCHMC shall be responsible for the collection, on behalf of the Vacation Owners Association, of all Assessments and other payments from the Owners including all other monies and debts that may become due to the Vacation Owners Association.

(1) If any Owner fails to pay an Assessment as provided in the Declaration, DVCHMC is hereby authorized to deny to the Owner or the authorized user, the use and enjoyment of the Vacation Homes and facilities of the Condominium in accordance with the Documents.

(2) DVCHMC is hereby authorized, in accordance with the Documents, to reserve a Use Period on behalf of any delinquent Owners and then to rent the Use Period and apply the proceeds of such rental first to the cost of arranging any such rental, including any rental commissions, cleaning charges, travel agent commissions, or any other commercially reasonable charges reasonably and usually incurred by DVCHMC in securing rentals, then to the delinquent Owner's unpaid Assessments and Personal Charges (including penalties, late fees, and so on). The balance will be used to pay any Plan Expenses and will not be credited to the Owner's account. (The intent here is to be sure that the Owner does not profit by his or her wrongdoing and to avoid violating any securities laws.) If the Owner has already rented his or her Use Period, DVCHMC may collect any unpaid rental from the renter until all amounts due are paid in full.

(3) DVCHMC is hereby authorized to prepare and send a notice of default on behalf of the Vacation Owners Association to any Owner who fails to pay such Owner's Assessments and all other sums due from the Owner as required by and provided for in the Plan Documents. In connection with the foregoing, DVCHMC is hereby authorized to file a notice of lien on behalf of the Vacation Owners Association against the Ownership Interest of any Owner who fails to pay such Owner's Assessments and all other sums due from the Owner as required by and provided for in the Documents. DVCHMC also is hereby authorized to enforce any lien for unpaid Assessments and all other sums due from an Owner to the same extent as the Vacation Owners Association has this right pursuant to the Documents and/or by law. The Vacation Owners Association also authorizes DVCHMC to assign any such liens to a third party as it deems advisable in the Vacation Owners Association's best interest. DVCHMC may compromise liens for interest, late charges, or any fines imposed in such amounts as it deems advisable, in its sole, absolute and unfettered discretion, and may record a release of lien and render statements as to the current status of an Owner's Assessments. DVCHMC is further authorized to use the services of a collection agency for collection of delinquent accounts and to charge the delinquent Owner for such costs in accordance with applicable law.

B. The Board hereby delegates to DVCHMC the power to carry out any disciplinary actions imposed by the Board and the right to perform the Board's duties under the Declaration, including but not limited to (i) the right to suspend without a hearing the rights and privileges of any Owner for failure to pay Assessments or any other charges due to the Vacation Owners Association, and (iii) the right to conduct any hearing required by the Declaration, to fine an Owner, and to suspend an Owner's rights, privileges and services, including but not limited to the right to reserve or occupy a Vacation Home.

C. Services to be performed pursuant to this Section 4.15 shall be performed as required or as DVCHMC deems prudent, in its judgment.

**4.16 Plan.**

A. DVCHMC shall supervise and monitor occupancy scheduling so that the Owners or Occupants will be provided with the promised use of the Vacation Units.

B. DVCHMC shall employ the personnel or contract for the service required for the foregoing duties and responsibilities as it determines, in its sole, absolute and unfettered discretion.

C. Services to be performed pursuant to this Section 4.16 shall be performed as required or as DVCHMC deems prudent, in its judgment.

4.17 Authority to Lease, Rent, or Purchase Materials and Supplies.

A. DVCHMC may lease, rent, or purchase equipment, tools, vehicles, appliances, goods, supplies, and materials as reasonably necessary to perform its duties and responsibilities pursuant to this Agreement. The Vacation Owners Association acknowledges that DVCHMC may enter into any such leases or rentals with or make such purchases from affiliates of DVCHMC; provided, however, that the terms of any such leases, rentals or purchases shall comply with the provisions of Section 5 hereof. Purchases shall be made in the name of the Vacation Owners Association, at DVCHMC's sole, absolute and unfettered discretion, and the costs for the purchases shall be Plan Expenses. All purchases made pursuant to this Section 4.17 shall be performed as required or as DVCHMC deems prudent, in its judgment.

B. Notwithstanding anything in this Agreement to the contrary, all personal property of DVCHMC, including, without limitation, property acquired by DVCHMC with its own funds during the term of this Agreement, shall remain the property of DVCHMC regardless of the use of such property in carrying out DVCHMC's duties and obligations under this Agreement.

4.18 Authority to Lease, Rent, or Negotiate the Purchase of Real Property. DVCHMC may lease or rent real property as agent for and on behalf of the Vacation Owners Association in compliance with the Plan Documents. At the request of the Vacation Owners Association, DVCHMC may act as the Vacation Owners Association's agent in conjunction with the negotiation for the purchase of real property in compliance with the Plan Documents. Services performed pursuant to this Section 4.18 shall be performed as required or as DVCHMC deems prudent, in its judgment.

4.19 Concessions, Licenses, and Coin-Operated Vending Machines. DVCHMC shall have the right, but not the obligation, to contract with third parties, the Developer or any of the other TWDC Companies to provide concessions (including, without limitation, hair wrapping services, "penny press" machines, pay telephones, ATM machines, vending machines or operations, or newspaper machines) or other ventures profitable to DVD or the TWDC Companies, throughout the Condominium and Vacation Property (collectively, the "Concessions").

4.20 Payment of Taxes. Subject to Section 9 below, DVCHMC shall be responsible to pay real property taxes, transient accommodations taxes, bed taxes, occupancy taxes, and all similar taxes on the Vacation Property to the extent that the same are not collected by the Condominium Association or separately charged to the Owners or Occupants.

4.21 Right of Entry. DVCHMC shall have the right, and may exercise any or all the Vacation Owners Association's rights, to enter the Vacation Homes and their Limited Common Elements:

A. During Maintenance Periods in order to perform the Vacation Owners Association's duties under the Plan Documents or DVCHMC's duties under this Agreement.

B. At any reasonable time, after giving reasonable notice to anyone in the Vacation Home, to providing cleaning and housekeeping services, or to perform maintenance and repairs, or as otherwise may be necessary to manage or operate the Plan.

C. At reasonable times to perform maintenance and repairs that the Vacation Owners Association or DVCHMC determine should not be delayed until a Maintenance Period.

D. At any time, whether or not the Occupant is present and whether or not during a Maintenance Period, for making emergency repairs necessary to prevent damage to any Vacation Property, other Condominium Units or Common Elements of the Condominium, or injury to any person, or for any other emergency purpose, or for the purpose of abating any activity or condition, or removing any thing, that (a) violates the law or the Documents, or (b) is a nuisance or is unauthorized, prohibited, harmful, offensive, or potentially dangerous to others or their property, or (c) threatens the property, rights, or welfare of others.

4.22 Licensing.

A. DVCHMC shall have the right to obtain any and all licenses required or appropriate for the operation of the Vacation Property. DVCHMC may do so in its own name and/or in the name of the Vacation Owners Association.

B. To the extent required by any liquor licensing law, DVCHMC shall have exclusive control with respect to all matters governed by such law of any and all portions of the Vacation Property wherein liquor may be sold and/or consumed except any portion of the Vacation Property that is the subject of a separate liquor license.

4.23 Other Services. DVCHMC shall perform such other acts, and shall perform such other responsibilities as may be reasonably delegated by the Board from time to time, which are necessary for the satisfactory management, operation and maintenance of the Vacation Property or the Plan, provided that such other responsibilities shall be consistent with the nature and scope of the duties and responsibilities of DVCHMC set forth in this Agreement.

5. DVCHMC's Duties.

5.1 DVCHMC shall act in a fiduciary capacity with respect to the proper protection of and the accounting for the Vacation Owners Association's funds. In this capacity, DVCHMC shall deal at arm's length with all third parties, and DVCHMC shall also use reasonable efforts to serve the Vacation Owners Association's interests at all times. This Agreement shall not be construed as prohibiting DVCHMC, or any affiliate of DVCHMC, from conducting or possessing an interest in any other business or activity, including, but not limited to, the ownership, financing, leasing, operation, development, management, or brokerage of real or personal property.

5.2 DVCHMC is expressly authorized to sub-contract with one or more of its affiliates (i) in carrying out its obligations under this Agreement, and/or (ii) to contract with or engage affiliated entities, provided that such contract or engagement is commercially reasonable and disclosed to the Board, for the provision of any services or goods to be provided by DVCHMC hereunder.

5.3 DVCHMC or its affiliates, or their respective officers, directors, employees, shareholders, and agents, may perform services similar to the services performed under this Agreement for other associations and entities. In this connection, DVCHMC is authorized to provide or cause to be provided such services as appropriate on a consolidated basis whereby such services are provided to more than one association. To require DVCHMC to cost account with regard to each association, and between the Vacation Owners Association and other persons in interest as to other properties managed by DVCHMC, would substantially increase the costs of administration to be borne by the Vacation Owners Association pursuant to this Agreement. Accordingly, DVCHMC may allocate to the Vacation Owners Association its appropriate and fair share of such costs and expenses as are general, and as to those which are not general, DVCHMC may charge the same to the appropriate party(s) on such basis (weighted or not) as DVCHMC deems fair and equitable. In the case of personnel, costs shall be fully-loaded costs, which will be comprised of salary and benefit costs, payroll taxes, and employee-related insurance for staff, as well as facilities and equipment rent, costs of utilities and supplies, and similar expenses. Travel expenses and *per diem* for travel to and from the various projects, and charges for communications, shall also be allocated equitably. In the event that DVCHMC enters into a subcontract with one or more Subcontractors, any such subcontract may likewise provide for allocation of costs and expenses in a similar manner.

6. Independent Contractor. DVCHMC is an independent contractor of the Vacation Owners Association. The Vacation Owners Association releases any right of control over the method, manner, or means by which DVCHMC performs its duties and responsibilities under this Agreement.

7. Plan Expenses; Application of Assessments. All expenses incurred by DVCHMC on behalf of the Vacation Owners Association pursuant to this Agreement, including, without limitation, DVCHMC's fee, overhead, and expenses, shall be Plan Expenses, except for any expenses that may be incurred by individual Owners and may not be treated as Plan Expenses, which shall be charged to such individual Owners. Plan Expenses shall also include any costs associated with DVCHMC's employees

as set forth in Section 3.2B hereinabove, as well as any and all costs incurred by DVCHMC or its affiliates in connection with the Licensing Arrangement with the Developer or the Ko Olina License Agreement, which costs may include, but are not limited to, any indemnification of (i) the Developer for violations by the Vacation Owners Association of the Licensing Arrangement, or (ii) the Developer or the Ko Olina Licensor for violations by the Vacation Owners Association of the Ko Olina License Agreement. DVCHMC shall, in its sole, absolute and unfettered discretion, apply collected Assessments in such a manner as to properly discharge its obligations under this Agreement and the Plan Documents.

8. Aid and Assistance. The Vacation Owners Association shall aid and assist DVCHMC, in any reasonable manner requested by DVCHMC, in collecting Assessments and Personal Charges, and in effectuating the purposes of this Agreement.

9. Deficits.

9.1 DVCHMC shall not be required to undertake to pay any costs or expenses for the benefit of the Vacation Owners Association or the Owners from its own funds, and shall only be required to perform its services and make disbursements to the extent that, and as long as, the payment of Assessments or other revenue, if any, received from the Vacation Owners Association or the Owners are sufficient and available to pay, in full, the costs and expenses of such services and the amounts of such disbursements. If at any time the funds in the bank accounts of the Vacation Owners Association are not sufficient to pay the charges incident to this Agreement, DVCHMC, although not obligated to do so, may advance such sums as it deems necessary without further authorization of or notice to the Vacation Owners Association or its Board, and in such event, DVCHMC shall be entitled to reimburse itself from the Vacation Owners Association funds for the amount of such advances, as soon as such funds become available, together with interest at the rate of one percent (1%) per month, pro-rated daily, commencing from and after the date of the advance by DVCHMC.

9.2 DVCHMC's duties and responsibilities under this Agreement and the performance thereof shall be subject to and limited by the availability of funds for the payment of the expenses associated therewith and the payment of the other amounts required in this Agreement. In that regard, DVCHMC does not represent, guarantee, or promise any specific standard of services and performance of such obligations and duties under this Agreement, but agrees only to use reasonable efforts, with available funds. If it appears to DVCHMC that the Assessments and other revenue are insufficient to pay the same and to adequately provide full reserves, DVCHMC promptly shall determine the amount of additional Assessments required and advise the Board accordingly.

10. Management Fee.

10.1 Basic Fee.

A. DVCHMC shall provide the services required of it hereunder, for which services the Vacation Owners Association shall pay to DVCHMC an annual management fee (the "Management Fee") in an amount equal to the sum of: (a) twelve percent (12%) of the total annual operating and capital reserves budgets for the Vacation Owners Association; (b) the costs, expenses and fees charged to the Vacation Owners Association pursuant to the terms of this Agreement; and (c) all fees, profits, revenue and/or monies generated from the Concessions. The twelve percent (12%) portion of the Management Fee shall be calculated on all line items of the annual operating and capital reserve budgets except taxes and the resulting twelve percent (12%) amount itself.

B. Notwithstanding anything contained in Section 10.1A hereinabove, the Vacation Owners Association and DVCHMC understand and agree that the provisions of this Section 10.1 which, subject to its terms, fix the fees under this Agreement for a specified time, are made in recognition of the fact that all of the active functions of the Vacation Owners Association have been delegated to DVCHMC under this Agreement. However, if the Vacation Owners Association undertakes any action or incurs any expense in addition to those actions or expenses incurred by DVCHMC, or as set forth in the Estimated Budget prepared by DVCHMC, the same shall be paid by the Vacation Owners Association.

10.2 Additional Fees. In addition to the Management Fee, DVCHMC may also charge the following Additional Fees:

A. Additional Services. It is mutually agreed that the Management Fee encompasses ordinary and routine services normally required by the Vacation Owners Association. In the event the Vacation Owners Association requires additional special or unique management services that involve investment of significant resources on the part of DVCHMC, such services shall be performed by DVCHMC for an additional fee equal to DVCHMC's costs plus a profit of twelve percent (12%) of the amount of such costs. Usual and routine services do not include the following things, among others: problems arising from fire, earthquake, tornado, tsunami, volcanic eruptions, hurricanes or other acts of God, acts of war, terrorism, problems due to strikes or other labor disputes, frequent legal meetings, arbitration or litigation other than routine lien foreclosures, proxy solicitations beyond the inclusion of a proxy form with the notice of Annual Meeting, or other non-operating efforts.

B. Other Services. The Board may contract with DVCHMC for the performance of additional services beyond those included within the ordinary scope of this Agreement. In such event, DVCHMC shall be entitled to such additional compensation as shall be agreed between the Board and DVCHMC.

C. Statement of Unpaid Assessments and Related Documents. DVCHMC may charge a reasonable fee to the Owner, any prospective purchaser of an Ownership Interest, or any Lender or prospective Lender, for a Statement of Unpaid Assessments, to furnish documents in connection with the sale of any Ownership Interest, and/or to register any change of ownership of an Ownership Interest on the records of the Vacation Owners Association. The amount of each such fee shall not exceed Two Hundred Fifty Dollars (\$250.00), subject to increase by an amount equal to the percentage change between (i) the C.P.I. Index published for December, 2010, and (ii) the most recent C.P.I. Index, as "C.P.I. Index" is defined in Plan Documents.

D. Taxes.

(1) In addition to the Management Fee, the Vacation Owners Association shall pay to DVCHMC as an additional fee, together with each payment of the Management Fee or any other payment hereunder (for example, any interest on unpaid Management Fees) that is subject to the State of Hawai'i general excise tax, as such tax may be amended from time to time, and all other similar taxes imposed on DVCHMC on the Management Fees or other payments in the nature of a gross receipts tax, sales tax, privilege tax or the like (excluding federal or state net income taxes), whether imposed by the United States of America, the State of Hawai'i, the City and County of Honolulu, the State of Florida or any other governmental entity having jurisdiction to impose any such tax, in an amount which, when added to the Management Fee or other such payments, will result in DVCHMC's realization of a net amount equal to that which DVCHMC would have realized from such payments had no such tax been imposed.

(2) In the event that DVCHMC enters into any subcontractor agreement pursuant to which a Subcontractor shall perform all or a portion of DVCHMC's obligations under this Agreement, then in addition to the Management Fee, the Vacation Owners Association shall pay to DVCHMC as an additional fee, together with each payment of the Management Fee or any other payment hereunder (for example, any interest on unpaid Management Fees) that is subject to the State of Hawai'i general excise tax, as such tax may be amended from time to time, and all other similar taxes imposed on DVCHMC and/or Subcontractor on the Management Fees or other payments in the nature of a gross receipts tax, sales tax, privilege tax or the like (excluding federal or state net income taxes), whether imposed by the United States of America, the State of Hawai'i, the City and County of Honolulu, the State of Florida, or any other governmental entity having jurisdiction to impose any such tax, an amount which, when added to the Management Fee or other such payments, will result in DVCHMC's realization of a net amount equal to that which DVCHMC would have realized from such payments had no such tax been imposed on the amount payable to the Subcontractor.

E. Special Services. DVCHMC may assess a Personal Charge against an Owner to recover the cost of providing special services on behalf of and at the request of the Owner in a reasonable amount determined by DVCHMC.

10.3 Interest. All unpaid fees and costs payable to DVCHMC pursuant to this Agreement shall bear interest, from the date such fee or cost becomes due until fully paid, at the lesser of one percent (1%) per month, prorated daily, or the maximum rate permitted by law.

10.4 Authority to Pay. DVCHMC is hereby authorized to pay itself the foregoing fees, costs and expenses, out of the funds of the Vacation Owners Association.

10.5 Waiver of Fees. DVCHMC may determine to waive payment of all or any portion of the Management Fee or other sums due it from time to time. No such waiver of the right to payment of sums due hereunder shall be construed to constitute a waiver of the right to collect any such sums as may thereafter become due. In the event that such waiver is discontinued, DVCHMC shall thereafter be entitled to receive all sums due hereunder.

11. Non-Interference. For so long as this Agreement remains in effect and is not properly terminated by the Owners as provided in this Agreement, the Vacation Owners Association shall not permit, allow, or cause any of its Officers, Directors, or Owners to interfere with DVCHMC, or its Subcontractors, in the performance of DVCHMC's duties and responsibilities, or the exercise of any of DVCHMC's powers, under this Agreement.

12. Excusable Delays. In the event that DVCHMC is delayed in, hindered in, or prevented from the performance of any obligation under this Agreement because of fire, acts of God or the public enemy, terrorist acts, embargo, riots, explosion, casualty, inability to obtain labor, materials or supplies, any outbreak of disease, strikes, lockouts, labor troubles, delays in transit or delivery, oil shortages, decrease in airline lifts, power failure, interference by civil or military authorities, restrictive governmental laws, codes or regulations, insurrection, war or any other reason beyond DVCHMC's reasonable control, then the performance shall be excused for the period of delay, and the period for the performance shall also be extended for a period equal to the period of delay.

13. Default by the Vacation Owners Association.

13.1 The Vacation Owners Association shall be deemed to be in default hereunder if: the Vacation Owners Association or the Owners interfere with DVCHMC (or its Subcontractors) in the performance of DVCHMC's duties and responsibilities or the exercise of DVCHMC's powers under this Agreement; the Vacation Owners Association fails to promptly do any of the things required of it under this Agreement; the Vacation Owners Association declares or is placed into bankruptcy or becomes insolvent; the Vacation Owners Association becomes liable for an adverse court judgment in excess of One Hundred Thousand Dollars (\$100,000.00); or the Vacation Owners Association dissolves or liquidates. In the event of a default by the Vacation Owners Association, DVCHMC, at its election, shall give the Vacation Owners Association notice specifying the alleged default in sufficient detail as to permit the Vacation Owners Association to cure the default.

13.2 If the Vacation Owners Association fails to cure any default within thirty (30) days after receipt of written notice from DVCHMC, or if the default is not curable within thirty (30) days and the Vacation Owners Association fails to commence to cure such default within thirty (30) days and thereafter diligently proceed to cure, DVCHMC shall have the right: (i) to exercise such rights or any other remedies given to it by agreement or at law or in equity, (ii) to terminate this Agreement for cause, in which event it may also bring an action against the Vacation Owners Association and/or the Owners for damages; or (iii) to bring an action against the Vacation Owners Association and/or the Owners for damages or injunctive relief. In connection with each default by the Vacation Owners Association, the Vacation Owners Association shall be liable for DVCHMC's reasonable attorneys' fees and costs, whether suit is brought or not, and including any fees and costs incurred in all bankruptcy and probate proceedings, and other professionals' fees and costs incurred thereby.

13.3 All rights of DVCHMC for any default of the Vacation Owners Association shall be cumulative, and the exercise of one or more remedies shall not be deemed to exclude or constitute a waiver of any other additional remedy.

13.4 Notwithstanding anything in this Agreement to the contrary, in no event shall the Vacation Owners Association or the Owners or their respective affiliates, or its or their employees, officers, directors, agents, or assigns be liable to DVCHMC for punitive damages or for incidental or consequential damages (specifically including, but not limited to, loss of anticipated income or intangible benefits or loss due to business interruption) resulting from any default under this Agreement, or for any other damages other than, or in addition to, actual damages except to the extent that DVCHMC or any affiliate of DVCHMC may suffer or incur any loss, damages or liability to the Ko Olina Licensor pursuant to the Ko Olina License Agreement, including but not limited to legal fees and costs.

14. Default by DVCHMC.

14.1 DVCHMC shall be deemed in default hereunder if DVCHMC fails to perform as required under this Agreement. In the event of a default by DVCHMC hereunder, the Vacation Owners Association, at its election, shall give DVCHMC notice specifying the alleged default in sufficient detail as to permit DVCHMC to cure the default.

14.2 If DVCHMC fails to cure a material default within thirty (30) days (or any longer period authorized by the Board) after it receives written notice from the Vacation Owners Association, or if the default is not curable within said thirty (30) days and DVCHMC fails to commence to cure such default within thirty (30) days (or any longer period authorized by the Board) and thereafter diligently proceed to cure, the Vacation Owners Association shall have the right, as its sole remedy, to terminate this Agreement for cause; provided, however, that the Vacation Owners Association may not terminate this Agreement for cause unless a Majority of the Total Voting Interests vote to terminate this Agreement for cause, which vote must be taken at an Annual or Special Meeting of the Vacation Owners Association. The Board cannot make a decision to terminate this Agreement for cause pursuant to Subsection 2.3A or this Subsection 14.2. It has no power or authority to do so in its own right or on behalf of the Vacation Owners Association. Neither the Board nor any Officer, Director, employee or agent of the Vacation Owners Association can send a written notice terminating this Agreement for cause unless and until after a decision, by vote of a Majority of the Total Voting Interests at an Annual or Special Meeting of the Vacation Owners Association, to terminate this Agreement for cause. Any notice sent before such time will be void.

14.3 Notwithstanding anything in this Agreement to the contrary, (i) the termination of the Licensing Arrangement for any reason shall not be deemed a failure to perform or default by DVCHMC under this Agreement, and (ii) in no event shall DVCHMC or its affiliates or Subcontractors, or its or their employees, officers, directors, agents, or assigns, be liable to the Vacation Owners Association or any Owners for punitive damages or for incidental or consequential damages (specifically including, but not limited to, loss of anticipated income or intangible benefits or loss due to business interruption) resulting from any default under this Agreement, or for any other damages other than, or in addition to, actual damages.

14.4 Upon termination of this Agreement by the Vacation Owners Association, DVCHMC shall turn over to the Vacation Owners Association all books and records of the Vacation Owners Association relating to the management and operation of the Vacation Property and Plan, but this shall not extend to internal or confidential or other records of DVCHMC.

15. Limitation of Liabilities.

15.1 The Vacation Owners Association acknowledges that the Developer is an affiliate of DVCHMC. The Vacation Owners Association further acknowledges that nothing in this Agreement or in the relationship of the Vacation Owners Association and DVCHMC shall be construed as obligating the Developer or any shareholder, partner, or other subsidiary or affiliate of the Developer to assume, guarantee, or otherwise be responsible for any of the obligations, acts, or omissions of DVCHMC in connection with this Agreement. DVCHMC shall not be responsible for the acts, omissions to act or conduct of any of the Developer, the Board, the Vacation Owners Association, any Owner or any Occupant of the Vacation Property, or for the breach of any of the obligations of any of the Developer, the Board, the Vacation Owners Association, any Owner or any Occupant of the Vacation Property. DVCHMC shall not be liable to third parties for any debts, liabilities or obligations of the Vacation Owners Association.

15.2 DVCHMC shall have no responsibility for compliance of the Vacation Property with the requirements of any ordinances, laws, rules, or regulations (including those relating to the disposal of solid, liquid and gaseous wastes) of the City and County, State, or Federal Government, or any public authority or official thereof having jurisdiction over it, except the obligation to notify the Board promptly, or forward to the Board promptly, any complaint, warning, notice, or summons received by DVCHMC relating to such matters.

15.3 The Vacation Owners Association authorizes DVCHMC to disclose, if DVCHMC so chooses, the identity of the owners of the Vacation Property and the Owners to any officials of the City and County, State, or Federal Government or any public authority or official thereof having jurisdiction over the Vacation Property, and agrees to indemnify and hold harmless DVCHMC Indemnitees (as defined below) from and against all loss, cost, expense and liability whatsoever which may be imposed on them or any of them by reason of any present or future violation or alleged violation of such laws, ordinances, rules

and regulations, except to the extent that such loss or injury shall be solely caused by the gross negligence or willful misconduct of any of DVCHMC Indemnitees.

16. Indemnification of DVCHMC. DVCHMC and its affiliates and Subcontractors, and each of their respective representatives, shareholders, employees, officers, directors, and agents (collectively, the "DVCHMC Indemnitees") shall not be liable to the Vacation Owners Association or the Owners for any loss or damage not caused by the gross negligence or willful misconduct of DVCHMC Indemnitees. The Vacation Owners Association will and does hereby indemnify and save harmless DVCHMC Indemnitees from and against any such liability for damages, costs, and expenses, including, but not limited to, reasonable attorneys' fees and costs, whether suit is brought or not, and other professionals' fees, in connection with the performance of DVCHMC's duties under this Agreement and/or from injury to any person or property in and about, or in connection with the Vacation Property or the Plan, from any cause whatsoever, unless such loss or injury shall be solely caused by the gross negligence or willful misconduct of any of DVCHMC Indemnitees. DVCHMC and any Subcontractors each shall be designated as an additional insured in the comprehensive public liability policy obtained by or for the benefit of the Vacation Owners Association, and any additional premium therefor shall be the responsibility of the Vacation Owners Association. The Vacation Owners Association's indemnity obligations under this Section 16 arising prior to the termination or assignment of this Agreement shall survive such termination or assignment.

17. Assignment. DVCHMC may assign all or any part of its obligations under this Agreement. Thirty (30) days' advance written notice of the assignment shall be delivered to the Vacation Owners Association. Nothing contained in this Agreement shall prevent the delegation by DVCHMC to a Subcontractor of any or all of DVCHMC's duties hereunder; provided, however, that DVCHMC shall remain primarily responsible under this Agreement.

18. Waiver of Jury Trial; Venue of Actions. THE VACATION OWNERS ASSOCIATION AND DVCHMC WAIVE ANY RIGHT THEY MAY HAVE UNDER ANY APPLICABLE LAW TO A TRIAL BY JURY WITH RESPECT TO ANY SUIT OR LEGAL ACTION WHICH MAY BE COMMENCED BY OR AGAINST THE OTHER CONCERNING THE INTERPRETATION, CONSTRUCTION, VALIDITY, ENFORCEMENT, OR PERFORMANCE OF THIS AGREEMENT OR ANY OTHER AGREEMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS AGREEMENT. In the event any such suit or legal action is commenced by either the Vacation Owners Association or DVCHMC, the other party hereto agrees, consents, and submits to the personal jurisdiction of the Circuit Court of the First Circuit of the State of Hawai'i and the United States District Court for the District of Hawai'i, with respect to such suit or legal action, and the Vacation Owners Association and DVCHMC also consent and submit to and agree that venue in any such suit or legal action is proper in said Court and county. The Vacation Owners Association and DVCHMC waive any and all personal rights under applicable law or in equity to object to the jurisdiction and venue provided for in this Section 18. Such jurisdiction and venue shall be exclusive of any other jurisdiction and venue.

19. Waiver. No waiver of a breach of any of the covenants in this Agreement shall be construed to be a waiver of any succeeding breach of the same or any other covenant.

20. Modification; Amendment.

20.1 No modification, release, discharge, or waiver of any provision of this Agreement shall be of any force, effect, or value unless in writing and signed by the Vacation Owners Association and DVCHMC.

20.2 The Vacation Owners Association and DVCHMC agree to amend this Agreement as requested by the Developer at any time and from time to time:

A. To comply with the laws and regulations of the State of Hawai'i or any political subdivision thereof, including but not limited to compliance as may be required in connection with the registration of the Plan or any Exchange Program in which the Plan is participating (for example the DVC Reservation Component of the Club);

B. To comply with the laws of any other place (for example, the State of New York) or the requirements of any governmental agency (for example, the California Department of Real Estate) in connection with the registration of the Plan or any Exchange Program in which the Plan is participating (for example the DVC Reservation



Component of the Club);

C. To satisfy the requests for change(s) made to the Developer by any institutional lender loaning money to the Developer, by any investor in mortgages initially made in favor of the Developer, or by any title company licensed to do business in the State of Hawaii; or

D. To correct any error or mistake in this Agreement, as determined by the Developer.

21. Partial Invalidation. The invalidity in whole or in part of any covenant, promise, or undertaking, or any section, subsection, sentence, clause, phrase, or words, or of any provision of this Agreement shall not affect the validity of the remaining portions of this Agreement.

22. Notices. Except as may be otherwise provided in this Agreement, any notice, demand, request, consent, approval, or communication under this Agreement shall be in writing and shall be deemed duly given or made: (i) three days after being deposited, postage prepaid, in the U.S. mail, certified or registered mail with a return receipt requested, addressed to the party at the address shown above; (ii) when delivered personally to the party at the address specified above; (iii) when delivered by a reliable overnight courier service, fee prepaid, with receipt of confirmation requested, addressed to the party as specified above; or (iv) when delivered by facsimile transmission with confirmed receipt of transmission. The Vacation Owners Association or DVCHMC may designate a different address for receiving notices under this Agreement by giving notice to the other party hereto in accordance with this Section 22.

23. Amendments of Documents. The Board shall not propose that any amendments be made to the Documents that impair or prejudice the rights of DVCHMC without the prior written consent of DVCHMC.

24. Entire Agreement. This Agreement and the Documents constitute the entire agreement between the Vacation Owners Association and DVCHMC, and neither the Vacation Owners Association nor DVCHMC has been induced by the other party hereto by representations, promises, or understandings not expressed in this Agreement or the Documents. There are no collateral agreements, stipulations, promises, or understandings whatsoever between the Vacation Owners Association and DVCHMC, in any way relating to the subject matter of this instrument, or the instruments referred to in this Agreement that are not expressly contained in this Agreement or in the Documents.

25. Consents. Except to the extent expressly provided in this Agreement, if any right of consent or approval by DVCHMC or the Vacation Owners Association is provided for or required herein or therein, the party shall exercise the right promptly, in good faith and reasonably. Any such consent or approval shall be given by a written consent executed by the consenting party at or prior to the taking of the action for which the consent is solicited.

26. Governing Law. THIS AGREEMENT SHALL BE CONSTRUED, INTERPRETED AND APPLIED IN ACCORDANCE WITH THE INTERNAL SUBSTANTIVE LAWS OF HAWAII, WITHOUT REGARD TO THE CHOICE OF LAWS RULES THEREOF, AND THE OBLIGATIONS, RIGHTS AND REMEDIES OF THE PARTIES HEREUNDER AND THEREUNDER SHALL BE DETERMINED IN ACCORDANCE WITH SUCH LAWS.

27. Plural; Use of the Word Include. Where the context so indicates, a word in the singular form shall include the plural. The term "include" and similar terms (e.g., includes, including, included, comprises, comprising, such as, e.g., and for example), when used as part of a phrase including one or more specific items, are used by way of example and not limitation.

28. Survival. The representations, warranties, indemnities (including Section 16), limitations on liabilities (including Sections 13.4, 14.3, and 15), agreements regarding the Membership List (Section 4.2E(1)), provisions for legal fees (including Sections 13.2 and 16), choice of law and related agreements (Sections 18 and 26), and other provisions hereof that expressly provide that they extend beyond the end of the Term shall survive the expiration or earlier termination of this Agreement.

29. Successors and Assigns. This Agreement shall be binding upon, inure to the benefit of, and be enforceable by the Vacation Owners Association and DVCHMC and their respective legal representatives, heirs, administrators, executors,

successors and permitted assigns. Except for the Developer, none of the provisions of this Agreement shall be for the benefit of or enforceable by any person not a party hereto. In the event that the Developer is not also DVCHMC, then the Developer shall be an intended third-party beneficiary of this Agreement, including specifically but not limited to Sections 3.5 (Standards and Licensing), 3.6 (Use of Ko Olina) and 4.2E (Membership List).

30. Captions, Etc. The titles of the Sections and Subsections of this Agreement are for convenience and reference only and shall not be considered or referred to in resolving questions of interpretation or construction.

31. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. An executed counterpart of this Agreement transmitted and received by facsimile shall be deemed for all purposes to be an original, executed counterpart hereof. Duplicate unexecuted pages of the counterparts (whether original or received by facsimile) may be discarded and the remaining pages assembled as one document.

*"This document continues on the next page."*

IN WITNESS WHEREOF, the Vacation Owners Association and DVCHMC have executed this Agreement the day and date first above written.

Vacation Owners Association:

ALI'I NUI VACATION OWNERS ASSOCIATION, INC.  
a Florida not-for-profit corporation

By DISNEY VACATION DEVELOPMENT, INC. a Florida corporation, as the sole member of the Association and acting as the developer pursuant to the Declaration

By:   
Name: Leigh Anne Nieman  
As its: Assistant Secretary

DVCHMC:

DISNEY VACATION CLUB HAWAII MANAGEMENT COMPANY, LLC  
a Florida limited liability company

By:   
Name: John McGowan  
As its: Secretary

## EXHIBIT I

### Real Estate Interest and Point Formulation

Vacation Ownership Plan Real Estate Interest Formulation: In order to efficiently manage the use of Vacation Homes by the Owners in the best interests of the Owners as a whole, the Ownership Interest in a Unit owned by a given Owner shall be symbolized for administrative convenience only as a number of Home Resort Vacation Points as calculated below. The specific Ownership Interest owned by a given Owner in a given Unit shall be calculated based upon the expectations of the Owner regarding use of a specific type of Vacation Home during a specific time of year for a specific number of days within the Plan as follows:

- (a) DVD shall initially assign each day during the calendar year to a "season" grouping based upon relative projected Owner use demand. DVD may create as many season groupings as it determines are necessary and desirable.
- (b) A "demand factor" shall be determined for the selected types of Vacation Homes (i.e., Studio Vacation Homes; One-Bedroom Vacation Homes; Two-Bedroom Vacation Homes and Grand Villa Vacation Homes) across each season grouping based upon relative projected Owner use demand. In determining the demand factor, elements such as location, view, comparable rental values for similar accommodations, and other such elements typically considered by a real estate appraiser in formulating such a determination shall be considered.
- (c) Each demand factor for each selected type of Vacation Home shall be multiplied by the number of calendar days which have been assigned to each season grouping, yielding the total "demand days per year" for each selected type of Vacation Home during each season grouping.
- (d) The total demand days per year for each respective selected type of Vacation Home shall be added together to yield a total of demand days per year for all season groupings for all selected types of Vacation Homes (e.g., Studio Vacation Homes, One-Bedroom Vacation Homes, Two-Bedroom Vacation Homes and Grand Villa Vacation Homes).
- (e) The total number of Studio Vacation Homes in a given Unit is then multiplied by the total demand days per year for all Studio Vacation Homes; the total number of One-Bedroom Vacation Homes in that Unit is then multiplied by the total demand days per year for all One-Bedroom Vacation Homes; the total number of Two-Bedroom Vacation Homes in that Unit is then multiplied by the total demand days per year for all Two-Bedroom Vacation Homes; the total number of Grand Villa Vacation Homes in that Unit is then multiplied by the total demand days per year for all Grand Villa Vacation Homes and all three (3) products are then added together to yield the total demand days per year for that Unit.
- (f) After the calculations required in subparagraphs (b) through (e) above have been completed, the Owner's Ownership Interest in the Unit in question is determined by multiplying the demand factor assigned to that selected type of Vacation Home during that season grouping pursuant to subparagraph (b) above by the number of days of desired use, yielding the total number of demand days in that Unit that will relate to the Owner's Ownership Interest. The Owner's specific Ownership Interest in that Unit is the quotient of the total number of demand days in that Unit that relate to the Owner's Ownership Interest divided by the total demand days per year for that Unit calculated pursuant to subparagraph (e) above.

Vacation Ownership Plan Home Resort Vacation Point Formulation: DVD shall initially determine the number of Home Resort Vacation Points that will be symbolic of a given Ownership Interest in a given Unit as follows:

- (a) The percentage Ownership Interest in question is multiplied by the total number of square feet in the Unit in which it is owned to determine the total square footage relating to that Ownership Interest.
- (b) The total square footage relating to that Ownership Interest is then multiplied by a constant to yield the number of Home Resort Vacation Points which are symbolic of that Ownership Interest. The constant shall equal a number that will result in all Home Resort Vacation Points appearing as whole numbers with no decimals for administrative convenience.

DVCHMC shall initially determine the number of Home Resort Vacation Points that will correspond to the use of a given Vacation Home during a given day each year within the Plan based upon relative projected use demand by allocating the total number of Home Resort Vacation Points in all Units as determined above to each day in each Vacation Home in each Unit pursuant to the terms and conditions of the Membership Agreement. During any period of time in which the Vacation Ownership Plan continues in

operation, DVCHMC shall also determine any reallocation of Home Resort Vacation Points for the Condominium pursuant to the terms and conditions of the Membership Agreement. Pursuant to the Declaration and this Agreement, during any period of time in which the Vacation Ownership Plan is no longer in operation, the Vacation Owners Association shall have the authority to establish reservation procedures by which use of the Units and Vacation Homes in the Plan among all of the Owners shall be determined, which procedures shall set forth how the then-existing Home Resort Vacation Point allocation should be revised from time to time based upon actual Owner use demand experienced. In any event, the total number of Home Resort Vacation Points can never exceed the total number of Ownership Interests in Units of which they are symbolic.

EXHIBIT J  
LIMITED SUBSIDY AGREEMENT

This LIMITED SUBSIDY AGREEMENT ("Agreement") is made as of the 20<sup>th</sup> day of April 2010, by and between ALFI NUI VACATION OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Vacation Owners Association"), and DISNEY VACATION DEVELOPMENT, INC., a Florida corporation ("DVD"), with reference to the following recitals:

RECITALS

A. DVD is the developer of the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Vacation Ownership Plan (the "Plan").

B. The Plan is governed by certain legal documents, called the "Plan Documents", as follows:

- The "Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements," dated \_\_\_\_\_, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. \_\_\_\_\_ (as the same may hereinafter be amended in accordance with its terms being called the "Declaration").
- The Articles of Incorporation of the Vacation Owners Association (as the same may hereinafter be amended in accordance with its terms being called the "Articles").
- The Bylaws of the Vacation Owners Association (as the same may hereinafter be amended in accordance with its terms being called the "Bylaws").
- The Membership Agreement attached to the Declaration and any rules and regulations adopted pursuant to the Membership Agreement (as the same may hereinafter be amended in accordance with its terms being called the "Reservation Rules").
- Any other rules and regulations adopted pursuant to the Declaration (as the same by hereinafter amended in accordance with its terms being called the "Vacation Owners Association Rules").

Except as otherwise expressly provided in this Agreement, terms which are defined in the Plan Documents shall have the same meaning ascribed to them in this Agreement.

C. The Plan Documents provide a plan for sharing the ownership and use of certain condominium units (and their furnishings) located in the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i condominium project located at 92-1185 Ali'i Nui Drive, Kapolei, Honolulu, Hawaii 96707, together with certain Shared Areas in an adjacent project. They also establish a plan for sharing the costs and expenses of owning, preserving, protecting, and maintaining such condominium units, their furnishings and the Shared Areas, and for operating and managing the Plan and the Vacation Owners Association.

D. Under the Plan Documents, each Owner must pay the Annual Dues and other assessments assessed against each Owner's Ownership Interest from time to time (collectively, the "Assessments"), except as and to the extent modified by the terms of this Agreement.

E. Except to the extent modified by the terms of this Agreement, DVD shall, at all times when DVD is the Owner of an Ownership Interest, pay the Assessments assessed against DVD's Ownership Interests. Instead of paying those Assessments, DVD may elect to enter into a "Subsidy Contract" with the Vacation Owners Association substantially on the terms set forth in this Agreement.

F. This Agreement qualifies as a Subsidy Contract under the Declaration. It is intended to set forth in greater detail the manner and extent to which DVD will be responsible to pay a specified portion of the Plan Expenses to the Vacation Owners Association in lieu of the Assessments.

G. DVD may also wish to limit or cap the amount of the annual Assessments that other Owners must pay to the Vacation Owners Association. DVD will do this by agreeing to pay a "buy down subsidy"— which is a fixed amount in excess of the cap as hereinbelow described and set forth. This Agreement is intended to describe the terms and conditions under which DVD may do so.

NOW, THEREFORE, DVD and the Vacation Owners Association mutually agree as follows:

1. Term. The initial term of this Agreement shall commence on January 1, 2011, and shall end on December 31, 2011, unless renewed as hereinafter provided. This Agreement shall automatically be renewed for subsequent one-year periods (January 1 through December 31) thereafter unless DVD provides written notice of non-renewal to the Vacation Owners Association at least thirty (30) days prior to the then existing expiration date of this Agreement. Notwithstanding the foregoing, DVD shall also have the right to terminate this Agreement at any time, upon not less than thirty (30) days prior written notice to the Vacation Owners Association and shall, upon the effective date of such termination become liable and responsible for the timely payment of all Assessments for each Ownership Interest held by DVD in the same manner and amount(s) as any regular Owner as more particularly provided in the Declaration. In addition upon any such termination, DVD shall at its sole cost and expense maintain any surety bond, set-aside letter or other financial assurance, as required by applicable law, regarding such Assessments.

2. Payment of Assessments with Respect to Ownership Interests. DVD covenants and agrees to pay to the Vacation Owners Association, during the term of this Agreement, the following amounts:

3.1 On or before the last day of the Vacation Owners Association's fiscal year, DVD shall pay an amount equal to the difference between the actual amount budgeted for reserve assessments for such fiscal year and the actual sum of the amount of reserve assessments collected from all Owners and other income from other sources to be applied against such reserve assessments.

3.2 DVD, upon written notice from the Vacation Owners Association that such amounts are due in order to timely meet Vacation Owners Association obligations as they become due, shall pay to the Vacation Owner's Association within ten (10) business days following receipt of such written notice an amount equal to the difference between the actual costs (exclusive of ad valorem real estate taxes) incurred in operating the Plan during the applicable time period and the sum of all amounts assessed to Owners other than DVD with respect to such operating costs (exclusive of ad valorem real estate taxes) and other income from other sources to be applied against such operating costs.

3.3 Notwithstanding the foregoing, any expenses incurred as a result of (i) any new category of imposition that comes into effect after the date of this Agreement which is levied or assessed by any local, county, state or federal government, no matter how characterized, or (ii) any increase in transient accommodation taxes and any Special Assessments for capital expenditures, insurance policy deductibles, underinsured losses, or uninsured losses, will be assessed against all Owners owning Ownership Interests, their successors or assigns, including DVD.

3. Buy-Down Option. DVD has the right, but not the obligation, to elect to reduce the amount of the annual Assessments for the Owners, other than DVD, by agreeing to pay a Buy-Down Amount (as hereinafter defined) to the Vacation Owners Association. If, in any year, DVD agrees to pay a Buy-Down Amount, DVD will notify the Vacation Owners Association of the exact amount (per Vacation Point) of the Buy-Down Amount prior to preparation of that year's Budget for the Vacation Ownership Association so that the Buy-Down Amount will be reflected in the Budget. If DVD fails to notify the Vacation Owners Association of its election to pay a Buy-Down Amount for any fiscal year prior to approval of the Budget by the Board of Directors of the Vacation Owners Association, there shall be no Buy-Down Amount for that year. "Buy-Down Amount" means, for any given fiscal year, the amount, if any, shown on the Vacation Owners Association's Budget as the "Developer Subsidy" or

"Developer Buy-Down" which is the difference between the total estimated Plan Expenses (per Vacation Point) (excluding real property taxes) for the year covered by the Vacation Owners Association's Budget and the annual Assessments (per Vacation Point) (excluding real property taxes) for that year, all as set forth and described on the Vacation Owners Association's Budget for that fiscal year.

4. Valuation of Goods and Services. Any goods, services or other non-monetary contributions made by DVD to the Vacation Owners Association for the purpose of satisfying any of DVD's obligations under this Agreement shall be assigned a fair market value, i.e., the value or price normally charged by third parties in the community for the provision of comparable goods or services.

5. Security. If and to the extent required by applicable law, DVD shall furnish to the Vacation Owners Association one or more surety bonds, cash deposits, letter of credits or other security assurance enforceable by the Vacation Owners Association and acceptable to the applicable regulatory agency or agencies (the "Security") in the minimum amounts required by applicable law, to secure DVD's payment of its monetary and other obligations under this Agreement. DVD and the Vacation Owners Association agree that if the Security is required by applicable law, the Security shall be delivered to and held by the Escrow Agent pursuant to applicable law.

6. Effect of Agreement Upon DVD's Assessment Obligations. Provided DVD shall timely perform each of its obligations under this Agreement, DVD's payments hereunder to the Vacation Owners Association shall satisfy fully its obligation to pay Assessments during such fiscal year attributable to each Ownership Interest owned by DVD pursuant to the terms and provisions of the Declaration. In the event DVD shall default in the performance of any of its obligations hereunder and such default shall not have been cured within ten (10) business days after notice of default is given to DVD by the Vacation Owners Association, then, and in such event, (a) DVD's obligation to pay to the Vacation Owners Association the full amount of the Assessments attributable to each Ownership Interest owned by DVD shall immediately resume, as required by the terms and provisions of the Declaration, (b) DVD's default hereunder shall be deemed a default in the payment of Assessments under the Declaration, which default shall be deemed to have occurred on the date of expiration of the grace period set forth herein, and (c) the Vacation Owners Association shall have all of the rights and remedies provided in the Declaration in the event of the nonpayment of the Assessments by DVD as Owner of such Ownership Interests in addition to any of the Vacation Owners Association's rights and remedies provided for hereunder. Notwithstanding DVD's failure to cure any default hereunder within the time period specified, DVD shall have the right and option thereafter to fully reinstate this Agreement by providing written notice to the Vacation Owners Association of its intention to so reinstate and by paying to the Vacation Owners Association any outstanding amounts which would be owing to the Vacation Ownership Association but for DVD's default, and undertaking to thereafter to perform pursuant to the terms of this Agreement, in which case, all of the rights, duties and obligations of DVD and the Vacation Owners Association hereunder shall be reinstated and shall continue unabated. In the event that DVD terminates this Agreement pursuant to Section 2 hereof, thereafter DVD shall pay to the Vacation Owners Association as and when due, with respect to each Ownership Interest owned by DVD, the full amount of all Assessments properly assessed by the Vacation Owners Association against all Owners.

7. No Special Assessments. During the term of this Agreement, DVD agrees that except as may be required to repair or replace damage or destruction pursuant to the Declaration, it shall not cause the Vacation Owners Association to impose a special assessment with respect to any of the Ownership Interests in the Plan. Notwithstanding the foregoing, any expenses incurred during the term of this Agreement resulting from a natural disaster or an act of God and/or repair or replacement of damage to the Vacation Property or Vacation Homes, which are not covered by insurance proceeds from the insurance maintained by the Vacation Owners Association, will be assessed against all Owners on the date of such natural disaster, act of God or other damage, or their successors or assigns, including DVD.

8. General Provisions.

9.1 Arbitration. In the event of any claim, dispute, or controversy arising out of this Agreement, or the enforcement, exoneration, or release of the Security, that cannot be settled by the parties or their



legal representatives, the claim, dispute, or controversy shall, at the request of either DVD or the Vacation Owners Association, be submitted to arbitration, in accordance with the Commercial Arbitration Rules ("CAR") of the American Arbitration Association ("AAA") before a single, impartial arbitrator selected by DVD and the Vacation Owners Association from the panel of the arbitrators of said AAA; provided, however, that the provisions of CAR shall be deemed amended to comply with subparagraph (a) through (h) below, to the extent such provisions are not in compliance with these subparagraphs:

- (a) For DVD to advance the fees necessary to initiate the arbitration, with the costs and fees, including ongoing costs and fees to be paid as agreed by the parties and if they can't agree as determined by the arbitrator(s) with the costs and fees of the arbitration to ultimately be borne as determined by the arbitrator(s);
- (b) For administration of the arbitration by a neutral and impartial person(s);
- (c) For the appointment of a neutral and impartial individual(s) to serve as arbitrator(s), with the arbitrator(s) to be appointed within a specified period of time, which in no event shall be more than thirty (30) days from the administrator's receipt of a written request from a party to arbitrate the claim or dispute;
- (d) For the venue of the arbitration to be in the City and County of Honolulu unless the parties mutually agree to some other location;
- (e) For the prompt and timely commencement of the arbitration in accordance with (i) the rules of the arbitration, or if the rules don't specify a date by which the arbitration must commence, then (ii) a date as mutually agreed to by the parties; and if they cannot agree, (iii) a date determined by the arbitrator(s);
- (f) For the arbitration to be conducted in accordance with CAR and such other rules and procedures which are mutually acceptable to the parties;
- (g) For the prompt and timely conclusion of the arbitration;
- (h) For the arbitrator to be authorized to provide all recognized remedies available in law or equity for any cause of action that is the basis of the arbitration, excluding consequential and punitive damages.

In the event of a referral to arbitration, DVD will remit the fee to initiate the arbitration. The parties agree, however, that the costs of arbitration shall ultimately be borne as determined by the arbitrator. The parties further agree to abide by the determination of the arbitrator with respect to the enforcement, exoneration or release of the Security and with respect to payment of the costs of arbitration. The arbitrator's decision shall provide that in the event that the losing party in the arbitration fails to comply with the arbitrator's decision within the time and in the manner specified in the decision, the prevailing party shall, in addition to seeking judicial enforcement of any monetary award, be entitled, at its option, to terminate this Agreement effective as of the date on which the losing party was to have completed the action specified in the arbitrator's decision. Judgment upon the award may be entered in any court having jurisdiction thereof.

9.2 Attorneys' Fees. If any party commences an action against the other to enforce any of the term of this Agreement or because of the breach of a party of any of the terms hereof, the losing or defaulting party shall pay to the prevailing party reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action.

9.3 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute a single document.

9.4 Entire Agreement. This Agreement contains all of the covenants and agreements of the parties hereto with respect to the matters contained herein. No prior agreement or understanding pertaining to any such manner shall be effective for any purpose. No modifications or amendments to this Agreement shall be effective unless in writing and signed by each of the parties to this Agreement or their respective successors in interest.

9.5 Governing Law. This Agreement is made and shall be construed and interpreted in accordance with the laws of the State of Hawai'i.

9.6 Headings. The article and section headings contained herein are for convenience and reference only and are not intended to define, limit or describe the scope or intent of any provision of this Agreement.

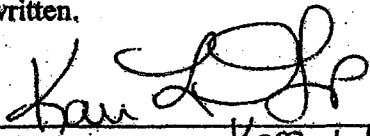
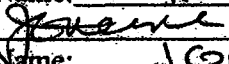
9.7 Notices. Any notice or other communication required or permitted under this Agreement shall be in writing, delivered personally or sent by certified first-class mail, postage prepaid, return receipt requested. Any notice delivered personally shall be deemed effective only upon such delivery. Any notice sent by mail shall be deemed effective forty-eight (48) hours after deposit of same in any United States post office box in the state to which the notice is addressed and seventy-two (72) hours after deposit of same in any United States post office box other than in the state to which the notice is addressed, as set forth above. Any party to this Agreement may change its address by giving the other parties notice of its new address as herein provided.

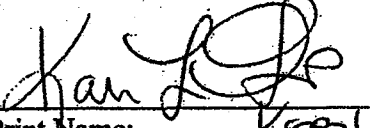
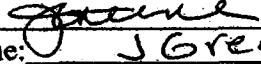
9.8 Severability. The provisions of this Agreement shall be deemed independent and severable, and the invalidity, partial invalidity or unenforceability of any provision shall not invalidate any other provisions.

9.9 Successors and Assigns. This Agreement shall be binding upon and inure to the parties hereto and their respective heirs, personal representative, successors and permitted assigns.

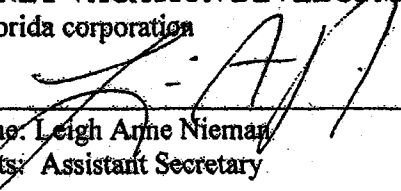
9.10 Waiver. No waiver of any breach of any of the provisions of this Agreement shall constitute a waiver of any succeeding or preceding breach of the same, or of any other, provision contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

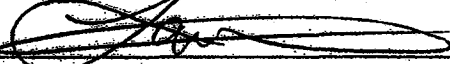
  
Print Name: Karen L. Crisp  
  
Print Name: J. Greene

  
Print Name: Karen L. Crisp  
  
Print Name: J. Greene

**DISNEY VACATION DEVELOPMENT, INC.,**  
a Florida corporation

By:   
Name: Leigh Arne Nieman  
As its: Assistant Secretary

**ALU NUI VACATION OWNERS ASSOCIATION, INC.,** a  
Florida not-for-profit corporation

By:   
Name: Lawrence Smith  
As its: Treasurer

STATE OF HAWAII, LAND COURT  
HONOLULU, HAWAII  
(Division of Conveyances)

of this document was  
filed:

Doc 3971762  
CTN 879,925 & 879,927  
JUN 17, 2010 08:02 AM

RETURN BY MAIL ( ) PICK-UP ( ) TO:

Charles E. Pear, Jr.  
McCorriston Miller Mukai MacKinnon  
Five Waterfront Plaza, 4<sup>th</sup> Floor  
Honolulu, Hawai'i 96813  
Phone No. (808) 529-7300

This document contains 12 pages.

TMK Nos. (1) 9-1-057-035 & 37, CPR Nos.: Not yet assigned.

*Aulani, Disney Vacation Club® Villas,  
Ko Olina, Hawai'i  
Vacation Ownership Plan*

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS,  
AND GRANT AND RESERVATION OF EASEMENTS

(A Vacation Ownership Plan in the  
Aulani, *Disney Vacation Club Villas®*, Ko Olina, Hawai'i Condominium)

THIS FIRST AMENDMENT TO AULANI, *DISNEY VACATION CLUB® VILLAS, KO OLINA, HAWAII VACATION OWNERSHIP PLAN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND GRANT AND RESERVATION OF EASEMENTS* ("Amendment") is made as of the 8th day of June 2010, by DISNEY VACATION DEVELOPMENT, INC., a Florida corporation ("DVD").

BACKGROUND

DVD is the developer of the Aulani, *Disney Vacation Club® Villas, Ko Olina, Hawai'i Vacation Ownership Plan* (the "Plan"). The Plan is subject to that certain "Aulani, *Disney Vacation Club® Villas, Ko Olina, Hawai'i Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements* (A Vacation Ownership Plan in the Aulani, *Disney Vacation Club Villas®*, Ko Olina, Hawai'i Condominium), dated April 20, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957910 (the "Declaration"). The Declaration has been noted on the Transfer

Certificates of Title Nos. 879,925 and 879,927. All terms defined in the Declaration will have the same meaning in this Amendment.

Section 20.1D1)(a) of the Declaration gives DVD the right to amend the Declaration without the consent or approval of any person at any time and for any purpose before the recordation of any First Deed or Agreement of Sale transferring an Ownership Interest to someone other than (i) DVD, (ii) any of The TWDC Companies, or (iii) a Mortgage Lender. Neither a First Deed nor an Agreement of Sale transferring any Ownership Interest to anyone has been recorded. Therefore, DVD now desires to amend Schedule 1 to Exhibit A and Exhibit G of the Declaration.

AMENDMENT

DVD HERE AND NOW AMENDS THE DECLARATION as follows:

1. Schedule 1 to Exhibit A of the Declaration is here and now deleted, and Exhibit 1, which is attached to and part of this amendment, is here and now substituted in its place.
2. Page 4 of Exhibit G of the Declaration is here and now deleted, and Exhibit 2, which is attached to and part of this amendment, is here and now substituted in its place. The Membership Agreement attached to the Declaration as Exhibit G, as amended by the substitute page attached as Exhibit 2 to this Amendment, shall constitute the initial "Membership Agreement."

The Declaration, as amended by this Amendment, is here and now ratified and confirmed and remains in full force and effect.

DVD signed this Amendment effective as of the date stated on page one.

DISNEY VACATION DEVELOPMENT, INC.

By: 

Name:

Leigh Anne Nieman

Its:

Assistant Secretary

STATE OF Florida )  
COUNTY OF Osceola ) SS.

On this 8<sup>th</sup> day of June, 2010, before me personally appeared Leigh Anne Neman, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Karen L. Grip  
Name:

Notary Public, State of FL

My commission expires: 12/27/2010

Exhibit 1

Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
1A	0.260828%	46,343	1	101 (Standard Grand Villa)
4A	0.260828%	46,343	1	289 (Standard Grand Villa)
6A	0.260828%	46,343	1	389 (Standard Grand Villa)
10A	0.260828%	46,343	1	589 (Ocean Grand Villa)
11A	0.260828%	46,343	1	601 (Ocean Grand Villa)
12A	0.260828%	46,343	1	689 (Ocean Grand Villa)
13A	0.260828%	46,343	1	701 (Ocean Grand Villa)
14A	0.260828%	46,343	1	789 (Ocean Grand Villa)
15A	0.260828%	46,343	1	801 (Ocean Grand Villa)
16A	0.260828%	46,343	1	889 (Ocean Grand Villa)
17A	0.260828%	46,343	1	901 (Ocean Grand Villa)
18A	0.260828%	46,343	1	989 (Ocean Grand Villa)
19A	0.260828%	46,343	1	1001 (Ocean Grand Villa)
20A	0.260828%	46,343	1	1089 (Ocean Grand Villa)
21A	0.260828%	46,343	1	1101 (Ocean Grand Villa)
22A	0.260828%	46,343	1	1189 (Ocean Grand Villa)
3A	0.260828%	46,343	1	201 (Ocean Grand Villa)
5A	0.260828%	46,343	1	301 (Ocean Grand Villa)
7A	0.260828%	46,343	1	401 (Ocean Grand Villa)
8A	0.260828%	46,343	1	489 (Ocean Grand Villa)
9A	0.260828%	46,343	1	501 (Ocean Grand Villa)
1B	0.275181%	48,042	2	102, 104/106 (Pool 2BR)
3B	0.275181%	48,042	2	202, 204/206 (Pool 2BR)
3C	0.275181%	48,042	2	208, 210/212 (Pool 2BR)
5B	0.275181%	48,042	2	302, 304/306 (Pool 2BR)
7B	0.275181%	48,042	2	402, 404/406 (Pool 2BR)
7C	0.275181%	48,042	2	408, 410/412 (Pool 2BR)

Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
9B	0.275181%	48,042	2	502, 504/506 (Pool 2BR)
15C	0.275181%	48,042	2	808, 810/812 (Ocean 2BR)
17B	0.275181%	48,042	2	902, 904/906 (Ocean 2BR)
17C	0.275181%	48,042	2	908, 910/912 (Ocean 2BR)
19B	0.275181%	48,042	2	1002, 1004/1006 (Ocean 2BR)
19C	0.275181%	48,042	2	1008, 1010/1012 (Ocean 2BR)
21B	0.275181%	48,042	2	1102, 1104/1106 (Ocean 2BR)
21C	0.275181%	48,042	2	1108, 1110/1112 (Ocean 2BR)
23A	0.275181%	48,042	2	1202, 1204/1206 (Ocean 2BR)
23B	0.275181%	48,042	2	1208, 1210/1212 (Ocean 2BR)
25A	0.275181%	48,042	2	1402, 1404/1406 (Ocean 2BR)
25B	0.275181%	48,042	2	1408, 1410/1412 (Ocean 2BR)
27A	0.275181%	48,042	2	1508, 1510/1512 (Ocean 2BR)
28A	0.275181%	48,042	2	1577/1579, 1581 (Island 2BR)
28B	0.275181%	48,042	2	1571/1573, 1575 (Island 2BR)
29A	0.275181%	48,042	2	1608, 1610/1612 (Ocean 2BR)
30A	0.275181%	48,042	2	1677/1679 (Island 2BR), 1681 (Ocean 2BR)
30B	0.275181%	48,042	2	1671/1673, 1675 (Island 2BR)
15B	0.275181%	48,042	2	802, 804/806 (Ocean 2BR)
3D	0.275181%	48,042	2	203, 205/207 (Island 2BR)
3E	0.275181%	48,042	2	209, 211/213 (Island 2BR)
7D	0.275181%	48,042	2	403, 405/407 (Island 2BR)
7E	0.275181%	48,042	2	409, 411/413 (Island 2BR)
10G	0.275181%	48,042	2	582/584, 586 (Pool 2BR)
10H	0.275181%	48,042	2	576/578, 580 (Pool 2BR)
10J	0.275181%	48,042	2	570/572, 574 (Pool 2BR)
4E	0.275181%	48,042	2	282/284, 286 (Pool 2BR)

**Schedule 1 to Exhibit A (6/7/10)**

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
4F	0.275181%	48,042	2	276/278, 280 (Pool 2BR)
4G	0.275181%	48,042	2	270/272, 274 (Pool 2BR)
6F	0.275181%	48,042	2	382/384, 386 (Pool 2BR)
6G	0.275181%	48,042	2	376/378, 380 (Pool 2BR)
6H	0.275181%	48,042	2	370/372, 374 (Pool 2BR)
8G	0.275181%	48,042	2	482/484, 486 (Pool 2BR)
8H	0.275181%	48,042	2	476/478, 480 (Pool 2BR)
8I	0.275181%	48,042	2	470/472, 474 (Pool 2BR)
11B	0.275181%	48,042	2	602, 604/606 (Ocean 2BR)
11C	0.275181%	48,042	2	608, 610/612 (Ocean 2BR)
11D	0.275181%	48,042	2	603, 605/607 (Island 2BR)
11E	0.275181%	48,042	2	609, 611/613 (Island 2BR)
12G	0.275181%	48,042	2	682/684, 686 (Ocean 2BR)
12H	0.275181%	48,042	2	676/678, 680 (Ocean 2BR)
12I	0.275181%	48,042	2	670/672, 674 (Ocean 2BR)
13B	0.275181%	48,042	2	702, 704/706 (Ocean 2BR)
14G	0.275181%	48,042	2	782/784, 786 (Ocean 2BR)
14H	0.275181%	48,042	2	776/778, 780 (Ocean 2BR)
14I	0.275181%	48,042	2	770/772, 774 (Ocean 2BR)
15D	0.275181%	48,042	2	803, 805/807 (Ocean 2BR)
15E	0.275181%	48,042	2	808, 811/813 (Ocean 2BR)
16G	0.275181%	48,042	2	882/884, 886 (Ocean 2BR)
16H	0.275181%	48,042	2	876/878, 880 (Ocean 2BR)
16I	0.275181%	48,042	2	870/872, 874 (Ocean 2BR)
17D	0.275181%	48,042	2	903, 905/907 (Ocean 2BR)
17E	0.275181%	48,042	2	909, 911/913 (Ocean 2BR)
18G	0.275181%	48,042	2	982/984, 986 (Ocean 2BR)



Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
18H	0.275181%	48,042	2	976/978, 980 (Ocean 2BR)
18I	0.275181%	48,042	2	970/972, 974 (Ocean 2BR)
19D	0.275181%	48,042	2	1003, 1005/1007 (Ocean 2BR)
19E	0.275181%	48,042	2	1009, 1011/1013 (Ocean 2BR)
20G	0.275181%	48,042	2	1082/1084, 1088 (Ocean 2BR)
20H	0.275181%	48,042	2	1076/1078, 1080 (Ocean 2BR)
20I	0.275181%	48,042	2	1070/1072, 1074 (Ocean 2BR)
21D	0.275181%	48,042	2	1103, 1105/1107 (Ocean 2BR)
21E	0.275181%	48,042	2	1109, 1111/1113 (Ocean 2BR)
22G	0.275181%	48,042	2	1182/1184, 1186 (Ocean 2BR)
22H	0.275181%	48,042	2	1176/1178, 1180 (Ocean 2BR)
22I	0.275181%	48,042	2	1170/1172, 1174 (Ocean 2BR)
23C	0.275181%	48,042	2	1203, 1205/1207 (Ocean 2BR)
23D	0.275181%	48,042	2	1209, 1211/1213 (Ocean 2BR)
24F	0.275181%	48,042	2	1282/1284, 1286 (Ocean 2BR)
24G	0.275181%	48,042	2	1276/1278, 1280 (Ocean 2BR)
24H	0.275181%	48,042	2	1270/1272, 1274 (Ocean 2BR)
25C	0.275181%	48,042	2	1403, 1405/1407 (Ocean 2BR)
25D	0.275181%	48,042	2	1409, 1411/1413 (Ocean 2BR)
26F	0.275181%	48,042	2	1482/1484, 1486 (Ocean 2BR)
26G	0.275181%	48,042	2	1476/1478, 1480 (Ocean 2BR)
26H	0.275181%	48,042	2	1470/1472, 1474 (Ocean 2BR)
27B	0.275181%	48,042	2	1509, 1511/1513 (Ocean 2BR)
28F	0.275181%	48,042	2	1576/1578, 1580 (Ocean 2BR)
28G	0.275181%	48,042	2	1570/1572, 1574 (Ocean 2BR)
29B	0.275181%	48,042	2	1609, 1611/1613 (Ocean 2BR)
30F	0.275181%	48,042	2	1676/1678, 1680 (Ocean 2BR)

Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
30G	0.275181%	48,042	2	1670/1672, 1674 (Ocean 2BR)
1C	0.413024%	72,063	3	108 (Pool), 110/112 (Pool), 111/113 (Island)
5C	0.413024%	72,063	3	308 (Pool), 310/312 (Pool), 311/313 (Island)
9C	0.413024%	72,063	3	508 (Pool), 510/512 (Pool), 511/513 (Island)
13C	0.413024%	72,063	3	708, 710/712 (Ocean 2BR), 711/713 (Island 2BR)
10B	0.416987%	72,063	3	581, 583/585, 587 (Island 2BR)
12B	0.416987%	72,063	3	681, 683/685, 687 (Island 2BR)
14B	0.416987%	72,063	3	781, 783/785, 787 (Island 2BR)
16B	0.416987%	72,063	3	881, 883/885, 887 (Island 2BR)
18B	0.416987%	72,063	3	981, 983/985, 987 (Island 2BR)
1D	0.416987%	72,063	3	103, 105/107, 109 (Island 2BR)
4B	0.416987%	72,063	3	281, 283/285, 287 (Island 2BR)
5D	0.416987%	72,063	3	303, 305/307, 309 (Island 2BR)
6B	0.416987%	72,063	3	381, 383/385, 387 (Island 2BR)
8B	0.416987%	72,063	3	481, 483/485, 487 (Island 2BR)
9D	0.416987%	72,063	3	503, 505/507, 509 (Island 2BR)
13D	0.416987%	72,063	3	703, 705/707, 709 (Island 2BR)
20B	0.416987%	72,063	3	1081 (Island 2BR), 1083/1085, 1087 (Ocean 2BR)
22B	0.416987%	72,063	3	1181 (Island 2BR), 1183/1185, 1187 (Ocean 2BR)
24A	0.416987%	72,063	3	1281 (Island 2BR), 1283/1285, 1287 (Ocean 2BR)
26A	0.416987%	72,063	3	1481 (Island 2BR), 1483/1485, 1487 (Ocean 2BR)
2D	0.410548%	72,063	3	160, 164, 166/168 (Island 2BR)
4D	0.410548%	72,063	3	260, 264, 266/268 (Island 2BR)
10D	0.410548%	72,063	3	560, 562/564, 566/568 (Island 2BR)
6D	0.410548%	72,063	3	360, 362/364, 366/368 (Island 2BR)
8D	0.410548%	72,063	3	460, 462/464, 466/468 (Island 2BR)

Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
10J	0.410548%	72,063	3	550, 552/554, 566/568 (Island 2BR)
12D	0.410548%	72,063	3	660, 662/664, 666/668 (Ocean 2BR)
12J	0.410548%	72,063	3	650, 652/654, 656/658 (Ocean 2BR)
14D	0.410548%	72,063	3	760, 762/764, 766/768 (Ocean 2BR)
14J	0.410548%	72,063	3	750, 752/754, 756/758 (Ocean 2BR)
16D	0.410548%	72,063	3	860, 862/864, 866/868 (Ocean 2BR)
16J	0.410548%	72,063	3	850, 852/854, 856/858 (Ocean 2BR)
18D	0.410548%	72,063	3	960, 962/964, 966/968 (Ocean 2BR)
18J	0.410548%	72,063	3	950, 952/954, 956/958 (Ocean 2BR)
20D	0.410548%	72,063	3	1060, 1062/1064, 1066/1068 (Ocean 2BR)
20J	0.410548%	72,063	3	1050, 1052/1054, 1056/1058 (Ocean 2BR)
22D	0.410548%	72,063	3	1160, 1162/1164, 1166/1168 (Ocean 2BR)
22J	0.410548%	72,063	3	1150, 1152/1154, 1156/1158 (Ocean 2BR)
24C	0.410548%	72,063	3	1260, 1262/1264, 1266/1268 (Ocean 2BR)
24I	0.410548%	72,063	3	1250, 1252/1254, 1256/1258 (Ocean 2BR)
26C	0.410548%	72,063	3	1460, 1462/1464, 1466/1468 (Ocean 2BR)
26I	0.410548%	72,063	3	1450, 1452/1454, 1456/1458 (Ocean 2BR)
28C	0.410548%	72,063	3	1560, 1562/1564, 1566/1568 (Ocean 2BR)
28H	0.410548%	72,063	3	1550, 1552/1554, 1556/1558 (Ocean 2BR)
30C	0.410548%	72,063	3	1660, 1662/1664, 1666/1668 (Ocean 2BR)
30H	0.410548%	72,063	3	1650, 1653/1654, 1656/1658 (Ocean 2BR)
10E	0.410552%	72,063	3	561, 563/565, 567/569 (Standard 2BR)
10F	0.410552%	72,063	3	551, 553/555, 557/559 (Standard 2BR)
12E	0.410552%	72,063	3	661, 663/665, 667/669 (Standard 2BR)
12F	0.410552%	72,063	3	651, 653/655, 657/659 (Standard 2BR)
14E	0.410552%	72,063	3	761, 763/765, 767/769 (Standard 2BR)
14F	0.410552%	72,063	3	751, 753/755, 757/759 (Standard 2BR)

Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
16E	0.410552%	72,063	3	861, 863/865, 867/869 (Island 2BR)
16F	0.410552%	72,063	3	851, 853/855, 857/859 (Island 2BR)
18E	0.410552%	72,063	3	961, 963/965, 967/969 (Island 2BR)
18F	0.410552%	72,063	3	951, 953/955, 957/959 (Island 2BR)
20E	0.410552%	72,063	3	1061, 1063/1065, 1067/1069 (Island 2BR)
20F	0.410552%	72,063	3	1051, 1053/1055, 1057/1059 (Island 2BR)
22E	0.410552%	72,063	3	1161, 1163/1165, 1167/1169 (Island)
22F	0.410552%	72,063	3	1151, 1153/1155, 1157/1159 (Island 2BR)
24D	0.410552%	72,063	3	1261, 1263/1265, 1267/1269 (Island 2BR)
24E	0.410552%	72,063	3	1251, 1253/1255, 1257/1259 (Island 2BR)
26D	0.410552%	72,063	3	1461, 1463/1465, 1467/1469 (Island 2BR)
26E	0.410552%	72,063	3	1451, 1453/1455, 1457/1459 (Island 2BR)
28D	0.410552%	72,063	3	1561, 1563/1565, 1567/1569 (Island 2BR)
28E	0.410552%	72,063	3	1551, 1553/1555, 1557/1559 (Island 2BR)
30D	0.410552%	72,063	3	1661, 1663/1665, 1667/1669 (Island 2BR)
30E	0.410552%	72,063	3	1651, 1653/1655, 1657/1659 (Island 2BR)
6E	0.410552%	72,063	3	361, 363/365, 367/369 (Standard 2BR)
8E	0.410552%	72,063	3	461, 463/465, 467/469 (Standard 2BR)
8F	0.410552%	72,063	3	451, 453/455, 457/459 (Standard 2BR)
6I	0.274700%	48,042	2	352/354, 356/358 (Pool 2BR)
8J	0.274700%	48,042	2	452/454, 456/458 (Pool 2BR)
2A	0.276904%	48,042	2	181, 183/185 (Island 2BR)
2B	0.276904%	48,042	2	175, 177/179 (Island 2BR)
2E	0.276904%	48,042	2	180, 182/184 (Pool 2BR)
2F	0.276904%	48,042	2	174, 176/178 (Pool 2BR)
2C	0.273628%	48,042	2	171/173 (Island 2BR), 170/172 (Pool 2BR)
10C	0.418799%	72,063	3	571/573, 575, 577/579 (Island 2BR)

Schedule 1 to Exhibit A (6/7/10)

1	2	3	4	5
Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
12C	0.418799%	72,063	3	671/673, 675, 677/679 (Island 2BR)
14C	0.418799%	72,063	3	757/773, 775, 777/779 (Island 2BR)
16C	0.418799%	72,063	3	871/873, 875, 877/879 (Island 2BR)
18C	0.418799%	72,063	3	971/973, 975, 977/979 (Island 2BR)
4C	0.418799%	72,063	3	271/273, 275, 277/279 (Island 2BR)
6C	0.418799%	72,063	3	371/373, 375, 377/379 (Island 2BR)
8C	0.418799%	72,063	3	471/473, 475, 477/479 (Island 2BR)
20C	0.418799%	72,063	3	1071/1073, 1075, 1077/1079 (Island 2BR)
22C	0.418799%	72,063	3	1171/1173, 1175, 1177/1179 (Island 2BR)
24B	0.418799%	72,063	3	1271/1273, 1275, 1277/1279 (Island 2BR)
26B	0.418799%	72,063	3	1471/1473, 1475, 1477/1479 (Island 2BR)

## Exhibit 2

Any increase or decrease in the Home Resort Vacation Point Reservation Requirement for a given Use Day pursuant to DVCHMC's right to make this Home Resort Vacation Point adjustment must be offset by a corresponding decrease or increase for another Use Day or Days. Except as otherwise provided above, adjustments in excess of twenty percent (20%) in any calendar year will require approval of not less than sixty percent (60%) of all then-existing Club Members in the Vacation Ownership Plan. The right to reallocate Home Resort Vacation Points is reserved by DVCHMC solely for adjusting the Home Resort Reservation Component to accommodate Club Member demand. However, with respect to the Condominium, each Club Member will always be eligible to reserve at the Condominium, subject to availability: at least one (1) Use Day in a Studio Vacation Home with a Standard View for every 20 Home Resort Vacation Points; at least one (1) Use Day in a Studio Vacation Home with a Island Gardens View for every 23 Home Resort Vacation Points; at least one (1) Use Day in a Studio Vacation Home with a Poolside Gardens View for every 25 Home Resort Vacation Points; at least one (1) Use Day in a Studio Vacation Home with an Ocean View for every 27 Home Resort Vacation Points; at least one (1) Use Day in a One-Bedroom Vacation Home with a Standard View for every 40 Home Resort Vacation Points; at least one (1) Use Day in a One-Bedroom Vacation Home with a Island Gardens View for every 44 Home Resort Vacation Points; at least one (1) Use Day in a One-Bedroom Vacation Home with a Poolside Gardens View for every 48 Home Resort Vacation Points; at least one (1) Use Day in a One-Bedroom Vacation Home with an Ocean View for every 53 Home Resort Vacation Points; at least one (1) Use Day in a Two-Bedroom Vacation Home with a Standard View for every 54 Home Resort Vacation Points; at least one (1) Use Day in a Two-Bedroom Vacation Home with a Island Gardens View for every 60 Home Resort Vacation Points; at least one (1) Use Day in a Two-Bedroom Vacation Home with a Poolside Gardens View for every 66 Home Resort Vacation Points; at least one (1) Use Day in a Two-Bedroom Vacation Home with an Ocean View for every 72 Home Resort Vacation Points; at least one (1) Use Day in a Grand Villa Vacation Home with a Standard View for every 110 Home Resort Vacation Points; or at least one (1) Use Day in a Grand Villa Vacation Home with an Ocean View for every 143 Home Resort Vacation Points. A maximum reallocation of Vacation Point reservation requirements could result in a "leveling" of all seasons, such that Home Resort Vacation Point Reservation Requirements would have no variation based upon seasonality or different times of the year. Similarly, a maximum reallocation of Home Resort Vacation Point reservation requirements could result in a "leveling" of differences in Home Resort Vacation Point Reservation Requirements based upon particular Use Days in the week.

Participation in certain External Exchange Programs may be based on a week for week exchange, and require the reservation and deposit of a seven (7) consecutive Use Day period in a One-Bedroom or Two-Bedroom Vacation Home. Therefore, in the event of maximum reallocation as described in the preceding paragraph, a Club Member would be required (absent Banking and Borrowing) to have annual Home Resort Vacation Points of at least 280 Home Resort Vacation Points (7 Use Days X 40 Home Resort Vacation Points per Use Day) to reserve and deposit a One-Bedroom Vacation Home with a Standard View for exchange through the External Exchange Program, to have annual Home Resort Vacation Points of at least 308 Home Resort Vacation Points (7 Use Days X 44 Home Resort Vacation Points per Use Day) to reserve and deposit a One-Bedroom Vacation Home with a Island Gardens View for exchange through the External Exchange Program, to have annual Home Resort Vacation Points of at least 336 Home Resort Vacation Points (7 Use Days X 48 Home Resort Vacation Points per Use Day) to reserve and deposit a One-Bedroom Vacation Home with a Poolside Gardens View, to have annual Home Resort Vacation Points of at least 371 Home Resort Vacation Points (7 Use Days X 53 Home Resort Vacation Points per Use Day) to reserve and deposit a One-Bedroom Vacation Home with a Ocean View for exchange through the External Exchange Program, and at least 378 Home Resort Vacation Points (7 Use Days X 54 Home Resort Vacation Points per Use Day) to reserve and deposit a Two-Bedroom Vacation Home with a Standard View for exchange through the External Exchange Program, and at least 420 Home Resort Vacation Points (7 Use Days X 60 Home Resort Vacation Points per Use Day) to reserve and deposit a Two-Bedroom Vacation Home with a Island Gardens View for exchange through the External Exchange Program, and at least 462 Home Resort Vacation Points (7 Use Days X 66 Home Resort Vacation Points per Use Day) to reserve and deposit a Two-Bedroom Vacation Home with a Poolside Gardens View for exchange through the External Exchange Program, and at least 504 Home Resort Vacation Points (7 Use Days X 72 Home Resort Vacation Points per Use Day) to reserve and deposit a Two-Bedroom Vacation Home with an Ocean View for exchange through the External Exchange Program. Club Members should refer to the External Exchange Documents for details concerning the requirements for making an exchange through a particular External Exchange Program.

3.4 Home Resort Rules and Regulations. The Home Resort Rules and Regulations adopted by DVCHMC from time to time shall contain detailed information regarding the operation of the reservation system for the Vacation Ownership Plan and the Home Resort Reservation Component, including the following:

- a. The procedures by which a reservation must be made and confirmed;
- b. The procedures for Banking and Borrowing;

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Attn: Charles E. Pear, Jr.

This document contains  
4 pages

Tax Map Key: (1) 9-1-057-035  
CPR Nos.: See Exhibit A

*Aulani, Disney Vacation Club® Villas,*  
Ko Olina, Hawai`i  
Vacation Ownership Plan

**DECLARATION OF REMOVAL**

THIS DECLARATION OF REMOVAL is made on this 19 day of December, 2013, by Disney Vacation Development, Inc., a Florida corporation (the "DVD").

**BACKGROUND INFORMATION**

A. DVD is the developer of the Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai`i Vacation Ownership Plan (the "Plan").

B. The Plan was established and is governed by the following documents:

- That certain Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai`i Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements (A Vacation Ownership Plan in the Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai`i Condominium), dated April 20, 2010, recorded in the

Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957910; and

- That certain Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Vacation Ownership Plan First Amendment to Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements, dated June 8, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on June 17, 2010 as Document No. 3971762.

These documents, with any changes and supplements lawfully made to it from time to time, are called the "Plan Declaration" in this document. All terms defined in the Plan Declaration will have the same meaning in this Amendment.

C. The Plan includes certain Condominium Units in the Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Condominium (the "Condominium").

D. Section 19.6A.1) of the Plan Declaration provides that if DVD owns all of the Ownership Interest in a Unit, it may remove that Unit from the Vacation Ownership Plan.

E. DVD owns all of the Ownership Interests in each of the Condominium Units described in Exhibit A which is attached to and a part of this Declaration of Removal (the "Removed Units").

F. By signing and recording this document, DVD intends to remove the Removed Units, from the Plan so that each of the Removed Units will no longer be subject to the Plan Declaration or any of the other Plan Documents, and will no longer be a Vacation Unit or a part of the Plan.

#### REMOVAL OF UNITS FROM THE PLAN

DVD declares that:

1. DVD is the sole owner of all of the Ownership Interests in all of the Removed Units.
2. After this Declaration of Removal is recorded, the Removed Units will no longer be subject to the Plan, the Plan Declaration, or the other Plan Documents. This does not prohibit, restrict, or waive DVD's reserved right to annex all or any of the Removed Units into the Plan at any time after this document is recorded, or DVD's right to do so all at once or in separate steps or phases.



DVD signed this document as of the date first written above.

DISNEY VACATION DEVELOPMENT, INC.;  
a Florida corporation

By: Yvonne Chang  
Name: Yvonne Chang

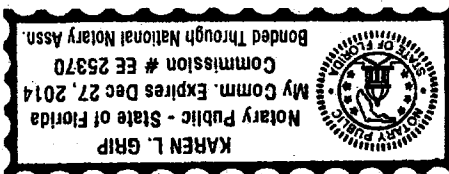
Its: Assistant Secretary

STATE OF Florida  
COUNTY OF ~~Orange~~ Osceola ) ss:

On this 19<sup>th</sup> day of December, 2013 before me personally appeared Yvonne Chang, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Karen L. Grip  
Name: Karen L. Grip  
Notary Public, State of Florida

My Commission expires: December 27, 2014



## EXHIBIT A

The Removed Units consist of the Condominium Units listed in the following table.

1	2	3
Condominium Unit No.	CPR No.	Percentage Interest of Condominium Unit in Common Elements
1A	001	0.375998%
2C	187	0.394449%

Each Unit and its common interest is listed on a separate row. Each Unit is more particularly described as follows:

**FIRST:** The Condominium Unit identified by condominium unit number listed in column 1 on the table shown above in the condominium property regime known as the "Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium" (herein called the "**Condominium**"), as established by that certain Amended and Restated Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium, recorded on September 16, 2011, in the Bureau of Conveyances of the State of Hawai'i as Document No. 2011-150337 and 2011-150338 (herein, as it may be amended from time to time, called the "**Condominium Declaration**"), and as shown on the plans of the Condominium recorded in the Bureau of Conveyances of the State of Hawai'i as Condominium Map No. 5026 (herein with any amendments called the "**Condominium Map**"), to which reference is hereby made;

**SECOND:** An undivided percentage interest in all Common Elements of the Condominium, excluding the land, equal to the percentage interest stated in column 3 of the table shown above, or such other fractional or percentage interest as hereafter established for the Unit by any amendment of the Condominium Declaration, as tenant in common with the other owners of Condominium Units in the Condominium; and

**THIRD:** The same undivided percentage or fractional interest in and to an estate for years interest in and to the land of the Condominium, which estate for years is for a term to expire at midnight on January 31, 2062, and which estate for year was established by (i) that certain Limited Warranty Deed With Acknowledgment (Estate for Years), recorded October 5, 2007, as Land Court Document No. 3664877, and (ii) that certain Limited Warranty Deed With Acknowledgment (Estate for Years), recorded April 22, 2010, as Land Court Document No. 3957506. The land of the Condominium is described in the Condominium Declaration. That description, as it may be amended from time to time, is hereby incorporated herein by this reference.

Being a portion of the premises described in Land Court Certificate of Title Numbers 879,924, 879,925, 879,926 and 879,927, issued to ABC, Inc., a New York corporation, as tenant in severalty, which Certificates of Title were recorded in the Bureau of Conveyances of the State of Hawai'i as Document Nos. 2011-134261, 2011-134262, 2011-134263 and 2011-134264, pursuant to that certain Voluntary Request for Deregistration recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2011-134265.

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Five Waterfront Plaza, 4<sup>th</sup> Floor  
Honolulu, Hawai'i 96813  
Phone No. (808) 529-7300

This document contains \_\_\_\_\_ pages.

TMK Nos. (1) 9-1-057-035,  
CPR No.: Not Yet Assigned.

*Aulani, Disney Vacation Club® Villas,  
Ko Olina, Hawai'i  
Vacation Ownership Plan*

DECLARATION OF ANNEXATION

THIS DECLARATION OF ANNEXATION (this "Declaration of Annexation") is made as of the 19<sup>th</sup> day of December, 2013, by DISNEY VACATION DEVELOPMENT, INC., a Florida corporation ("DVD").

BACKGROUND

A. DVD is the developer of the Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Vacation Ownership Plan (the "Plan").

B. The Plan was established and is governed by the following documents:

- That certain Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements (A Vacation Ownership Plan in the Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Condominium), dated April 20, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i as Document No. 3957910; and

- That certain Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Vacation Ownership Plan First Amendment to Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements, dated June 8, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i on June 17, 2010 as Document No. 3971762.

These documents, with any changes and supplements lawfully made to them from time to time, are called the "Declaration" in this Declaration of Annexation. All terms defined in the Declaration will have the same meaning in this Declaration of Annexation.

C. The Plan includes certain Condominium Units in the Aulani, *Disney Vacation Club® Villas*, Ko Olina, Hawai'i Condominium (the "Condominium").

D. Section 19.1 of the Declaration provides that DVD may add more Condominium Units to the Vacation Ownership Plan at any time without the consent of any Owner or anyone else.

E. DVD is the record owner of the property described in Exhibit "1" which is attached to and part of this document (the "Additional Property"). DVD desires to add the Additional Property into the Plan.

ANNEXATION OF THE ADDITIONAL PROPERTY INTO THE PLAN

DVD HERE AND NOW DECLARES THAT:

1. All of DVD's estate, right, title and interest in the Additional Property is subject to the Declaration and the other Plan Documents.

2. The individual Condominium Units comprising the Additional Property are Vacation Units and are part of the Vacation Property. The Additional Property will be owned, used, leased, rented, mortgaged, encumbered, transferred and improved subject to the agreements, obligations, easements, limitations, restrictions and other matters contained in the Plan Documents. Anyone who owns, occupies or uses the Additional Property must comply with and abide by the Plan Documents.

3. The Plan Documents are binding on the Additional Property. The Plan Documents are also binding on, and are intended to benefit these persons:

A. DVD;

B. The Vacation Owners Association;

C. DVCHMC;

D. BVTC;

E. Anyone else who owns all or any part of any Unit, or any Ownership Interest or other interest in it, now or in the future including, for example, all present and future Owners and their Mortgage Lenders; and

F. Anyone who, by law or by agreement, stands in the place of the persons listed in items A. to E. of this Section 3. Such people are called, in technical legal terms, "heirs," "devisees," "personal representatives," "successors," "successors in trust," and "assigns."

All of these people must abide by and comply with the Plan Documents regardless of how or when they obtain any interest in a Unit or whether they ever signed the Plan Documents or expressly agreed to abide by or comply with them. They still must abide by and comply with them just as if they personally had signed them.

All of these people also have the right to enforce the Plan Documents in any way permitted by the Act or the Plan Documents.

In legal terms, the Plan Documents constitute equitable servitudes, liens and covenants running with the land that are binding on and for the benefit of all of the persons described in this Section 3.

4. Regardless of the provisions of Sections 1 to 3, above, DVD reserves to itself any and all rights that it has (i) under the Master Declaration as the Master Declarant; (ii) under the Condominium Documents as the Condominium Developer; (iii) under the Hotel Documents as "DVD"; and (iv) under the Plan Documents as "DVD." Only the Master Declarant may exercise the Master Declarant's Reserved Rights. Only the Condominium Developer may exercise the Condominium Developer's Reserved Rights. Only the Hotel Developer may exercise the Hotel Developer's Reserved Rights under the Hotel Documents. Only DVD may exercise DVD's Reserved Rights under the Plan Documents. Nothing in this document transfers any of those rights to the Vacation Owners Association, any Owner or any other person. The Master Declarant's Reserved Rights, the Condominium Developer's Reserved Rights and Hotel Developer's Reserved Rights will not be subject to, restricted or otherwise affected by the Plan Documents.

5. The number of Home Resort Vacation Points assigned to each Condominium Unit comprising the Additional Property is listed in Exhibit "2" which is attached to and part of this document.

DVD signed this document effective as of the date stated on page one.

DISNEY VACATION DEVELOPMENT, INC.

By:

Name:

Its:

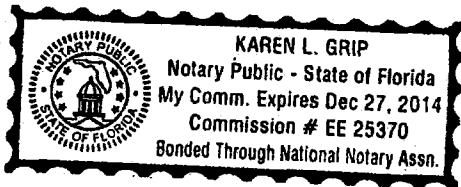


Yvonne Chang

Assistant Secretary

STATE OF Florida )  
COUNTY OF Osceola ) SS.

On this 19<sup>th</sup> day of December, 2013, before me personally appeared Yvonne Chang, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Karen L. Grip  
Name: Karen L. Grip  
Notary Public, State of Florida  
My commission expires: 12/27/2014

## Exhibit 1

(Description of Additional Property)

### FIRST:

Those certain two (2) Condominium Units listed in Exhibit 2, attached hereto and hereby incorporated herein by this reference (each a "Unit" and collectively, the "Units"), of the condominium property regime known as the "Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium" (herein called the "Condominium"), as established by that certain Second Amended and Restated Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium, recorded concurrently herewith but prior hereto (herein with all amendments called the "Condominium Declaration") and as shown on the plans of the Condominium recorded in the Bureau of Conveyances of the State of Hawai'i as Condominium Map No. 5026 (herein with all amendments called the "Condominium Map") to which reference is hereby made;

### SECOND:

For each such Unit, an undivided percentage interest, as listed in Exhibit 2, in and to the Common Elements of the Condominium, excluding the land, or such other fractional or percentage interest as hereafter established for the Unit by any amendment of the Condominium Declaration, as tenant in common with the other owners of Condominium Units in the Condominium; and

### THIRD:

For each such Unit, the same undivided percentage or fractional interest in and to an estate for year interest in the land of the Condominium, which estate for years is for a term to expire at midnight on January 31, 2062, and which estate for years was established by (i) that certain Limited Warranty Deed With Acknowledgment (Estate for Years), recorded October 5, 2007, as Land Court Document No. 3664877, and (ii) that certain Limited Warranty Deed With Acknowledgment (Estate for Years), recorded April 22, 2010, as Land Court Document No. 3957506 (herein called the "Master Deed"). The land of the Condominium is described in the Condominium Declaration and that description, as it may be amended from time to time, is hereby incorporated herein by this reference.

**TOGETHER WITH, AS TO FIRST, SECOND AND THIRD**, appurtenant easements described in (i) the Ko Olina Documents, (ii) the Master Deed, (iii) the Master Declaration, (iv) the Hotel Documents, and (v) the Condominium Documents, all as more particularly described below.

Being a portion of the premises described in Land Court Certificate of Title Numbers 879,924, 879,925, 879,926 and 879,927, issued to ABC, Inc., a New York corporation, as tenant in severalty, which Certificates of Title were recorded in the Bureau of Conveyances of the State of Hawai'i as Document Nos. 2011-134261, 2011-134262, 2011-134263 and 2011-134264 pursuant to that certain Voluntary Request for Deregistration recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2011-134265.

### **SUBJECT, HOWEVER, TO:**

1. All of the encumbrances described in Exhibit A to the Condominium Declaration and all of the encumbrances described in Exhibit A to the Hotel Condominium Declaration, each of which is incorporated herein by this reference, and all other encumbrances of record, the lien of any real property taxes not yet due and payable and title to all mineral and metallic mines reserved to the State of Hawai'i.
2. The easements, encumbrances, restrictions, covenants, agreements, obligations, conditions, exceptions, reservations, and other provisions set forth in (i) the Ko Olina Documents, (ii) the Master Deed, (iii) the Master Declaration, (iv) the Master Cotenancy Agreement, (v) the Hotel Documents, and (vi) the Condominium Documents, all as more particularly described as follows:

A. The **"Ko Olina Documents,"** consisting of the following documents and all changes and additions made to any of them from time to time: (i) the Amended and Restated Declaration of Covenants for Ko Olina Community Association dated March 13, 2006, recorded May 10, 2006 as Doc. Nos. 3426805 through 3426807, and any changes, and additions properly made to it from time to time (the **"Ko Olina Declaration"**); (ii) the Articles of Incorporation of the Ko Olina Community Association, Inc. on file with the Department of Commerce and Consumer Affairs of the State of Hawai'i; (iii) the Bylaws of the Ko Olina Community Association, Inc.; (iv) the Articles of Incorporation of the Ko Olina Resort Operators Association, Inc. on file with the Department of Commerce and Consumer Affairs of the State of Hawai'i; (v) the Bylaws of the Ko Olina Resort Operators Association, Inc.; and (vi) any documents adopted pursuant to the Ko Olina Declaration, including but not limited to the **"Design Guidelines"** and the **"Use Restrictions and Rules"** referred to in the Ko Olina Declaration.

B. The **"Master Deed,"** consisting of that certain deed made by ABC, Inc., a New York corporation, in favor of Disney Vacation Development, Inc., a Florida corporation, dated April 12, 2010, and recorded on April 22, 2010 as Land Court Document No. 3957506, which deed provides in part that ABC, Inc. reserves a possibility of reverter in the Units and Common Elements of the Condominium upon expiration of the estate for years.

C. The **"Master Declaration,"** consisting of that certain Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i, dated September 7, 2011, and recorded in the Bureau of Conveyances of the State of Hawai'i on September 16, 2011, as Document No. 2011-150332, all rules and policies adopted pursuant to it, and any changes and additions made to any of them from time to time.

D. The **"Master Cotenancy Agreement,"** consisting of that certain Master Cotenancy Agreement Declaration of Covenants, Conditions and Restrictions, dated April 12, 2010, and recorded as Land Court Document No. 3957568 and all changes and additions made to it from time to time.

E. The **"Hotel Documents,"** consisting of the following documents and all changes and additions made to any of them from time to time: (i) the Amended and Restated Declaration of Condominium Property Regime for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium, recorded on September 16, 2011 in the Bureau of Conveyances of the State of Hawai'i as Document No. 2011-150333, as amended by that certain First Amendment to Amended and Restated Declaration of Condominium Property Regime for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium recorded concurrently herewith but prior hereto (herein, as it may be amended from time to time, called the **"Hotel Condominium Declaration"**); (ii) the Articles of Incorporation of the Ali'i Nui Hotel Condominium Association, Inc. (Amended and Restated), on file with the Florida Secretary of State; (iii) the Amended and Restated Bylaws of the Ali'i Nui Hotel Condominium Association, Inc., dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawai'i as Document No. 2011-150335; (iv) the rules and regulations adopted by or on behalf the Ali'i Nui Hotel Condominium Association, Inc.; (v) the plans of the Hotel recorded in the Bureau of Conveyances of the State of Hawai'i as Condominium Map No. 5025; and (vi) the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases dated April 12, 2010, recorded as Land Court Document No. 3957569.

F. The **"Condominium Documents,"** consisting of the following documents and all changes and additions made to any of them from time to time: (i) the Condominium Declaration; (ii) the Articles of Incorporation of the Ali'i Nui Villas Condominium Association, Inc. (Amended and Restated), on file with the Florida Secretary of State; (iii) the Amended and Restated Bylaws of the Ali'i Nui Villas Condominium Association, Inc. dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawai'i as Document No. 2011-150339; (iv) the rules and regulations adopted by or on behalf the Ali'i Nui Villas Condominium Association, Inc; (v) the Condominium Map; and (vi) the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases dated April 12, 2010, recorded as Land Court Document No. 3957569.



**Exhibit 2**

Condominium Unit Number	Percentage Interest in Common Elements of Condominium Unit	Number of Home Resort Vacation Points Assigned to Condominium Unit	Number of Vacation Homes in Condominium Unit	Vacation Home Room Numbers and Vacation Home Type
1A	0.548162%	62,960	8	531, 533, 537, 539, 541, 543, 545, 547 (Standard Hotel Rooms)
2C	0.256697%	32,028	2	170/172 (Pool 2BR), 173 (Island Studio)



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Honolulu, Hawai`i 96813  
Phone No. (808) 529-7300

This document contains 147 pages.

Tax Map Key Nos: (1) 9-1-057-035  
Tax Map Key Nos: (1) 9-1-057-34: [See Exhibit A for CPR Nos.]

SECOND AMENDED AND RESTATED  
DECLARATION OF CONDOMINIUM PROPERTY REGIME  
FOR  
*Aulani, Disney Vacation Club*<sup>®</sup> Villas,  
Ko Olina, Hawai`i  
Condominium

(With Covenants, Conditions and Restrictions, and  
Grants and Reservations of Easements and Special Powers of Attorney)

MCCORRISTON MILLER MUKAI MACKINNON LLP  
Attorneys at Law

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SECOND AMENDED AND RESTATED

DECLARATION OF CONDOMINIUM PROPERTY REGIME

FOR

*Aulani, Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium

This SECOND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM PROPERTY REGIME FOR AULANI, DISNEY VACATION CLUB<sup>®</sup> VILLAS, KO OLINA, HAWAI'I CONDOMINIUM is made by DISNEY VACATION DEVELOPMENT, INC., a Florida corporation ("DVD") and ABC, INC., a New York corporation ("ABC").

INTRODUCTION

- A. DVD holds or held an estate for years in the land described in Exhibit A which is attached to and is part of this Declaration.
- B. ABC owns the remainder interest in that land.
- C. DVD plans to construct or place and/or has constructed or placed certain buildings and other improvements on that land.
- D. DVD and ABC established a condominium consisting of the land and the improvements on it by recording the following documents:
- Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, dated April 20, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957908 (the "ORIGINAL DECLARATION");
  - Bylaws of Ali'i Nui Villas Condominium Association, Inc., dated April 12, 2010, recorded as Land Court Document No. 3957909 (the "ORIGINAL BYLAWS"), which Bylaws were established pursuant to the Article of Incorporation of Ali'i Nui Villas Condominium Association, Inc., attached as Exhibit E to the Original Declaration (the "ORIGINAL ARTICLES OF INCORPORATION"); and
  - Condominium Map No. 2049 (the "ORIGINAL CONDOMINIUM MAP").
- E. Pursuant to a Voluntary Request for Deregistration recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2011-134265, the Land of the Condominium was deregistered from the operation of the Hawai'i Land Court and is no longer subject to Chapter 501, Hawai'i Revised Statutes.
- F. DVD is the sole holder of DVD's Reserved Rights (as that term is defined in the Original Declaration), including various rights to revise or amend the Original Declaration, the Original Bylaws, the Original Articles of Incorporation and the Original Condominium Map. Pursuant to and in the exercise of DVD's Reserved Rights, DVD recorded the following documents:
- Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, recorded on September 16, 2011 in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150337 and 2011-150338 (the "AMENDED DECLARATION");
  - Amended and Restated Bylaws of Ali'i Nui Villas Condominium Association, Inc., dated September 7, 2011, recorded September 16, 2011 in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150339 and 2011-150340 (the "AMENDED BYLAWS"), which Amended Bylaws were established pursuant to the Article of Incorporation of Ali'i Nui Villas Condominium Association, Inc. (Amended and Restated), attached as Exhibit E to the Declaration (the "ARTICLES OF INCORPORATION"); and
  - The plans of the Condominium recorded in the Bureau of Conveyances of the State of Hawaii as Condominium Map No. 5026 (the "AMENDED CONDOMINIUM MAP").

F. DVD remains the sole holder of DVD's Reserved Rights and is the sole Owner of Units 1A and 2C of the Condominium. DVD has determined to exercise DVD's Reserved Rights in order to:

- Construct and install additional amenities and other New Improvements on the Land pursuant to and in the exercise of DVD's Reserved Rights under Sections 18.2A.1.(b) and 21 of the Amended Declaration;
- Designate a portion of the New Improvements as a New Unit (to be numbered as Unit 2006) pursuant to and in the exercise of DVD's Reserved Rights under Section 20 of the Amended Declaration;
- Consolidate Unit 1A into Unit 2006 pursuant to and in the exercise of DVD's Reserved Rights under Section 18.2A.4) of the Amended Declaration;
- Convert the lanai of Unit 2006 from a Limited Common Element into a New Unit, and consolidate the New Unit into Unit 2006 pursuant to and in the exercise of DVD's Reserved Rights under Sections 25 and 18.2A.4) of the Amended Declaration;
- Annex certain Adjacent Parcels (specifically, units H-6B and H-6C of the Hotel) into the Condominium pursuant to and in the exercise of DVD's Reserved Rights under Section 19 of the Amended Declaration subject, however, to the covenants, conditions, easements, restrictions, agreements and other provisions of the Hotel Documents and the Master Declaration, as either of the same have been or later may be amended and/or supplemented from time to time;
- Designate a portion of the Adjacent Parcels annexed (i.e., portions of units H-6B and H-6C of the Hotel) as a single New Unit (to be numbered as Unit No. 1A) of this Condominium pursuant to and in the exercise of DVD's Reserved Rights under Section 20 of the Amended Declaration;
- Subdivide Unit 2C into two separate Units (Units 2C and 2C-1) pursuant to and in the exercise of DVD's Reserved Rights under Section 18.2A.3) of the Declaration;
- Convert a portion of Unit 2C-1 into a General Common Element pursuant to and in the exercise of DVD's Reserved Rights under Section 26 of the Amended Declaration;
- Convert the lanais of Unit 2C-1 from a Limited Common Element into a New Unit (to be numbered Unit 2C-2) pursuant to and in the exercise of DVD's Reserved Rights under Section 25 of the Amended Declaration;
- Consolidate Units 2C-1 and 2C-2 into Unit 2004 pursuant to and in the exercise of DVD's Reserved Rights under Section 18.2A.4) of the Amended Declaration;
- Construct two (2) concession stands in the New Common Elements pursuant to and in the exercise of DVD's Reserved Rights under Sections 7.1H(1)(i) and 21 of the Amended Declaration;
- Make various corrections to the Amended Declaration and/or Amended Condominium Map pursuant to and in the exercise of DVD's Reserved Rights under Section 36.3A.7) of the Amended Declaration;
- Amend the Amended Declaration and Amended Condominium Map as DVD deems necessary or appropriate, or as required by law; or as required or permitted by the Declaration; and
- Amend and restate the Amended Declaration and the Amended Condominium Map pursuant to and in the exercise of DVD's Reserved Rights under Section 36.5 of the Amended Declaration.

F. By signing and recording this document, DVD intends to make the changes described above or contained elsewhere in this Declaration, and to replace the Original Declaration, the Amended Declaration, the Original Condominium Map and the Amended Condominium Map with this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium and the map or plans of the Condominium recorded concurrently with this document as the Second Amended and Restated Condominium Map.

G. DVD has caused ABC to sign this document in order to annex into the Condominium ABC's interest in units H-6B and H-6C of the Hotel and otherwise to evidence its consent to the changes to the Original Declaration, the Amended Declaration, the Original Condominium Map and the Amended Condominium Map, as reflected in this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium and the map or

plans of the Condominium recorded in the Bureau of Conveyances of the State of Hawaii concurrently with this document, but subject in any case to the covenants, conditions, restrictions, promises, agreements and other provisions set forth immediately prior to ABC's signature on this document.

**1. DEFINITIONS.**

This Section 1 defines certain words or phrases having special meanings in this document. Other key words and phrases are defined elsewhere in this Declaration. Defined terms will have the special meanings given to them except where the context clearly requires otherwise.

**1.1 "ACCOMMODATIONS"** means any condominium or cooperative unit, townhouse unit, apartment, time share unit, hotel room, house, or other property that is suitable and intended to provide overnight lodgings for one or more persons, whether or not located in the Condominium.

**1.2 "ADJACENT CONDOMINIUM"** means any condominium project established on one or more Adjacent Parcels.

**1.3 "ADJACENT PARCELS"** means these lots:

- Lot 4604-A (Map 1325, L. Ct. App. 1069);
- Lot 5345-A (Map 1325, L. Ct. App. 1069);
- Lot 5346 (Map 497, L. Ct. App. 1069);
- Lot 4608 (Map 451, L. Ct. App. 1069);
- Lot 4609 (Map 451, L. Ct. App. 1069); and
- Any air space unit of the Hotel;

If any of these lots is subdivided into separate lots, each of them will be an "Adjacent Parcel" whether or not they are physically adjacent to the Condominium. Likewise, if any such lot is consolidated with any other lot, whether or not listed above, the consolidated lot will also be an "Adjacent Parcel." If any Adjacent Parcel is consolidated with any other property, the resulting lot will be an "Adjacent Parcel." An "Adjacent Parcel" may consist of a fee simple interest in a lot or air space unit, or it may consist of a lesser interest including but not limited to an estate for years, a leasehold and/or an easement in the fee, in an estate for years or in a leasehold.

**1.4 "ADJACENT PROJECT"** means any hotel, Vacation Plan, Fractional Plan, Adjacent Condominium, or other real estate development established on one or more Adjacent Parcels.

**1.5 "AIR SPACE UNIT"** means any Commercial Unit designated as an Air Space Unit in Section 5.2B and Exhibit C, and any New Units designated as Air Space Units,

regardless of whether the space located within the boundaries of the Air Space Unit is filled with air, water, soil, rocks, land, Improvements, or anything else.

**1.6 "ARTICLES OF INCORPORATION"** means the Articles of Incorporation of the Condominium Association and all changes and additions properly made to them from time to time. The "Articles of Incorporation of Ali'i Nui Villas Condominium Association, Inc. (Amended and Restated)" are attached as Exhibit E to this Declaration. Amendments to them need not be recorded.

**1.7 "ASSOCIATION PROPERTY"** means all real and personal property owned by the Condominium Association.

**1.8 "BOARD OF DIRECTORS" OR "BOARD"** means the board of directors of the Condominium Association.

**1.9 "BVTC"** means Buena Vista Trading Company, a Florida corporation, its successors and assigns.

**1.10 "BYLAWS"** means the Original Bylaws, as amended by the Amended Bylaws, and all changes and additions properly made to them from time to time. The Amended Bylaws entirely superseded and replaced the Original Bylaws and all amendments made to the Original Bylaws made prior to the recording of the Amended Bylaws.

**1.11 "COMMERCIAL UNITS"** means the Units designated as Commercial Units in Section 5.2, and any New Units designated as Commercial Units.

**1.12 "COMMERCIAL UNIT OWNER"** means a person who is the Owner of a Commercial Unit.

**1.13 "COMMON AREAS"** means those portions of the Vacation Support Property designated as "Common Areas" in the Hotel Documents.

**1.14 "COMMON ELEMENTS"** means all of the Condominium except for the Units. There are two kinds of Common Elements: General Common Elements and Limited Common Elements.

**1.15 "COMMON INTEREST"** means the percentage undivided interest in the Common Elements appurtenant to each Unit in the Condominium as stated in this Declaration or in any amendment to this Declaration.

**1.16 "CONDOMINIUM"** means the condominium created by this Declaration and the other Condominium Documents.

1.17 "CONDOMINIUM ASSOCIATION" means the Ali'i Nui Villas Condominium Association, Inc., a Florida not-for-profit corporation. It is the association of the Unit Owners of the Condominium.

1.18 "CONDOMINIUM DOCUMENTS" means this Declaration, the Articles of Incorporation, the Bylaws, any Condominium Rules and Regulations, and the Condominium Map.

1.19 "CONDOMINIUM LAW" means (i) the Condominium Property Act excluding Part VI thereof, and (ii) the Condominium Regulations excluding any portion thereof adopted pursuant to Part VI of the Condominium Property Act, except in the case of both (i) and (ii) to the extent that the Condominium Property Act requires compliance with Section 514B-132, H.R.S.

1.20 "CONDOMINIUM MAP" means the map or plans of the Condominium recorded as Condominium Map No. 2049 in the Land Court, as amended by the Amended Condominium Map recorded in the Bureau as Condominium Map No. 5026, as further amended by the map or plans of the Condominium recorded concurrently with this document (sometimes referred to as the "Second Amended Condominium Map"), and all changes, additions, and substitutions properly made to them from time to time. The Second Amended Condominium Map entirely supersedes and replaces the Original Condominium Map, the Amended Condominium Map, and all amendments made to the Original Condominium Map and/or the Amended Condominium Map prior to the recording of this document.

1.21 "CONDOMINIUM PROPERTY ACT" means Chapter 514B, Hawai'i Revised Statutes, as it may be amended from time to time, and any substitute or replacement law to the extent provided in such substitute or replacement law.

1.22 "CONDOMINIUM REGULATIONS" means the rules adopted pursuant to the Condominium Property Act from time to time.

1.23 "CONDOMINIUM RULES AND REGULATIONS" means the rules and regulations adopted by the Board, acting on behalf of the Condominium Association, in accordance with and subject to the limitations imposed by this Declaration, the Bylaws, and the Condominium Law. It also includes any changes and additions properly made to them from time to time. A copy of the initial Condominium Rules and Regulations is attached as Exhibit F to this Declaration. Amendments to them need not be recorded.

1.24 "C.P.I. INDEX" means the U.S. Department of Labor Consumer Price Index for All Urban Consumers - Honolulu. If the government stops publishing that index, then the most similar index available will be used in its place. The Board will choose the replacement index.

1.25 "C.P.I. ADJUSTED" means that the figure will be increased or decreased based on changes in the C.P.I. Index during each twelve month period beginning on January 1<sup>st</sup> and ending on December 31<sup>st</sup> of each calendar year. The amount of the initial increase or decrease will be equal to the percentage change between (i) the C.P.I. Index published for the period ending December 31, 2012, and (ii) the C.P.I. Index for the period ending December 31, 2013. The increase or decrease for each calendar year after that will be determined in the same manner, based on a comparison of the C.P.I. Index as of December 31 of such year to the C.P.I. Index for the year ending December 31, 2012.

1.26 "DECLARATION" means the Original Declaration, as amended by the Amended Declaration, as further amended by this document, and all changes and additions properly made to it from time to time. This document entirely supersedes and replaces the Original Declaration, the Amended Declaration, and all amendments made to the Original Declaration and/or the Amended Declaration prior to the recording of this document.

1.27 "DECLARATION OF MERGER" means the "Aulani, Disney Vacation Club® Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases" listed in Exhibit A (Doc. No. 3957569), together with all changes and additions properly made to it from time to time.

1.28 "DISNEY STANDARD" means a standard at least equal to the overall theme, concept, atmosphere and extraordinarily high standards of quality associated with the WALT DISNEY WORLD® Resort in Lake Buena Vista, Florida and the DISNEYLAND® Resort in Anaheim, California.

1.29 "DISNEY VACATION CLUB" means the Disney Vacation Club®. The Disney Vacation Club is not a legal entity or association of any kind, but rather is a service name for the services and benefits appurtenant to and the restrictions imposed on the use and enjoyment of Vacation Ownership Interests and/or Fractional Ownership Interests.

1.30 "DVCHMC" means Disney Vacation Club Hawaii Management Company, LLC, a Florida limited liability company, its successors and assigns.

1.31 "DVD" means Disney Vacation Development, Inc., a Florida corporation, its successors and assigns. If Disney Vacation Development, Inc. (or its successors or assigns) transfers some or all of its rights or duties to another person as provided by Section 29.5, then that person will become "DVD" to the extent of the rights and duties transferred.

1.32 "DVD'S RESERVED RIGHTS" means all rights reserved to DVD in the Condominium Documents. For example, see the descriptions of DVD's Reserved Rights

contained in Sections 7.1E.3), 7.1F, 7.1H, 7.1I, 7.2, 7.4, 9.7, 18.2A (as to DVD only), 19 through 29, and 36.3 of this Declaration. This is not a listing of all of DVD's Reserved Rights.

1.33 "DEVELOPMENT PERIOD" means the period starting on the date that this Declaration is recorded and ending on the earlier of (i) December 31, 2032, or (ii) the date when DVD records a document giving up all of DVD's Reserved Rights.

1.34 "FEE OWNER" means ABC, Inc., a New York corporation, its successors and assigns. If ABC, Inc. (or its successors or assigns) should transfer its rights or duties to any person, then such person shall be the new Fee Owner to the extent of the rights and duties transferred.

1.35 "FRACTIONAL PLAN" means any plan or program, other than a Vacation Plan, in which various persons are entitled to the use, occupancy, or possession, on a periodically recurring basis, of Accommodations included in or available through such plan or program, whether or not (i) the Accommodations remain the same from period to period, and (ii) the plan or program includes any Unit or Unit Lease in the Condominium. To the extent that they do not fall within the meaning of "Vacation Plan" as defined in Subsection 1.86, the term "Fractional Plan includes, but is not limited to "private residence clubs," "non-equity clubs," "destination clubs," and similar programs. For examples of such programs, see the "Signature Destinations Club," "The Leading Residence of the World," "Exclusive Resorts," "Epiphany Clubs," and similar programs.

A. "FRACTIONAL INTEREST" means any interest in a Fractional Plan, or in real or personal property included in or subject to a Fractional Plan, that entitles the owner or holder of that interest to use, occupy, or possess, on a periodically recurring basis, Accommodations included in or available through the Fractional Plan.

B. "FRACTIONAL OWNERSHIP PLAN" means a Fractional Plan in which some or all of the owners of the Fractional Interests own or hold an undivided interest in one or more Units in the Condominium, or in one or more Unit Leases.

C. "FRACTIONAL OWNERSHIP INTEREST" means a Fractional Interest in a Fractional Ownership Plan, but only if the Fractional Interest consists of or includes an undivided interest in one or more Units in the Condominium, or in one or more Unit Leases.

D. "FRACTIONAL OWNER" means the owner of a Fractional Interest.

E. "FRACTIONAL USE PLAN" means a Fractional Plan in which some or all of the owners or holders of the Fractional Interests are entitled to the use, occupancy, or

possession of one or more Units in the Condominium, but do not own or hold an undivided interest in any Unit in the Condominium, or in any Unit Lease, whether or not the Fractional Plan also includes other property that is not part of the Condominium.

F. "FRACTIONAL PLAN DOCUMENTS" means the documents creating or governing a Fractional Ownership Plan or Fractional Use Plan, and any changes and additions properly made to any of those documents from time to time. This includes, for example, any declaration of covenants, conditions and restrictions, and the articles and bylaws of the Fractional Owners Association.

G. "FRACTIONAL OWNERS ASSOCIATION" means the association of Fractional Owners for a particular Fractional Ownership Plan or Fractional Use Plan.

1.36 "GAZEBO UNIT" means Unit 4001.

1.37 "GENERAL COMMON ELEMENTS" means all Common Elements that are not Limited Common Elements.

1.38 "GOVERNING DOCUMENTS" means the Condominium Documents, the Declaration of Merger, the Master Declaration, the Hotel Documents, the Master Cotenancy Agreement and the Ko Olina Documents.

1.39 "HOTEL" means the Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium more particularly described in Exhibit B. It is a separate condominium project.

1.40 "HOTEL CONDOMINIUM ASSOCIATION" means association of unit owners of the Hotel.

1.41 "HOTEL DOCUMENTS" means the (i) Hotel's declaration of condominium property regime, (ii) the articles of incorporation and bylaws of the Hotel Condominium Association, (iii) any rules and regulations Hotel Condominium Association, and (iv) the Hotel's condominium map. These are described in more detail in Exhibit B.

1.42 "IMPROVEMENTS" means all improvements located on the Land, now or in the future. If DVD annexes any Adjacent Parcel pursuant to Section 19, then the term "Improvements" will include both the Improvements located on the Land before the annexation plus the improvements located on the Adjacent Parcel annexed. If DVD deletes any part of the Land using its rights in Section 23, then the term "Improvements" will not include any improvements located on the part of the Land that is deleted.

1.43 "INTERESTED PERSON" means any person who has any legal or equitable interest in the Condominium or who has the right to use the Condominium or any part of it. For example, it includes (i) each Owner, each Mortgage Lender, and anyone who rents or leases a Unit, and (ii) anyone who

has the right (in legal terms, an "easement") or who has permission to use the Condominium or any part of it.

**1.44 "KO OLINA ARTICLES"** means the articles of incorporation of the Ko Olina Community Association, as they may be amended from time to time. The Ko Olina Articles established and govern the Ko Olina Community Association as a Hawai'i nonprofit corporation.

**1.45 "KO OLINA BYLAWS"** means the bylaws of the Ko Olina Community Association, as they are amended from time to time.

**1.46 "KO OLINA COMMUNITY ASSOCIATION"** means the Ko Olina Community Association, Inc., a Hawai'i nonprofit corporation. If the rights or duties of the Ko Olina Community Association are transferred to someone else, then that person will become the "Ko Olina Community Association" to the extent of the rights and duties transferred.

**1.47 "KO OLINA DECLARATION"** means the "Amended and Restated Declaration of Covenants for Ko Olina Community Association" dated March 13, 2006, recorded May 10, 2006, as Doc. Nos. 3426805 through 3426807, as it is amended from time to time.

**1.48 "KO OLINA DOCUMENTS"** means the Ko Olina Declaration, the Ko Olina Articles, the Ko Olina Bylaws and the Ko Olina Other Documents.

**1.49 "KO OLINA OTHER DOCUMENTS"** means any documents adopted pursuant to the Ko Olina Declaration, including but not limited to the "Design Guidelines" and the "Use Restrictions and Rules" referred to in the Ko Olina Declaration, and the articles of incorporation and bylaws of the Ko Olina Resort Operators Association, as any of them lawfully may be amended and/or supplemented from time to time.

**1.50 "KO OLINA RESORT"** means all of the property designated in the Ko Olina Declaration from time to time as comprising the Ko Olina Resort.

**1.51 "KO OLINA RESORT OPERATORS ASSOCIATION"** means the Ko Olina Resort Operator's Association, Inc., the Hawai'i non-profit corporation established pursuant to Section XXI of the Ko Olina Declaration. If the rights or duties of the Ko Olina Resort Operators Association are transferred to someone else, then that person will become the "Ko Olina Resort Operators Association" to the extent of the rights and duties transferred.

**1.52 "LAGOON"** means Lot 4605 as shown on Map 451 of Land Court Application No. 1069, being a portion of the premises described in Certificate of Title No. 515,912.

**1.53 "LAND"** means the real property described in Exhibit A and all easements, rights and appurtenances to that real property. If DVD annexes any Adjacent Parcel pursuant to Section 19, then the term "Land" will include both the Land just before the annexation plus the Adjacent Parcel annexed. If DVD deletes any part of the Land pursuant to Section 23, then the term "Land" will not include any part of the Land that is deleted.

**1.54 "LAND USE PERMITS"** means the following permits and documents:

A. The Special Management Area Use Permit 85/SMA-89, issued with respect to the Land and various other parcels of land pursuant to Resolution No. 86-61 of the City Council of the City and County of Honolulu;

B. Shoreline Setback Variance 85/SV-14, issued with respect to the Land and various other parcels of land pursuant to Resolution No. 86-61 of the City Council of the City and County of Honolulu;

C. That certain Agreement for Issuance for Conditional Use Permit under Section 21-5.380 of the Land Use Ordinance recorded June 28, 2006 as Doc. No. 3446051, as amended by Amendment to Agreement for Issuance for Conditional Use Permit under Section 21-5.380 of the Land Use Ordinance recorded March 31, 2009 as Document No. 3843447;

D. Any other Special Management Area Use Permits, Shoreline Setback Variances and/or Conditional Use Permits that affect the Condominium; and

E. Any and all changes and additions properly made to any of those permits from time to time, any replacement permits, and any supplementary requirements related to those permits.

**1.55 "LIMITED COMMON ELEMENTS"** means (i) those parts of the Common Elements designated in Section 5.4 as Limited Common Elements, and (ii) any Common Elements later designated as Limited Common Elements as expressly permitted by this Declaration. For example, see Sections 18.2A, 19, 20 and 26.

**1.56 "MAJORITY OF THE TOTAL VOTING INTERESTS"** means Units having more than fifty percent (50%) of the Common Interests for the entire Condominium (excluding any Units for which Assessments have not yet begun). Any other reference to a certain percentage of the "Total Voting Interests" means the Units having that percentage of the Common Interests for the entire Condominium (excluding any Units for which Assessments have not yet begun).

**1.57 "MAJORITY OF THE VOTING INTERESTS"** means Units having more than fifty percent (50%) of the sum of the Common Interests for all Units whose Voting



Representatives are present and casting a vote on the matter at hand. Any reference to a specific percentage of "Voting Interests" means Units having that percentage of the sum of the Common Interests for all Units whose Voting Representatives are present and casting a vote on the matter at hand. In the case of a ballot, it means having that percentage of the sum of the Common Interests for all Units whose Voting Representatives actually cast a ballot on the matter at hand.

**1.58 "MASTER COTENANCY AGREEMENT"** means the "Master Cotenancy Agreement Declaration of Covenants, Conditions and Restrictions" recorded as Document No. 3957568, as it is amended from time to time.

**1.59 "MASTER DECLARANT"** means the person designated as the "Declarant" in the Master Declaration. If the Master Declarant transfers some or all of its rights or duties as the "Declarant" under the Master Declaration to someone else, then that person will become the "Master Declarant" to the extent of the rights and duties transferred.

**1.60 "MASTER DECLARATION"** means (i) the "Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i" recorded in the Bureau as Document No. 2011-150332,, which document amends and restates that certain "Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i" recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i as Doc. No. 3957567, and (ii) all rules and policies adopted pursuant to it, as either of the same is amended from time to time.

**1.61 "MASTER PROPERTY"** means the property subject to the Master Declaration, together with any additions and deletions properly made to that property from time to time.

**1.62 "MORTGAGE LENDER"** means anyone who holds a recorded mortgage on a Unit, Unit Lease, Vacation Ownership Interest, or Fractional Ownership Interest. It also includes the beneficiary of a deed of trust recorded against a Unit, Unit Lease, Vacation Ownership Interest, or Fractional Ownership Interest.

**1.63 "NEW COMMON ELEMENT"** means the following:

A. The Vacation Support Property except to the extent that all or any part of it is expressly designated as a Unit in Section 5, or as a New Unit pursuant to Sections 18.2, 20 or 25; and

B. All or any portion of a Commercial Unit that DVD converts into Common Element from time to time using its rights under Section 26. Pursuant to Section 26 of the Original Declaration and by adopting the Amended Declaration, DVD converted the following into Common

Elements, and these Common Elements constitute "New Common Elements:" (i) the Common Elements formerly constituting all of Commercial Units L-10, L-11 and L-12 under the Original Declaration and as shown on the Original Condominium Map; and (ii) the Common Elements formerly constituting portions of Commercial Units L-2, L-3 (if and to the extent, if any, that any portion of such Unit no longer falls within the boundaries of an Air Space Unit as shown on the Amended Condominium Map), L-4A, L-5 and L-9 under the Original Declaration and as shown on the Original Condominium Map. The New Common Elements are identified on the Second Amended Condominium Map. Accordingly, it is no longer necessary or appropriate to refer to the Original Condominium Map or the Amended Condominium Map for the purpose of determining the location of the New Common Elements.

**1.64 "NEW UNIT"** means any Unit that DVD creates from time to time using its rights under Sections 18.2, 20 or 25.

**1.65 "NEW IMPROVEMENT"** means any Improvement that DVD develops, installs, builds, or otherwise adds to the Condominium from time to time using its rights under Sections 18.2, 21, 22.2D, 23.1E.2), 25, or 26, or on any Adjacent Parcel that DVD adds to the Condominium using its rights in Section 19. It does not extend to Improvements that DVD remodels from time to time using its rights under Section 21.

**1.66 "POSSIBLE DELETION AREAS"** means (i) all or any part of the Land located within fifteen (15) feet of the perimeter boundaries of the Condominium, and all or any part of the Land subject to the Shoreline Parkway Easement and/or the Shoreline Access Easement, including specifically but not limited to any parking areas and sidewalks open to the public.

**1.67 "PERSON"** means any natural person or any corporation, partnership, limited partnership, limited liability partnership, joint venture, trust, limited liability company or other legal entity or organization.

**1.68 "PROPERTY"** means the Land and the Improvements.

**1.69 "PROPERTY MANAGEMENT COMPANY"** means the person hired from time to time pursuant to Section 11.4A for the purpose of managing the operation of the Condominium.

**1.70 "RECORD," "RECORDED," "RECORDING,"** and similar terms mean: recorded in the Land Court.

A. Recorded in the Land Court as to all documents and instruments (i) affecting all or any portion of or interest in the Master Property recorded prior to the recordation of that certain "Deregistration Request" recorded in the Bureau as Document No. 2011-134265, or (ii) affecting land registered pursuant to Chapter 501, Hawai'i Revised Statutes, and that is not included in the Deregistration Request and has not

otherwise been deregistered pursuant to Chapter 501, Hawai'i Revised Statutes; and

B. Recorded in the Bureau as to all documents and instruments (i) affecting all or any portion of or interest in the Master Property recorded subsequent to the recordation of the Deregistration Request, (ii) affecting land that is not registered pursuant to Chapter 501, Hawai'i Revised Statutes, (iii) affecting land that has been deregistered pursuant to Chapter 501, Hawai'i Revised Statutes, or (iv) deeding or mortgaging a time share interest in the Condominium or the Lagoon Condominium.

C. "BUREAU" means the Bureau of Conveyances of the State of Hawai'i.

D. "LAND COURT" means the Office of the Assistant Registrar of the Land Court of the State of Hawai'i.

1.71 "REPRESENTATIVES" means a person's directors, officers, general partners of a partnership, members (in the case a member-managed limited liability company), managers (in case of a manager-managed limited liability company), agents, employees and independent contractors.

1.72 "RESORT UNITS" means the Units designated as Resort Units in Section 5.1, and any New Units designated as Resort Units.

1.73 "RESORT UNIT OWNER" means a person who is the Owner of a Resort Unit.

1.74 "SHARED AREAS" means any portion of the Master Property designated from time to time as "Shared Areas" in, or pursuant to, the Master Declaration.

1.75 "SHARED AREA EXPENSES" means the fees, costs and expenses designated as the "Shared Area Expenses" in, or pursuant to, the Master Declaration.

1.76 "SHORELINE ACCESS EASEMENT" means the easement designated as the Shoreline Access Easement in the Ko Olina Declaration and reserving to the public certain easements over the parking areas serving, and the walkways providing direct access to, the lagoons, for the purpose of parking and access. The rights of the public to use the Shoreline Access Easements include the right to use and enjoy the improvements located on it which are designed to serve the lagoon area, including, without limitation, the parking areas, restroom facilities, showers, water fountains, walkways, landscaping and lighting.

1.77 "SHORELINE PARKWAY EASEMENT" means an easement granted or to be granted by the declarant under the Ko Olina Declaration in favor of the public along the shoreline of the lagoon for the purpose of public use and access along the lagoon and shoreline. The rights of the public to use the Shoreline Parkway Easement include the

right to use and enjoy all improvements located thereon (which may include drinking fountains, shower facilities, sidewalks, lighting, telephone facilities, landscaping and sitting areas) and to engage in recreational activities (including sunbathing, picnicking, swimming and walking). Ocean-related activities, such as limu-picking and fishing, outside of the lagoon area shall not be curtailed, except with the prior consent of the Director of Parks and Recreation for the City and County of Honolulu, or where restricted by law.

1.78 "STANDARD UNIT" means a Unit that is not an Air Space Unit.

1.79 "TIME SHARE ACT" means Chapter 514E, Hawai'i Revised Statutes, as it may be amended from time to time, and any substitute or replacement law to the extent provided in such substitute or replacement law.

1.80 "THE TWDC COMPANIES" means TWDC and all subsidiaries of TWDC, including, without limitation, DVD, DVCHMC and BVTC.

1.81 "TWDC" means The Walt Disney Company, a Delaware corporation, its successors and assigns.

1.82 "UNIT" means any part of the Condominium designated as a Unit in Section 5, and any New Unit. All Resort Units and all Commercial Units are Units. Note that if an air space unit in the Hotel is annexed into this Condominium pursuant to Section 19, the air space unit is not a "Unit" of this Condominium except to the extent that all or any part of the annexed air space unit is expressly designated as a Unit in Section 5, or as a New Unit pursuant to Sections 18.2, 20 or 25.

1.83 "UNIT LEASE" means any recorded lease of a Unit, unit deed and ground lease, or condominium conveyance document. It does not refer to any deeded estate for years.

1.84 "UNIT OWNER" OR "OWNER" means the person or persons who own a Unit and its Common Interest; provided that:

A. To the extent and for the purposes, including voting, provided by a recorded lease of a Unit, the person or persons leasing the Unit will be deemed to be the Unit Owner; and

B. The buyer of a Unit under a recorded agreement of sale has all the rights of a Unit Owner, including the right to vote. The seller may keep the right to vote, however, on matters substantially affecting the seller's security interest in the Unit.

The terms "Unit Owner" or "Owner" do not include persons who only have a right in (in legal terms, an "easement"), or who only have permission to use, the Condominium or any part of it.

Note: Any person who from time to time owns or holds a Vacation Ownership Interest or Fractional Ownership Interest is a Unit Owner.

When the Condominium Documents refer to the Owner of a specific Unit (for example, to the "Owner of Unit 1" or the "Unit 1 Owner") it means the Unit Owner of that Unit.

**1.85 "VACATION HOME"** means any portion of a Resort Unit designed and intended for separate occupancy.

**1.86 "VACATION PLAN"** means any time share or vacation plan or program, whether or not the plan or program includes any Unit in the Condominium.

**A. "VACATION INTEREST"** means any interest in a Vacation Plan, or in real or personal property included in or subject to a Vacation Plan, that entitles the Owner or holder of that interest to use, occupy, or possess, on a periodically recurring basis, Accommodations included in or available through the Vacation Plan.

**B. "VACATION OWNERSHIP PLAN"** means a Vacation Plan in which some or all of the owners of the Vacation Interests own or hold an undivided interest in one or more Units in the Condominium, or in one or more Unit Leases.

**C. "VACATION OWNERSHIP INTEREST"** means a Vacation Interest in a Vacation Ownership Plan, but only if the Vacation Interest consists of or includes an undivided interest in one or more Units in the Condominium, or in one or more Unit Leases.

**D. "VACATION USE PLAN"** means a Vacation Plan in which some or all of the owners or holders of the Vacation Interests are entitled to the use, occupancy, or possession of one or more Units in the Condominium, but do not own or hold an undivided interest in any Unit in the Condominium, or in any Unit Lease, whether or not the Vacation Plan also includes property that is not part of the Condominium.

**E. "VACATION PLAN DOCUMENTS"** means the documents creating or governing a Vacation Ownership Plan or Vacation Use Plan and any changes and additions properly made to any of those documents from time to time. This includes, for example, any declaration of covenants, conditions and restrictions, and the articles and bylaws of the Vacation Owners Association.

**F. "VACATION OWNER"** means the owner of a Vacation Interest.

**G. "VACATION OWNERS ASSOCIATION"** means the association of Vacation Owners for a particular Vacation Ownership Plan or Vacation Use Plan.

**1.87 "VACATION SUPPORT PROPERTY"** means any air space unit of the Hotel that is annexed into the

Condominium pursuant to Section 19. The initial Vacation Support Property consists of units H-1, H-4, H-5, H-9, H-11, H-12, and H-13 of the Hotel. Units H-6B and H-6C of the Hotel also constitute Vacation Support Property.

**1.88 "VOTING CERTIFICATE"** means a document that designates one of the Owners of a Unit as the authorized representative to vote on behalf of the Unit and to represent the Unit in all matters of any Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association.

**1.89 "VOTING REPRESENTATIVE"** means the Owner (as designated in a Voting Certificate) who is authorized to vote on behalf of the Unit and to represent the Unit in all matters of any Vacation Owners Association, the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association, except as may be limited by the provisions of a Voting Certificate where applicable.

## **2. SUBMISSION TO CONDOMINIUM PROPERTY REGIME.**

**2.1 PURPOSE AND EFFECT OF THIS DOCUMENT.** By signing and recording this Declaration, the Fee Owner and DVD intend to:

- Comply with the legal requirements necessary to create a condominium that consists of the Land and the Improvements;
- Divide the Property into Units and Common Elements;
- Designate the Common Elements as either General Common Elements or Limited Common Elements;
- Create or reserve easements in favor of DVD or other persons;
- Reserve to DVD certain rights to make changes to the Condominium and to develop it further;
- Establish a plan for the ownership, use, enjoyment, management, operation, upkeep, and repair of the Condominium; and
- Preserve the value, desirability, and enjoyment of each Unit and the Common Elements.

**2.2 SUBMISSION TO CONDOMINIUM PROPERTY REGIME.** DVD and the Fee Owner declare that:

- A.** The Property is a condominium;

B. All of their estate, right, title and interest in the Property is subject to this Declaration, the other Condominium Documents, and the Condominium Law.

C. The Property is divided into Units and Common Elements. The Common Elements are divided into General and Limited Common Elements. The Condominium is subject to these divisions and to any other divisions, limitations, covenants, conditions, easements and restrictions contained in this Declaration.

D. This Declaration, the other Condominium Documents and the Condominium Law will govern the Condominium. This includes, for example, the ownership, use, enjoyment, management, operation, upkeep, repair, and improvement of the Condominium.

E. The Property will be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied and improved subject to the agreements, obligations, easements, limitations, restrictions and other matters contained in the Condominium Documents and the Condominium Law (except as otherwise provided in Section 2.5). Anyone who occupies or uses any Unit or any other part of the Condominium must comply with and abide by the Condominium Documents.

F. The Condominium Documents are binding on the Property. They will also be binding on, and are intended to benefit these persons: (i) the Condominium Association, (ii) DVD, (iii) the Fee Owner, (iv) anyone else who owns the Property or any Unit or other interest in it, now or in the future, including, for example, all present and future Unit Owners and their Mortgage Lenders, and (v) anyone who, by law or by agreement, stands in the place of the persons listed in items (i) through (iv), i.e., their heirs, devisees, personal representatives, successors, successors in trust, and assigns.

All of these people must abide by and comply with the Condominium Documents regardless of how or when they obtain any interest in a Unit or whether they ever signed the Condominium Documents or expressly agreed to abide by or comply with them. They still must abide by and comply with them just as if they personally had signed them.

All of these people have the right to enforce the Condominium Documents to the extent permitted by the Condominium Documents or by law.

In legal terms, the Condominium Documents "constitute equitable servitudes, liens and covenants running with the land" which are binding on and for the benefit of all of the persons described in this Section 2.2F.

**2.3 RELATIONSHIP TO OTHER GOVERNING DOCUMENTS.** Regardless of the provisions of Section 2.2:

**A. RELATIONSHIP TO HOTEL DOCUMENTS.** The Vacation Support Property is subject to the Hotel Documents. The Condominium Documents are subject to and governed by the terms and conditions of the Hotel Documents insofar as the Hotel Documents pertain to the Vacation Support Property. The provisions of the Hotel Documents pertaining to the Vacation Support Property control and supersede any inconsistent provisions contained in this Declaration or the other Condominium Documents.

**B. RELATIONSHIP TO DECLARATION OF MERGER.** The Condominium Documents and the Hotel Documents are subject to and governed by the terms and conditions of the Declaration of Merger. The provisions of the Declaration of Merger control and supersede any inconsistent provisions contained in the Condominium Documents or the Hotel Documents.

**C. RELATIONSHIP TO MASTER COTENANCY AGREEMENT.** The Declaration of Merger, the Condominium Documents and the Hotel Documents are all subject to and governed by the terms and conditions of the Master Cotenancy Agreement. The provisions of the Master Cotenancy Agreement control and supersede any inconsistent provisions contained in the Declaration of Merger, the Condominium Documents or the Hotel Documents.

**D. RELATIONSHIP TO MASTER DECLARATION.** The Declaration of Merger, the Condominium Documents, the Hotel Documents and the Master Cotenancy Agreement are all subject to and governed by the terms and conditions of the Master Declaration. The provisions of the Master Declaration control and supersede any inconsistent provisions contained in the Declaration of Merger, the Condominium Documents, the Hotel Documents or the Master Cotenancy Agreement.

**E. RELATIONSHIP TO KO OLINA DOCUMENTS.** The Declaration of Merger, the Condominium Documents, the Hotel Documents, the Master Cotenancy Agreement and the Master Declaration are all subject to and governed by the terms and conditions of the Ko Olina Documents to the extent provided by law.

#### **2.4 RESERVED RIGHTS.**

**A. UNDER THE MASTER DECLARATION.** Regardless of the provisions of Section 2.2, (i) DVD reserves to itself any and all rights that it has under the Master Declaration as the Master Declarant, and (ii) the Fee Owner reserves to itself any and all rights that it has under the Master Declaration as the successor Master Declarant. These rights are called the "*Master Declarant's Reserved Rights*" in this document. They include, for example, the right to upgrade, add to, or change the Shared Areas and to conduct certain commercial operations in or on the Shared Areas.

**B. UNDER THE DECLARATION OF MERGER.** Regardless of the provisions of Section 2.2, DVD reserves to itself any and all rights that it has under the Declaration of Merger.

**C. DVD'S RESERVED RIGHTS UNDER THE CONDOMINIUM DOCUMENTS.** DVD grants and reserves the easements described in this Declaration. Regardless of the provisions of Section 2.2, DVD also reserves to itself all of DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents. By adopting the Amended Declaration, DVD converted certain Units or parts of certain Units to Common Elements pursuant to Section 26 of the Original Declaration and DVD annexed certain Vacation Support Property into the Condominium pursuant to Section 19 of the Original Declaration, subject, however, to (i) all rights and easements established, granted and/or reserved by DVD with respect to the same in the Amended Declaration, including but not limited to DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents, and (ii) all rights and easements otherwise established, granted and/or reserved with respect to the same as "New Common Elements" and/or as "Vacation Support Property," all as more particularly described in Sections 19 and 26 of the Amended Declaration. The rights and easements described in the Amended Declaration have been incorporated into this Declaration so that it is not necessary or appropriate to refer to the Amended Declaration for a description thereof. By adopting this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, DVD is annexing additional Vacation Support Property into the Condominium pursuant to Section 19 of the Amended Declaration, subject, however, to (i) all rights and easements established, granted and/or reserved by DVD with respect to the same in this Declaration, including but not limited to DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents, and (ii) all estates, rights and easements otherwise established, granted and/or reserved with respect to the same as "New Common Elements," "New Units" and/or as "Vacation Support Property," all as more particularly described in Sections 19, 20, and 26 of this Declaration.

**D. RESERVED RIGHTS UNDER THE HOTEL DOCUMENTS.** Regardless of the provisions of Section 2.2, DVD reserves to itself any and all rights it has as "DVD" under the Hotel Documents (the "*Hotel Developer*"). These rights are called "*DVD's Reserved Rights*" in the Hotel Documents, and are called the "*Hotel Developer's Reserved Rights*" in this document.

**E. DVD'S RESERVED RIGHTS GENERALLY.** DVD declares that the Condominium, all Units and their Common Interests and all Common Elements (meaning both the General Common Elements and the Limited Common

Elements) are subject to the Master Declaration and the Master Declarant's Reserved Rights under it, the Declaration of Merger and DVD's Reserved Rights under it, the Hotel Documents (as to any Vacation Support Property) and the Hotel Developer's Reserved Rights, DVD's Reserved Rights under the Condominium Documents, and the easements and licenses granted or reserved in or pursuant to the Master Declaration, the Declaration of Merger, the Hotel Documents, this Declaration, the Articles of Incorporation and/or the Bylaws.

**F. NATURE OF DVD'S RESERVED RIGHTS.** Only the Master Declarant may exercise the Master Declarant's Reserved Rights. Only DVD may exercise DVD's Reserved Rights under the Condominium Documents or the Declaration of Merger. Only the Hotel Developer may exercise the Hotel Developer's Reserved Rights under the Hotel Documents. In any such case, those rights will not be subject to, restricted or otherwise affected by the Condominium Documents. And those rights will not be transferred to the Condominium Association or any Owner unless DVD, the Master Declarant or the Hotel Developer signs and records a document that clearly states that it is doing so in its capacity as DVD under the Condominium Documents, or as the declarant under the Declaration of Merger, as the Master Declarant or as the Hotel Developer, as applicable. DVD makes no promise and has no duty to exercise any of DVD's Reserved Rights under the Condominium Documents, Declaration of Merger, the Master Declarant's Reserved Rights or the Hotel Developer's Reserved Rights. Neither the Owners nor the Condominium Association will have any legal right to insist that it do so.

**2.5 APPLICABLE PROVISIONS OF THE CONDOMINIUM PROPERTY ACT.** All Units in the Condominium are restricted to nonresidential uses pursuant to Sections 9.1 and 9.2. Pursuant to Section 514B-101(b) of the Condominium Property Act, neither the Condominium nor the Condominium Documents shall be subject to (i) Part VI of the Condominium Property Act except to the extent that the Condominium Property Act requires compliance with Section 514B-132, H.R.S., or (ii) any Condominium Regulations adopted pursuant to Part VI of the Condominium Property Act. This will be so regardless of anything stated or that may be inferred or implied from any provision of this Declaration, or the other Condominium Documents, except to the extent explicitly provided to the contrary (if at all).

**2.6 AMENDMENT AND RESTATEMENT** This Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium is adopted by DVD pursuant to Section 36.5 of the Amended Declaration and entirely supersedes and replaces the Original Declaration, the Amended Declaration and all amendments to the

Original Declaration and Amended Declaration made prior to the recording of this document. The "Articles of Incorporation of Ali'i Nui Villas Condominium Association, Inc. (Amended and Restated)" recorded concurrently with the Amended Declaration entirely superseded and replaced the Original Articles and all amendments made to the Original Articles prior to the recording of the Amended Declaration. The Bylaws of the Condominium Association recorded concurrently with the Amended Declaration entirely superseded and replaced the Original Bylaws and all amendments made to the Original Bylaws prior to the recording of the Amended Declaration. Finally, the Second Amended Condominium Map is adopted by DVD pursuant to Section 36.5 of the Amended Declaration and entirely supersede and replace the Original Condominium Map, the Amended Condominium Map and all amendments made to the Original Condominium Map and the Amended Condominium Map made prior to the recording of this document. It is no longer necessary or appropriate to refer to the Original Declaration, Amended Declaration, the Original Articles, the Original Bylaws, the Original Condominium Map or the Amended Condominium Map for the purpose of construing the "Declaration," "Articles," "Bylaws" or the "Condominium Map."

### 3. NAME OF THE CONDOMINIUM.

3.1 **NAME.** The name of the Condominium is "Aulani, Disney Vacation Club® Villas, Ko Olina, Hawai'i Condominium."

3.2 **NAME CHANGE.** DVD may change the name of the Condominium or the Condominium Association at any time in its sole, absolute and unfettered discretion; provided, however, that prior to the use of any replacement name to identify the Condominium or Condominium Association, such name will be submitted to the Master Declarant for its consent. DVD may record or file any documents that it deems necessary or helpful to change the name. The Condominium Association and each Owner gives DVD a special power of attorney to do this. If DVD changes the name of the Condominium or the Condominium Association, then the Condominium Association and its agents must stop all use of the discontinued name as of the date when DVD instructs the Condominium Association to stop using that name (which DVD may do at any time and for any reason or for no reason). If DVD changes the name of the Condominium by removing any reference to "Disney," "Aulani" or "Ko Olina", then the Condominium Association, the Board and all Owners are prohibited from using the names "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) in any manner whatsoever and are immediately required to:

A. Remove all signs containing the name "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) from the Condominium and the Property, and from any offsite

location to the extent the sign refers to the Condominium or the Property;

B. Destroy all stationery, descriptive literature or printed or written matter bearing the name "Disney," "Aulani" or "Ko Olina" other than books and records of the Condominium Association;

C. Cease and desist from using the name "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) orally or in writing in referring to the Condominium Association, the Condominium or the Hotel;

D. Take immediate action to effect changes to the names of the Condominium Association and the documents of the Condominium reflecting the name "Disney," "Aulani" or "Ko Olina" (or any other forms thereof) to eliminate the use of such names in any manner; and

E. Remove any architectural or landscaping features from the Condominium which contain (i) the "Disney," "Aulani" or "Ko Olina" names, (ii) any "Disney" caricature, fanciful character, logo or other trademarked symbol registered by any of The TWDC Companies, unless otherwise approved by DVD, or (iii) any "Ko Olina" logo or other trademarked symbol registered by the declarant (or its affiliates) under the Ko Olina Documents, unless otherwise approved by the declarant under the Ko Olina Documents. In this regard, the Condominium Association is responsible, at its sole cost and expense, for repairing or replacing the structure or landscaping from which any such symbol has been removed so as to ensure that the structural integrity of such structure or landscaping is not jeopardized and that the appearance of the structure or landscaping remains consistent with the surrounding area.

The provisions of this Section 3.2 may be enforced by any remedy at law or equity, including mandatory or prohibitory injunctions, and by accepting a deed or otherwise acquiring a Unit or any interest therein, each Owner acknowledges that in the event of non-performance of any of the above-described restrictions, remedies at law for The TWDC Companies, are deemed inadequate to enforce the terms of this Section 3.2.

3.3 **TRADE NAME.** From time to time, DVD may arrange for one or more trade names to be licensed to the Condominium or the Condominium Association. If so, the Condominium Association and the Condominium will be known using any such trade name(s) until the earlier of (i) the date when the license expires, or (ii) the date when DVD instructs the Condominium Association to stop using the trade name(s), which DVD may do at any time in its sole, absolute and unfettered discretion. The Condominium Association and the Property Management Company will comply with and abide by the terms and conditions of any trademark license agreement that licenses any trade name(s)

to the Condominium and/or the Condominium Association, and will do nothing that may violate any such trademark license agreement.

#### **4. DESCRIPTION OF THE CONDOMINIUM.**

DVD plans to develop the Condominium in stages. Each stage is called a "phase" or an "increment." Each phase may include Units and other Improvements. The phases are described as follows:

**4.1 PHASE 1.** The first phase consists of Building D, the Beachside Restaurant, the Caldera, the quiet pool bar, the snorkel lagoon building, the shave ice kiosk, the beach rental building, Air Space Units Nos. L-1, L-2 L-3, L-4 and L-6, and certain improvements within the Vacation Support Property.

**A. BUILDING D.** Building D is a fifteen-story building. It also has a basement. Building D is located entirely within air space unit H-11 of the Hotel which is part of the Vacation Support Property. It is constructed principally of steel-reinforced concrete, gypsum board and glass. Building D contains twenty-five (25) Resort Units and two (2) Commercial Units (Unit No. 2003 and Unit No. 2004).

**B. BEACHSIDE RESTAURANT.** The Beachside Restaurant building is a one story building located entirely within Air Space Unit No. L-6. It is constructed principally of steel-reinforced concrete, gypsum board and glass.

**C. CALDERA.** The Caldera building is a special purpose building rising nearly 50 feet above the first floor level (approximately 5 stories). It is constructed principally of steel, concrete, wood, gypsum board and allied building materials. The Caldera contains one (1) Commercial Unit (Commercial Unit No. 2005).

**D. QUIET POOL BAR.** The quiet pool bar is a one story building located entirely within Air Space Unit No. L-2. It is constructed principally of steel-reinforced concrete and gypsum board.

**E. SNORKEL LAGOON BUILDING.** The snorkel lagoon building is a one story building located entirely within Air Space Unit No. L-3. It is constructed principally of steel-reinforced concrete, gypsum board, wood and glass.

**F. SHAVE ICE KIOSK.** The shave ice kiosk is a one story building located entirely within Air Space Unit No. L-4. It is constructed principally of steel-reinforced concrete, gypsum board, wood and glass.

**G. BEACH RENTAL BUILDING.** The Beach Rental Building is a one story building. It is constructed principally of steel-reinforced concrete, gypsum board and wood.

#### **H. OTHER IMPROVEMENTS.**

1) Initially, no buildings will be constructed within Air Space Unit No. L-1. However, nothing in this subsection shall limit any rights that the Air Space Unit Owner(s) may have to construct buildings within their Unit(s) in the future. See, for example, Section 18.2A.1)(b), which gives an Air Space Unit Owner the right to construct a building within the boundaries or "envelope" of the Air Space Unit.

2) The Vacation Support Property will include a five (5) story parking structure to be constructed in air space unit H-1 of the Hotel and a four (4) story parking structure to be constructed in air space unit H-9 of the Hotel. Each parking structure will be constructed principally of steel-reinforced concrete. The Vacation Support Property will also include a porte cochere attached to the building to be constructed in air space unit H-7 of the Hotel and rising about 1 and one-half stories above the pavement. The porte cochere will be constructed principally of concrete, steel and glass.

**4.2 PHASE 2.** The second phase consists of Building A and related Improvements. Building A is located partly within air space unit H-5 of the Hotel which is part of the Vacation Support Property. Building A is a fifteen story building and it has no basement. It is constructed principally of steel-reinforced concrete, gypsum board and glass. Building A contains sixty-two (62) Resort Units and two (2) Commercial Units (Unit Nos. 2001 and 2006).

**4.3 PHASE 3.** The third phase consists of Building E and Building G, and Air Space Unit Nos. L-7 and L-8.

**A. BUILDING E.** Building E is a fifteen-story building. It has no basement. Building E is located partly within air space unit H-11 of the Hotel which is part of the Vacation Support Property. It is likely to be constructed principally of steel-reinforced concrete, gypsum board and glass. It will contain 83 Resort Units and one Commercial Unit (Unit No. 2002 - the Kid's Club).

**B. BUILDING G.** Building G is a fifteen-story building. It has no basement. Building G is located entirely within air space unit H-11 of the Hotel which is part of the Vacation Support Property. It is likely to be constructed principally of steel-reinforced concrete, gypsum board and glass. It will contain 28 Resort Units

**C. AIR SPACE UNITS L-7 AND L-8.** Initially, no buildings will be constructed within Air Space Unit Nos. L-7 and L-8. However, nothing in this subsection shall limit any rights that Air Space Unit Owners may have to construct buildings within their Unit(s) in the future. See, for example, Section 18.2A.1)(b), which gives an Air Space

Unit Owner the right to construct a building within the boundaries or "envelope" of the Air Space Unit.

**D. OTHER IMPROVEMENTS.** Unit H-13 of the Vacation Support Property is part of Phase 3. It will include a cooling tower and emergency generator enclosure constructed principally of steel-reinforced concrete.

**4.4 PHASE 4.** The fourth phase, if it is constructed, is planned to consist of a one story building. It has no basement. It is likely to be constructed principally of wood. It will contain one Commercial Unit (Unit 4001- Gazebo).

**4.5 ORDER OF DEVELOPMENT.** DVD has no obligation to develop any phase beyond phase 1. DVD can develop the phases in any order that it wishes. It can also develop more than one phase at a time. DVD can also divide a phase into separate smaller phases. For example, DVD might decide to develop the buildings in phase 3 in smaller phases over a period of time (perhaps phase 3A and 3B), rather than building them as a single phase at the same time.

**4.6 ADDITIONAL BUILDINGS.** The Condominium also includes the following buildings:

**A. FOOD AND BEVERAGE KIOSK.** Pursuant to and in the exercise of DVD's Reserved Rights under Section 18.2A.1)(b), DVD has constructed a food and beverage kiosk within Air Space Unit No. L-4. It is a one story building constructed principally of steel-reinforced concrete, gypsum board, wood and glass.

**B. BUILDING B.** Pursuant to and in the exercise of DVD's Reserved Rights under Section 19, DVD has annexed into the Condominium air space units H-6B and H-6C of the Hotel, which air space units contain a portion of Building B of the Hotel and which air space units constitute Vacation Support Property. Building B is a fifteen-story building. It has no basement. Building B is located within air space units H-6A, H-6B and H-6C of the Hotel. It is constructed principally of steel-reinforced concrete, gypsum board and glass. The portion of Building B located within air space units H-6B and H-6C of the Hotel contains 1 Resort Unit (Unit 1A, which contains 8 Vacation Homes) and its lanais (which constitute Limited Common Elements of Unit 1A). The remainder of air space units H-6B and H-6C of the Hotel constitutes General Common Elements of this Condominium.

**C. POOL RESTROOM.** Pursuant to and in the exercise of DVD's Reserved Rights under Section 18.2A.1)(b), DVD has constructed a pool restroom building. The pool restroom building is a one story building located entirely within Air Space Unit No. L-2. It is constructed principally of steel-reinforced concrete and gypsum board.

**D. CONCESSION STANDS.** Pursuant to and in the exercise of DVD's Reserved Rights under Section 7.1H.1)(i)

and 21, DVD has constructed two concession stands, as follows: The beachside food and beverage concession is a one-story building constructed principally of steel-reinforced concrete (floor), gypsum board (on the inside), metal stud framing on the exterior and a rock veneer. The concession stand adjacent to Commercial Unit 2006 is a one-story structure constructed principally of steel reinforced concrete (floor), gypsum board (on the inside), metal stud framing, rock veneer and portland cement plaster.

## **5. DIVISION OF PROPERTY.**

The Condominium is divided into Units and Common Elements, and the Common Elements are divided into General Common Elements and Limited Common Elements, as follows:

**5.1 RESORT UNITS.** DVD hereby designates one hundred and ninety-nine (199) condominium unit estates in the spaces within the boundaries of the one hundred and ninety-nine (199) Units indicated as Resort Units as shown on the Condominium Map and as described in this Declaration.

**A. RESORT UNIT NUMBERS AND LOCATIONS.** The Condominium Map shows the location and unit number of each Resort Unit.

**B. RESORT UNIT LAYOUTS AND AREA.** The layout of each Resort Unit is shown on the Condominium Map and the floor plan type and approximate net living area of each Resort Unit is described in Exhibit C which is attached to and is a part of this Declaration.

**C. ACCESS TO COMMON ELEMENTS.** Each Resort Unit has immediate access to Common Element entries, corridors, passages, elevators and/or stairways of the building in which the Resort Unit is located. These lead to the grounds of the Condominium and to walkways, driveways, or roadways leading to a public street or highway.

**D. BOUNDARIES OF THE RESORT UNITS.** The boundaries of the Resort Units are described in Exhibit C which is attached to and part of this Declaration.

**5.2 COMMERCIAL UNITS.** DVD hereby designates fourteen (14) condominium unit estates in the spaces within the boundaries of the fourteen (14) Commercial Units shown on the Condominium Map and as described in this Declaration. The Commercial Units consist of Air Space Units and Standard Units as described on the Condominium Map and Exhibit C.

**A. COMMERCIAL UNIT NUMBERS AND LOCATIONS.** The Condominium Map shows the location and unit number of each Commercial Unit.



**B. COMMERCIAL UNIT LAYOUTS AND AREA.** The layout of each Commercial Unit is shown on the Condominium Map and the unit type (Standard Unit or Air Space Unit) and approximate area of each Commercial Unit is described in Exhibit C which is attached to and is a part of this Declaration.

**C. ACCESS TO COMMON ELEMENTS.** Each Commercial Unit has immediate access to Common Element entries, corridors, passages, elevators and/or stairways, or to the grounds of the Condominium and to walkways, driveways, or roadways leading to a public street or highway.

**D. BOUNDARIES OF THE COMMERCIAL UNITS.** The boundaries of the Commercial Units are described in Exhibit C which is attached to and part of this Declaration.

**5.3 COMMON ELEMENTS.** One freehold estate is hereby designated in all of the remaining portions of the Condominium, called the "*Common Elements*." The Common Elements include, among other things, the following:

**A.** All of the following so long as they are not located within an Air Space Unit:

1) The Land. This includes, but is not limited to the Vacation Support Property (except to the extent that any portion of the Vacation Support Property constitutes or is part of a Unit).

2) All foundations, floor slabs, columns, girders, beams, supports, Unit boundary and load-bearing walls and partitions (except for the finishes on them and except as otherwise provided for the boundary walls separating two standard Commercial Units) and roofs.

3) All lobby areas, stairways, elevators, elevator lobbies, walkways, corridors, entrances, entry ways and exits of each building, all storage rooms, maintenance rooms, elevator machine rooms, mechanical rooms, electrical rooms, service yards, loading docks, fire pump rooms, boiler rooms, telephone equipment rooms, and chillers.

4) All yards, grounds, walkways, walkway railings, gardens and other landscaping, and all refuse facilities.

5) The beach, all beach and pool showers, the Caldera (excluding Unit No. 2005), lazy river, water slide, pools, whirlpool spas, pool decks, pool equipment rooms, pool bathrooms, waterfalls and koi ponds.

6) All roads, driveways, parking structures, parking stalls, parking areas, access lanes, paved areas, ramps, fire lanes and loading areas.

**B.** The portions of the Property located within the Shoreline Access Easement and/or the Shoreline Parkway Easement.

**C.** All pipes, wires, cables, conduits, ducts, water meters, electrical equipment, vents, shafts, sewer lines, wiring and other central and appurtenant transmission facilities and installations over, under and across the Condominium that serve the Common Elements or more than one Unit for services such as power, light, gas (if any), water, air conditioning, sewer, refuse, telephone, and radio, internet and television signal distribution (if any).

**D.** Any and all other equipment, apparatus and installations existing for common use, such as tanks, pumps, motors, fans, compressors, boilers, and, in general, any and all other parts of the Condominium necessary or convenient to its existence, maintenance or safety, or normally in common use, and in any case not located within an Air Space Unit.

**5.4 LIMITED COMMON ELEMENTS.** Some Common Elements, called "*Limited Common Elements*," are designated and set aside for the exclusive use of certain Units. Except as otherwise specifically provided in this Declaration, those Units have the exclusive right (in legal terms, an "*exclusive easement*") to use the Limited Common Elements set aside for their use. Exhibit D contains a description of the Limited Common Elements and the Units to which they are appurtenant.

## **6. COMMON INTEREST.**

Each Unit comes with an undivided percentage interest, called the "Common Interest," in all Common Elements and for all other purposes, including voting.

Except as otherwise provided in this Declaration, a Unit and its Common Interest cannot be separated. In legal terms, the Common Interest is "appurtenant to" the Unit.

The initial Common Interest for each Unit is listed in Exhibit C. However, a Unit's Common Interest may be adjusted as provided in Section 30. This might happen, for example, if DVD creates New Units.

## **7. EASEMENTS.**

**7.1 CREATION OF EASEMENTS.** "Easement" is a legal term. In general (but not always), it refers to the right of one person to use property in the possession of someone else. The Property is subject to (a) any easements granted or reserved in or pursuant to the Master Declaration or the Declaration of Merger, (b) any recorded easements (including but not limited to any easements granted or reserved in the Hotel Documents), and (c) the exclusive easements to use the Limited Common Elements. In

addition, the Units and Common Elements also have and/or are subject to the following easements:

**A. EASEMENTS IN THE COMMON ELEMENTS.** Each Unit has these non-exclusive easements:

1) An easement to use the Common Elements designed for such purposes for access to and from, utility services for, and support, maintenance and repair of the Unit and its Limited Common Elements.

2) An easement in the other Common Elements for use according to their intended purposes (but this right is subject to the exclusive use of the Limited Common Elements as provided in this Declaration).

3) An easement in all other Units of the building(s) for support.

**B. EASEMENTS FOR ENCROACHMENT.**

1) If either of these things happens:

(a) Any part of the General Common Elements now or later encroaches on any Unit or any Limited Common Element, or

(b) Any Unit or Limited Common Element now or later encroaches on the General Common Elements or any other Unit or Limited Common Element,

then a valid easement for the encroachment and the maintenance of it will remain in effect for so long as such encroachment continues.

2) If any building is partly or totally destroyed and then rebuilt, or in the event of any shifting, settlement or movement of any part of the Condominium, minor encroachments of any parts of the Common Elements or Units or Limited Common Elements due to such construction, shifting, settlement or movement are permitted and valid easements for those encroachments and the maintenance of them will exist for so long as the encroachments continue.

**C. EASEMENT FOR CONDOMINIUM ASSOCIATION ACCESS.** The Condominium Association has the right to enter any Units and/or Limited Common Elements from time to time. This right cannot be revoked. It may be exercised by the Board or its Property Management Company and by anyone authorized by either of them. They may use this right only as follows:

1) They may enter during reasonable hours as may be necessary or appropriate to operate or maintain the Property or to inspect, repair, paint, resurface, alter, add to, maintain, install, or replace any Common Elements. Requests for entry must be made in advance. The entry must

occur at a time that is reasonably convenient to the Unit Owner or occupant. Requests for entry of Commercial Units must be made at least fourteen (14) days in advance.

2) They may also enter at any time to make emergency repairs necessary to prevent damage to any Unit or Common Element, or injury to any person. No advance notice is required; provided, however, that if a Unit Owner has provided the Association with contact information for a person to be advised of any emergency entry, the Association or Property Management Company shall notify such designated person of the emergency entry and the reason therefor as soon as reasonably practicable. It is not necessary for the Unit Owner or any other occupant to be present at the time of entry.

**D. EASEMENT FOR COMMERCIAL UNIT EMPLOYEES, CUSTOMERS AND GUESTS.**

1) In addition to any rights and easements that they may have under the Master Declaration, each Commercial Unit has the right and an appurtenant easement pursuant to which the Unit Owner, its Representatives, licensees and invitees (including customers and their guests) are entitled to do the following things in connection with or for the purposes of the business conducted in the Commercial Unit or its Limited Common Elements:

(a) To come onto the Condominium using the Common Elements, if any, intended for access to and from any nearby roads, streets or highways.

(b) To park motor vehicles in any parking structures, parking stalls and other parking facilities located in the Vacation Support Property but subject to the obligation to pay parking fees charged for parking in such parking facilities in accordance with the requirements of the Master Declaration.

(c) To go to and from the Unit and its Limited Common Elements using the Common Element walkways and other Common Elements intended for such purposes.

(d) For casual use (such as an after-dinner stroll) of the Common Element pathways and walkways of the Condominium located outside of the buildings. The Condominium Rules and Regulations may impose reasonable restrictions on such use.

(e) To use the Common Elements otherwise as may be reasonably necessary in connection with the ordinary conduct of business operations in the Commercial Unit and/or its Limited Common Elements. The Condominium Rules and Regulations may impose reasonable restrictions on such use.

(f) To use New Common Elements for (i) the presentation of movies or television shows, or live dramatic,

comedy, musical or other performances by entertainers, for luaus, or for other activities or events, and/or (ii) the conduct or display on or in the vicinity of the Condominium of laser light shows, fountains, water cannons, spotlights, fireworks (subject, of course, to any applicable legal limits), special effects (for example, fiber optic displays and film projected on water), parades, and other displays, activities and events consistent with the overall theme, concept and atmosphere associated with and/or typical of the WALT DISNEY WORLD® RESORT in Lake Buena Vista, Florida, and/or the DISNEYLAND® RESORT in Anaheim, California. Any such use shall require the advance written consent of DVD. The Condominium Rules and Regulations may impose reasonable restrictions on such use.

2) In addition to any rights and easements that they may have under the Master Declaration, each Commercial Unit has the right and an appurtenant easement pursuant to which the Unit Owner, its Representatives, licensees and invitees (including customers and their guests) is entitled to create, cause or permit noise, dust, soot, smoke, odors, surface water runoff, vibrations, and other nuisances for the purposes of the business conducted in the Commercial Unit or its Limited Common Elements, including but not limited to:

(a) Music, laughter, yelling, screaming, crying, and other noises, dust, soot, smoke, odors, vibrations, and other emanations resulting from the use of Unit 2002 and/or Air Space Unit L-7 for child play, children's activities and so on;

(b) Conversation, applause, music, laughter, yelling, screaming, crying and other noises, dust, soot, smoke, odors, vibrations, and other emanations resulting from the use of Air Space Unit L-2 for the conduct of weddings, wedding receptions and other social events;

(c) Music, laughter, applause, conversation, yelling, screaming, crying, and other noises, dust, soot, smoke, odors, vibrations, and other emanations resulting from the presentation of movies or television shows, or live dramatic, comedy, musical or other performances by entertainers, luaus, or other activities or events that take place in any of the Commercial Units or, pursuant to Section 7.1D.1)(f), on any of the New Common Elements;

(d) Noise, gathering of crowds and other inconveniences resulting from the appearance or display on the Common Elements or in the Commercial Units of Disney characters and associated activities (for example, people taking photos with Disney characters); and

(e) Increased traffic, noise, gathering of crowds, and related inconveniences relating to the conduct or display on or in the vicinity of the Condominium of laser light shows, fountains, water cannons, spotlights, fireworks

(subject, of course, to any applicable legal limits), special effects (for example, fiber optic displays and film projected on water), parades, and other displays, activities and events consistent with the overall theme, concept and atmosphere associated with and/or typical of the WALT DISNEY WORLD® RESORT in Lake Buena Vista, Florida, and/or the DISNEYLAND® RESORT in Anaheim, California.

3) Each Interested Person understands, acknowledges and accepts that the easements provided in this Section 7.1D, and the use of them, may result in increased traffic, noise, gathering of crowds, and related inconveniences. Each Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions arising from or with respect to the proper use of these easements that the Interested Person may have, now or in the future, against (i) the Commercial Unit Owners and their Representatives, licensees, and invitees, (ii) the guests of any of the persons listed in items (i), and (iii) the successors and assigns of anyone listed in items (i) and (ii).

#### E. HOTEL EASEMENTS.

1) In addition to any rights and easements that they may have under the Master Declaration, each condominium unit in the Hotel has the right and an appurtenant easement pursuant to which the occupants of the Accommodations in the Hotel and their personal household guests have the right (i) to go to and from the Hotel, the beach and the Lagoon using the General Common Element walkways and other Common Elements intended for such purposes, and (ii) to use the General Common Elements to the same extent as a Unit Owner. This right of use remains in effect, as to any given person, only during the time period when such person has the right to occupy Accommodations in the Hotel. This includes anyone who rents or leases Accommodations within the Hotel and any Vacation Owner or Fractional Owner who occupies Accommodations within the Hotel. The exercise of these rights is subject to the covenants, conditions and restrictions contained in the Master Declaration, the Hotel Documents, this Declaration and the other Condominium Documents.

2) The Vacation Support Property constitutes either a Common Element or one or more Units of the Condominium, but also remains a part of the Hotel. The Vacation Support Property is subject to all rights and easements granted or reserved in the Hotel Documents including, for example, the rights of occupants of Accommodations in the Hotel to use any Common Areas located on or in the Vacation Support Property. Nothing in this Declaration or the other Condominium Documents changes, amends, limits, restricts, or otherwise affects the rights and easements granted or reserved in the Hotel Documents with respect to the Vacation Support Property.

3) In addition to any rights and easements that it may have under the Master Declaration, DVD has the right and an easement pursuant to which DVD and its Representatives, licensees and invitees have the right to create and cause noise, dust, soot, smoke, odors, vibrations, and other nuisances in connection with the use and operation of the Hotel as a resort hotel consistent with the overall theme, concept and atmosphere associated with resort hotels located in or associated with the WALT DISNEY WORLD® RESORT in Lake Buena Vista, Florida, and/or the DISNEYLAND® RESORT in Anaheim, California, including but not limited to the use and operation of portions of the Hotel for the conduct of social events (for example, high school proms), convention and meeting purposes, and other activities, some of which may be within plain view and/or earshot of Vacation Homes in the Condominium.

4) Each Interested Person understands, acknowledges and accepts that the easements provided in this Section 7.1E, and the use of them, may result in increased traffic, noise, dust, soot, smoke, odors, vibrations, and other nuisances or hazards, gathering of crowds, and related inconveniences or nuisances. Each Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions arising from or with respect to the proper use of these easements that the Interested Person may have, now or in the future, against (i) DVD and its Representatives, licensees and invitees, (ii) the owners of the condominium units in the Hotel and their respective Representatives, licensees and invitees, (iii) the occupants of the Hotel and their personal household guests, and (iv) each of their respective successors and assigns.

**F. EASEMENTS FOR ADJACENT PROJECTS.** In addition to any rights and easements that it may have under the Master Declaration, in the event that DVD or an affiliate of it develops any Adjacent Project on Lot 5346 (Map 497, L. Ct. App. 1069), Lot 4608 (Map 451, L. Ct. App. 1069), and/or Lot 4609 (Map 451, L. Ct. App. 1069), then and in any such event, DVD shall have the right and an easement pursuant to which DVD, its Representatives, licensees and invitees shall have the right to create and cause noise, dust, soot, smoke, odors, vibrations, and other nuisances in connection with the use and operation of the Adjacent Project as a resort hotel consistent with the overall theme, concept and atmosphere associated with resort hotels located in or associated with the WALT DISNEY WORLD® RESORT in Lake Buena Vista, Florida, and/or the DISNEYLAND® RESORT in Anaheim, California, including but not limited to the use and operation of portions of the Adjacent Project for the conduct of social events (for example, high school proms), convention and meeting purposes, and other activities, some of which may be within plain view and/or earshot of Vacation Homes in the Condominium. Each Interested Person understands, acknowledges and accepts that the easements provided in this Section 7.1F, and the use of them, may result in

increased traffic, noise, dust, soot, smoke, odors, vibrations, and other nuisances or hazards, gathering of crowds, and related inconveniences or nuisances. Each Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions arising from or with respect to the proper use of this easement that the Interested Person may have, now or in the future, against (i) DVD and its Representatives, licensees and invitees, (ii) the owners of the Adjacent Project and their respective Representatives, licensees and invitees, (iii) the occupants of the Adjacent Project and their personal household guests, and (iv) each of their respective successors and assigns.

**G. EASEMENTS FOR SPECIAL EVENTS.** DVD and its Representatives, licensees and invitees may use the New Common Elements (including but not limited to the beach, lawns and grounds) for the purpose of conducting educational, cultural, entertainment or sporting events, other activities of general community interest, and/or other Resort activities. These events may occur at times they deem appropriate in their sole, absolute and unfettered discretion. The rights under Section 7.1D may be used in connection with any such events. Each Interested Person understands, acknowledges and accepts that the use of this easement may result in a temporary increase in traffic, noise, gathering of crowds, and related inconveniences. Each Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions such person may have, now or in the future, against DVD, the Condominium Association, and each of their Representatives, licensees, invitees, successors and assigns and arising from or with respect to the proper use of this easement.

**H. DVD'S EASEMENT FOR SALES ACTIVITIES.**

1) In addition to any rights and easements that it may have under the Master Declaration, DVD has the exclusive right and an easement to conduct marketing and sales activities (which may be extensive) on the Common Elements and from any Unit owned by DVD or any Limited Common Elements of such Unit. This right includes but it is not limited to the following:

(a) The right to permit purchasers and prospective purchasers and their family members and guests to come onto the Condominium through the Common Elements intended for access to and from any nearby roads, streets or highways.

(b) The right to permit purchasers and prospective purchasers to park motor vehicles in any parking structures, parking stalls and other parking facilities located in the Vacation Support Property but subject to the obligation to pay parking fees charged for parking in such parking facilities in accordance with the requirements of the Master Declaration.

(c) The right to show the Condominium (including but not limited to model Vacation Homes) or any Adjacent Project to purchasers and prospective purchasers (who will have a right of access for these purposes).

(d) The right to use Units owned by DVD as model Vacation Homes, sales, management, and/or administrative offices.

(e) The right to establish and operate tour or activity desks or other businesses intended to promote sales from any Unit owned by DVD or its Limited Common Elements.

(f) The right to authorize DVD's Representatives, licensees, and invitees, to use these easements. This includes, for example, the right to permit sales and administrative staff to come onto the Condominium.

(g) The right to use banners, signs or other extensive sales displays and activities in the Condominium.

(h) The right to use any tables and chairs placed on the Common Areas or Common Elements pursuant to Section 7.1Q.1(a) at any times when DVD or any of its affiliates is the sole Owner or a co-Owner of Unit L-6.

(i) The right to establish, operate and maintain (1) in the Common Areas of the Vacation Support Property no more than six concession stands (in addition to any parking structure management concessions), and (2) in the other New Common Elements no more than six additional concession stands. The concession stands may be used for any lawful purposes including, for example (i) sales of food and/or beverages, (ii) the rental and storage of bicycles or other recreational equipment, (iii) the operation by DVD of tour or activity desks or other businesses intended to promote the sales of Units, Vacation Interests and/or Fractional Interests. The easement under this Subsection 7.1H.1(i) includes the right to connect the concession stands with utility services. DVD must pay all costs to build, set up, operate and maintain any concession stands, including the costs of utility services consumed by the concession stands. Concession stands may consist of permanent, semi-permanent and/or portable facilities of any kind.

2) This easement applies to activities conducted in connection with the initial sale and/or any resale (or lease or other conveyance) of one or more Units, Vacation Interests and/or Fractional Interests.

3) Each Interested Person understands, acknowledges and accepts that the easements provided in this Section 7.1H, and the use of them, may result in increased traffic, noise, and related inconveniences. Each

Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions such person may have, now or in the future, against DVD and its Representatives, licensees and invitees, and each of their respective successors and assigns, and arising from or with respect to the use of this easement.

**I. DVD'S EASEMENTS FOR ACCESS.** In addition to any rights and easements that it may have under the Master Declaration, DVD has an easement over, under and upon the Condominium, including all General Common Elements, all Limited Common Elements, and all Units, as may be reasonably necessary or convenient to complete the installation, construction or initial renovation of any Improvements and to correct any defects and other punchlist items in the Common Elements or any Unit or to use any of DVD's Reserved Rights. The easement to complete the installation, construction or initial renovation of Improvements or to correct defects or punchlist items ends, as to any particular phase or increment of the Condominium, sixty (60) months after the "date of completion" (as the term is used in Chapter 507, Part II, Hawai'i Revised Statutes) of the Improvement to be completed or corrected. DVD may authorize its Representatives, licensees and invitees (including its architects, contractors, governmental officials, and so on) to use this easement.

**J. EASEMENTS FOR VACATION OWNERS ASSOCIATION.** Any Vacation Owners Association has the non-exclusive right and an easement under which it and its Representatives, licensees and invitees (including, for example, its plan manager and the members of a Vacation Use Plan) may use the General Common Elements of the Condominium.

1) They may only use this easement as necessary or appropriate for these purposes:

(a) The administration, management or operation of the Vacation Plan.

(b) The use, maintenance or servicing of Units included in the Vacation Plan.

(c) The use of any easements reserved or granted in the Vacation Plan Documents that allows them to use the Units included in the Vacation Plan.

2) Under no circumstances, however, may this easement be used for any of the following purposes:

(a) To sell or promote the sale or conveyance of Vacation Interests or Fractional Interests, or

(b) To operate a tour or activity desk or any other business intended to sell or promote the sale or conveyance of Vacation Interests or Fractional Interests.

Any such activity is prohibited by and would violate Section 9.4.

3) This easement pertains only to Vacation Plans that include one or more Units in the Condominium, and only if DVD creates the Vacation Plan or if it authorizes or consents to that use in a recorded document.

**K. EASEMENTS FOR FRACTIONAL OWNERS ASSOCIATION.** Any Fractional Owners Association will have the same easements that a Vacation Owners Association has under Section 7.1J, and will be subject to the same terms, conditions, and limitations including, specifically, the limitations of Section 7.1J.1) and 2). This easement pertains only to Fractional Plans that include one or more Units in the Condominium, and only if DVD creates the Fractional Plan or if it authorizes or consents to that use in a recorded document.

**L. EASEMENTS FOR USE OF HOUSEKEEPING FACILITIES.** Without limiting the generality of Section 7.1J and 7.1K, each Vacation Owners Association and each Fractional Owners Association has a non-exclusive easement (in common with the Condominium Association) to use the service closets and housekeeping rooms, and any linen and storage closets that are General Common Elements and that are not otherwise designated as Shared Areas pursuant to the Master Declaration; provided that for any building, this easement applies only if the Vacation Plan or Fractional Plan includes one or more Units in that building. A Vacation Owners Association or Fractional Owners Association may use the housekeeping rooms to store, linens, cleaning supplies and equipment, and for purposes related to providing housekeeping services to Units in its Vacation Plan or Fractional Plan. The Condominium Association will provide keys to the Vacation Owners Association and/or Fractional Owners Association, and their housekeeping staff. If necessary, the Condominium Association will modify these facilities so that the Condominium Association may keep its supplies and equipment separate from those of the Vacation Owners Association and Fractional Owners Association. For example, the Condominium Association may install partitions, locks, or similar security measures. The Condominium Association may require that the Vacation Owners Association or Fractional Owners Association reimburse the Condominium Association for a reasonable share of the costs to use, maintain, repair and replace the housekeeping rooms. A Vacation Owners Association or Fractional Owners Association may authorize their housekeeping staff and other persons working in or on the Units included in the Vacation Plan or Fractional Plan to use this easement.

**M. RIGHTS OF OCCUPANTS.** Anyone who at any given time has the right or permission to occupy a Unit or Vacation Home also has the right and a license to use the General Common Elements, and any Limited Common Elements of

the Unit, to the same extent that the Unit Owner would have the right to do so. This right of use and license remains in effect only during the time period when the person has the right to occupy the Unit or Vacation Home.

1) This includes, for example, anyone who rents or leases a Vacation Home (subject to any limits contained in any rental agreement or lease with the Unit Owner).

2) It also includes (i) a Vacation Owner who occupies a Vacation Home as allowed by the Vacation Plan Documents, (ii) a Fractional Owner who occupies a Vacation Home as allowed by the Fractional Plan Documents, and (iii) anyone (an "Exchanger") whose use of a Vacation Home is arranged through an exchange program or is otherwise confirmed by the Vacation Owners Association or the Fractional Owners Association. Of course the rights of any Vacation Owner, Fractional Owner, or Exchanger are subject to any limits contained in the Vacation Plan Documents or Fractional Plan Documents. In addition to any other exchange program, the "DVC Reservation Component" (as the quoted term is defined in Land Court Document No. 3957910) operated by BVTC is expressly declared to be an exchange program for purposes of this Section.

**N. EASEMENT FOR BELLHOP SERVICE.** The Owner of Commercial Unit 2004 has the right (but no obligation) and an easement to provide or to arrange with someone else to provide bellhop services to the occupants of the Resort Units. For this purpose, the Unit Owner and its Representatives, licensees and invitees have the right to use the Common Elements of the Condominium. Bellhop activity must not be conducted in a way that unreasonably disturbs the occupants of the Resort Units. This easement is appurtenant to Commercial Unit 2004.

**O. EASEMENT FOR ROOM SERVICE.** The Owner of Air Space Unit L-6 has the right (but no obligation) to provide room service to the Resort Units or to arrange with someone else to provide room service. For this purpose, the Owner of Air Space Unit L-6 and its Representatives, licensees and invitees have the right to use the Common Elements of the Condominium to provide room service to the occupants of the Resort Units. Room service must not be provided in a way that unreasonably disturbs the occupants of the Resort Units. Regular sweeps of the hallways and corridors must be made at reasonable intervals or times to remove carts, trays, dishes, and so on, placed in the hallways or corridors by occupants. This easement is appurtenant to Air Space Unit L-6.

**P. EASEMENT FOR CHILDREN'S PROGRAMS.** The Owners of Unit 2002 and Air Space Unit L-7 have the right and an easement (but no obligation) to operate one or more children's programs on the Condominium. The Unit Owners of those Commercial Units may make these programs available to children of (i) Unit Owners and occupants, (ii)

occupants of the Accommodations of the Hotel or any Adjacent Project, (iii) potential purchasers of Units, Vacation Interests or Fractional Interests, while they are attending a sales presentation, and (iv) guests of any of these persons. The Owners of Unit 2002 and Air Space Unit L-7 may contract with someone else to operate such a program for them. The programs may involve use of the beach and other Common Elements. Each Interested Person understands, acknowledges and accepts that the use of this easement may result in increased noise and other nuisances, and partial closure of the beach and/or other Common Elements from time to time. Each Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions he or she may have arising from or with respect to the proper use of this easement, now or in the future, against the Owners of Unit 2002 and Air Space Unit L-7, and their respective Representatives, licensees and invitees, and each of their respective successors and assigns.

#### **Q. EASEMENT FOR FOOD AND BEVERAGE SERVICE.**

1) Air Space Unit L-6 has the following rights and easements:

(a) The right and an easement to place up to thirty (30) tables, with chairs and (if desired) umbrellas, in the Common Areas of the Vacation Support Property, and one hundred (100) tables, with chairs and (if desired) umbrellas, on the other New Common Elements;

(b) The right and an easement to provide food and beverage services to those tables and to customers elsewhere within the New Common Elements, including the right to employ waiters, waitresses, busboys, etc., to do so.

(c) The right and an easement across the General Common Elements to transport food, beverages, supplies, glasses, dishes, and so on to and from Air Space Unit L-6 (including the right to do so between Air Space Unit L-6 and other Air Space Units using the New Common Elements).

2) When using these rights and easements, the Owner of Air Space Unit L-6 has these duties:

(a) It must keep its tables, chairs and umbrellas in a neat and attractive condition at all times.

(b) It must pick up and remove all of its glasses, trays, dishes, trash, and so on in a timely fashion so as to maintain the premises in a good and orderly condition at all times.

(c) It must indemnify (which means that it agrees to pay) the Condominium Association and DVD from any claim, loss or damage resulting from any failure to do

these things. It is not liable, however, for misconduct or negligent acts or omissions of its customers or their guests.

3) The easements in this Section do not obligate the Owner of Air Space Unit L-6 to provide tables, chairs or umbrellas, or to provide food and beverage service or any related services, but permit it to do so. These easements are appurtenant to Air Space Unit L-6. The Owner of Air Space Unit L-6 has the right to authorize its Representatives, licensees and invitees to use these easements.

**R. EASEMENT FOR QUIET POOL PUMP ROOM ACCESS.** The Condominium Association has the right and an appurtenant easement to the pool pump facility located under a portion of Unit L-2 for the installation, maintenance, repair and replacement of water pumps, water filtering systems, and other equipment servicing the quiet pool, and for the installation, maintenance, repair and replacement of pipes, wires, cables, conduits, ducts, electrical equipment, vents, shafts, sewer lines, wiring and other transmission facilities and installations linking the pool pump facility to the quiet pool; provided, that:

1) The Owner of Unit L-2 shall have the right to designate the location of the pool pump facility and to relocate the same from time to time in its sole, absolute and unfettered discretion;

2) All such lines, facilities, equipment, apparatus, installations, etc., shall be constructed, installed or otherwise situated beneath the improved surface of the improvements of Unit L-2 or, in case there are no such improvements, below the grade level of such Unit (i.e., underground);

3) Within twenty-four (24) hours after completion of any construction, maintenance, repair or replacement of any such lines, facilities, equipment, apparatus, installations, etc., the finish of any Improvements of Unit L-2 are restored to a condition that is substantially the same as or better than the condition they were in before the activity occurred; and

4) All construction, maintenance, repair or replacement activity is completed within seventy-two (72) hours or such longer period as the Owner of Unit L-2 shall approve in writing.

**S. EASEMENT AREA FOR UNIT L-6.** Unit L-6 has the right and an appurtenant easement pursuant to which the Unit Owner may install, maintain, repair and replace a planter, fountain, waterfall or other water feature, grasses, shrubs, trees, gardens, and other landscaping, decorative rocks, or other decorative enhancements and Improvements in the portion of the New Common Elements identified as the "Easement Area" on the floor plans of Unit L-6 as shown on the Condominium Map. The easement includes the right to construct, maintain, repair and replace such Improvements provided that:

1) . Within thirty (30) days after completion of any such construction, maintenance, repair or replacement, the finish of any Improvements of General Common Elements affected by such activity are restored to a condition that is substantially the same as or better than the condition they were in before the activity occurred; and

2) All such construction, maintenance, repair or replacement activity is completed within a reasonable time after it begins. If there is a delay for reasons beyond the control of the Unit Owner or its contractors, the construction, maintenance, repair or replacement activity must be completed in the additional time reasonably needed to finish it by working on it diligently.

**7.2 DVD'S EASEMENT FOR NOISE, DUST, ETC.** DVD has an easement over, under and upon the Condominium and all of its parts, pursuant to which DVD and its Representatives, licensees and invitees have the right to create and cause noise, dust, soot, smoke, odors, surface water runoff, vibrations, and other nuisances or hazards in connection with (a) the use of the easements it has under this Section 7, (b) the development of any Adjacent Parcels, and/or (c) the use of DVD's Reserved Rights or any other rights of DVD described elsewhere in this Declaration, the Declaration of Merger or the Master Declaration. Each Interested Person: (i) understands, acknowledges and accepts that these activities may result in noise, dust, soot, smoke, odors, surface water runoff, vibrations and other nuisances and hazards, (ii) consents to this activity, and (iii) gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions that he or she may have, now or in the future, against DVD and/or its Representatives, licensees and invitees, and each of their successors and assigns. Each Unit Owner and other Interested Person assumes the risk of any property damage, personal injury or loss in property value arising from these activities. The rights of DVD under this Section 7.2 are included within DVD's Reserved Rights. Nothing in this Section 7.2 limits or otherwise affects any rights of DVD as the Master Declarant.

**7.3 GRANT OF ADDITIONAL EASEMENTS AND MODIFICATION OF EASEMENTS BY THE CONDOMINIUM ASSOCIATION.**

**A. EASEMENTS THROUGH COMMON ELEMENTS.** The Condominium Association has the right, exercisable by the Board, to designate, grant, accept, lease, convey, transfer, cancel, relocate and otherwise deal with any easements over, under, across, or through the Common Elements for any reasonable purpose. This includes, for example:

1) Any purpose necessary to the operation, care, upkeep, maintenance or repair of any Unit, the General Common Elements or any Limited Common Elements.

2) Any easements for utilities or for any public purpose. This would include, for example, pedestrian walkways, stairs, ramps, or other passageways, or restroom facilities.

During the Development Period, the Condominium Association must have the written consent of DVD before it can do any of these things.

**B. EASEMENTS THROUGH ADJACENT LANDS.** The Condominium Association has the right, exercisable by the Board, to accept, transfer, cancel, relocate and otherwise deal with any easement or license in favor of the Land or the Condominium for any reasonable purpose. This includes, for example, any of the purposes mentioned in Section 7.3A. During the Development Period, the Condominium Association must have the written consent of DVD before it can do any of these things. The Board may also use these rights if the owner of property that is subject to an easement or license in favor of the Land or the Condominium uses any right he or she has to require a change in the location of that easement or license area. DVD's consent is not required in this case.

**C. CONSENT OF OTHER PERSONS.** The Condominium Association may use its rights in this Section 7.3 without the consent or joinder of anyone else (except DVD as stated above). To the extent that the Condominium Association determines that the consent or joinder of any Interested Person (other than DVD) may be required or desirable in order to validate any act or thing done by the Condominium Association using its reserved rights, such consent or joinder may be accomplished by power of attorney or otherwise as provided in Section 37.1. The Condominium Association cannot use this power of attorney, however, to give the consent of DVD. Nothing in this Section 7.3 authorizes the Condominium Association to alter or otherwise deal with any easements granted or reserved in Sections 7.1, 7.2 or elsewhere in this Declaration without the written consent of the holder of any such easement.

**7.4 GRANT, MODIFICATION, ETC., OF EASEMENTS BY DVD.** Without limiting any rights of DVD as the Master Declarant, DVD hereby reserves, as among DVD's Reserved Rights, the following rights:

**A. EASEMENTS THROUGH COMMON ELEMENTS.** DVD reserves the right to designate, grant, accept, lease, convey, transfer, cancel, relocate and otherwise deal with any easements and/or licenses over, under, across or through the Common Elements as necessary or convenient to the use of any of DVD's Reserved Rights, or for any reasonable purpose. This includes, but is not limited to:

1) Any purpose necessary to the development, operation, care, upkeep, maintenance or repair of any Unit, the Common Elements or any Limited Common Elements.



2) Any easements for utilities or for any public purpose or to serve the Condominium or any Adjacent Project. This would include, for example, pedestrian walkways, stairs, ramps, paths, trails, bikeways, driveways, or other passageways, or restroom facilities. It also would include the right, for example, to permit the sharing of any telephone system, hot or cold water system, co-generation plant, drainage system, sewage system, sewer lift station, or other facilities serving the Condominium and any Adjacent Project.

**B. EASEMENTS THROUGH ADJACENT LANDS.** DVD also reserves the right to accept, transfer, cancel, relocate and otherwise deal with any easement or license in favor of the Land or the Condominium for any reasonable purpose. This includes, for example, any of the purposes mentioned in Section 7.4A, above. DVD may also use these rights if the owner of property that is subject to an easement or license in favor of the Land or the Condominium uses any right that such owner has to require a change in the location of that easement or licensed area.

**C. CONSENT OF OTHER PERSONS.** DVD may use its reserved rights in this Section 7.4 without the consent or joinder of anyone else. This is discussed in more detail in Section 29. To the extent that DVD determines that the consent or joinder of any Interested Person may be required or desirable in order to validate any act or thing done by DVD using its reserved rights, such consent or joinder may be accomplished by power of attorney or otherwise as provided in Section 29.

## **8. ALTERATION AND TRANSFER OF INTERESTS.**

**8.1 COMMON INTERESTS AND EASEMENTS.** Except as otherwise provided in this Declaration, a Unit's Common Interest and any easements in favor of the Unit, will each have these characteristics:

A. It will have a permanent character.

B. It cannot be changed without the consent of the Unit Owners of all affected Units. This consent must be expressed in an amendment to this Declaration. The amendment must be recorded. It must also contain the consent of each Mortgage Lender who has a first mortgage on an affected Unit but only if:

1) The Mortgage Lender is listed in the Condominium Association's record of ownership; or

2) The Mortgage Lender has given the Board notice of its interest through the secretary of the Condominium Association or the Property Management Company.

C. It cannot be separated from the Unit to which it is appurtenant.

D. It will automatically be transferred or encumbered with the Unit even if the deed, other conveyance document or encumbrance document does not say so.

**8.2 PARTITION.** "Partition" is the right of co-owners to ask a court to divide commonly owned property into separate parts for each co-owner. If the property cannot legally be divided, a court may order the property sold and divide the money from the sale among the co-owners. Except as otherwise provided in this Declaration, the Common Elements shall remain undivided, and no right shall exist to partition or divide any part of them except as permitted by the Condominium Law. Without limiting Section 514B-47(a) of the Condominium Property Act, no partition or division may take place without the prior written consent of each Mortgage Lender holding a first mortgage on a Unit, Vacation Ownership Interest, or Fractional Ownership Interest.

## **9. PURPOSES AND USE.**

### **9.1 RESORT UNITS.**

**A. HOTEL AND RESORT USE ONLY.** The Resort Units are restricted to nonresidential uses. Without limiting the preceding sentence, the Resort Units may only be used for hotel or resort uses, and then only as follows:

**1) THE RESORT UNITS MAY BE OCCUPIED AND USED FOR HOTEL OR TRANSIENT VACATION RENTAL PURPOSES.**

**2) THE RESORT UNITS MAY BE USED AS VACATION LODGINGS (FOR EXAMPLE, USE AS A WEEKEND RETREAT BY OWNERS AND THEIR GUESTS).**

**3) NO MATTER WHAT ELSE THE CONDOMINIUM DOCUMENTS SAY, THE RESORT UNITS MAY BE USED IN A FRACTIONAL PLAN IF DVD CREATES THE FRACTIONAL PLAN OR IF IT AUTHORIZES OR CONSENTS TO THAT USE IN A RECORDED DOCUMENT.**

**4) NO MATTER WHAT ELSE THE CONDOMINIUM DOCUMENTS SAY, THE RESORT UNITS MAY BE USED IN A VACATION PLAN IF DVD CREATES THE PLAN OR IF DVD AUTHORIZES OR OTHERWISE CONSENTS TO THAT USE IN A RECORDED DOCUMENT.** NOTE: A TIME SHARE PLAN IS A "VACATION PLAN."

**B. RESTRICTIONS ON USE.** The following rules apply except where this Declaration allows DVD or its Representatives, licensees and invitees to do otherwise:

1) The Resort Units and their Limited Common Elements must not be used to carry on any business, trade or profession.

2) The Resort Units and their Limited Common Elements must not be used for sales of any articles or goods.

3) No Unit Owner, Vacation Owner, Fractional Owner, Exchanger, lessee, tenant, occupant of a Vacation Home or other person (except DVD) can bring clients, customers or other business invitees onto the premises on a regular basis for business purposes.

4) No Unit Owner, Vacation Owner, Fractional Owner, or anyone else may use a Vacation Home as his or her permanent, primary or principal residence.

**C. RIGHTS OF UNIT OWNERS.** Subject to the restrictions in this Section 9.1, the Unit Owners have the absolute right to sell, lease, rent or otherwise transfer their own Units. This right is also subject to all other provisions of this Declaration and the Bylaws.

## 9.2 COMMERCIAL UNITS.

**A.** The Commercial Units are restricted to nonresidential uses. Without limiting the preceding sentence, the Commercial Units are established with the intent that business be conducted in them and, accordingly, they may be operated and used for any commercial purpose permitted by law and for hotel and resort purposes. This includes, but is not limited to USE AS HOTEL ROOMS OR TRANSIENT VACATION RENTAL UNITS, administrative offices, restaurants, bars, liquor stores and other retail stores, childcare center, health spas, fitness club, locker rooms, beauty shop, conference center, sales and marketing offices, and activity desks or offices.

**B.** Every Commercial Unit Owner has the absolute right to rent or lease all or any part of the Unit and/or its Limited Common Elements for any length of time and upon any terms and conditions that the Unit Owner chooses. The Unit Owner has the right to keep the rent and any other amounts paid pursuant to the rental agreement or lease.

**C.** Every Commercial Unit Owner may contract with various providers of goods and services, such as food and beverage operators, retail stores, childcare providers and other vendors, to provide goods and services at the Condominium. The Unit Owner may retain any compensation paid to the Unit Owner in return for permitting anyone to use space at the Condominium, whether that space is inside the Unit Owner's Unit or its Limited Common

Elements. A Commercial Owner's rights under this Subsection are subject to the exclusive rights of:

1) DVD under Section 7.1H;

2) Commercial Unit 2004 under Section 7.1N;

3) Air Space Unit L-6 under Section 7.1O and 7.1Q;

4) Commercial Unit No. 2002 and Air Space Unit L-7 under Section 7.1P; and

5) Any other exclusive rights granted or reserved in this Declaration.

**D. NO MATTER WHAT ELSE THE CONDOMINIUM DOCUMENTS SAY, ANY PART OR PARTS OF A COMMERCIAL UNIT (AND ANY UNITS THAT WERE FORMERLY PART OF A COMMERCIAL UNIT) MAY BE CONFIGURED FOR USE AS ONE OR MORE RESORT UNITS, AND THEN USED FOR ANY PURPOSE PERMITTED BY SECTION 9.1, INCLUDING BUT NOT LIMITED TO USE IN A FRACTIONAL PLAN OR VACATION PLAN CREATED OR AUTHORIZED BY DVD.** During any such use, Section 9.1 instead of this Section 9.2, will govern the use of those parts of the Commercial Unit, or formerly part of a Commercial Unit, being used for such purposes. It will be as if they were Resort Units.

**E.** Any amendment to this Section 9.2 and any amendment to the Condominium Documents that would limit or interfere in any way with the use of a Commercial Unit or its Limited Common Elements, or with access to or from the Commercial Unit or its Limited Common Elements, will not be effective without the written consent of the Unit Owner. This limitation does not apply to amendments made by DVD when using DVD's Reserved Rights.

**9.3 USE OF THE COMMON ELEMENTS.** Subject to the rights reserved by DVD elsewhere in or pursuant to this Declaration or the Bylaws:

**A.** Each Unit Owner may use the Common Elements for the purposes for which they were intended without hindering or encroaching upon the lawful rights of the other Unit Owners. This right is subject to the following:

1) The exclusive use of the Limited Common Elements as provided in this Declaration.

2) The easements granted or reserved in or pursuant to this Declaration or the Bylaws.

3) The right of the Condominium Association to amend this Declaration to change the use of the Common Elements or the right of the Board to lease or otherwise use the Common Elements for the benefit of the Condominium Association. The Board may only do so upon the terms and subject to the limits contained in the Condominium Law. See, for example, Section 514B-38 of the Condominium Property Act. However, no such lease, use or change in use may be made before the Development Period ends unless DVD consents to it in writing.

4) The right of DVD to change the use of or otherwise deal with the General Common Elements and/or Limited Common Elements in the exercise of DVD's Reserved Rights.

B. Each Commercial Unit Owner may operate and use any Limited Common Elements of that Unit for any purpose permitted by law and by Section 9.2. If a Limited Common Element is appurtenant to more than one Commercial Unit then these rules apply:

1) The Unit Owners of those Commercial Units may operate and use that Limited Common Element for any purpose permitted by law and by Section 9.2.

2) The Unit Owners of at least seventy-five percent (75%) of the Common Interests for all of the Units to which that Limited Common Element is appurtenant have the right to choose, and to change, the use of that Limited Common Element, so long as such Limited Common Elements remain subject to the easements granted or reserved in this Declaration or the Bylaws.

A Unit Owner has the right to keep all revenues generated by any business that the Unit Owner operates on the Limited Common Elements of his or her Commercial Unit.

C. Regardless of anything else stated in the Condominium Documents, neither the Board nor the Condominium Association has any right to change the use of or to lease or otherwise use any Limited Common Element of a Commercial Unit. The only exception is when the Unit Owners of all Units to which a Limited Common Element is appurtenant give their written consent in advance.

D. Regardless of anything else stated in the Condominium Documents, neither the Board nor the Condominium Association has any right, without first getting the written consent of the Unit Owner of each Commercial Unit affected, to obstruct the entrance to, or the visibility of any signage, notice, picture, placard, poster, or other advertising matter pertaining to or posted inside of any Commercial Unit, or on the exterior of the Building containing that Unit. However, any such signage and so on that is visible from outside of the Unit must not detract from the resort ambience of the Condominium.

#### 9.4 LIMITS ON USE OF THE UNITS AND COMMON ELEMENTS.

A. **PROMOTIONAL USE.** Notwithstanding the provisions of Sections 9.1, 9.2, 9.3, or any other provision of this Declaration, the Articles or the Bylaws, **no Unit Owner, lessee, tenant, occupant, or other Interested Person, or any licensee or invitee of any such person, can use the Condominium or any part of it:**

- **For the promotion or sale of Vacation Interests or Fractional Interests, whether directly or indirectly, or**
- **For the operation of a tour or activity desk or any other business that directly or indirectly promotes the sale of Vacation Interests or Fractional Interests.**

These restrictions are intended to benefit DVD alone and they will apply in every case unless DVD gives its written consent in a recorded document. Of course, these restrictions do not apply to DVD. DVD has the right to use its Units and DVD's Reserved Rights for the promotion and sale of Vacation Interests and/or Fractional Interests.

B. **TIMESHARE PLANS, FRACTIONAL PLANS AND CLUBS.** No timeshare plans, fractional plans, exchange programs or clubs, or travel or vacation clubs comprised of a trust, corporation, cooperative, limited liability company, partnership, equity plan, non-equity plan, membership program, or any such other similar programs, structures, schemes, devices or plans of any kind (a) shall be created, established, operated or maintained with respect to the Condominium or the Units; (b) shall acquire or accommodate Units, Vacation Ownership Interests or Fractional Ownership Interests; and (c) shall be permitted to incorporate a Unit, Vacation Ownership Interests or Fractional Ownership Interests into such entity, program, structure, scheme, device or plan, except by DVD or except with the prior written authorization from DVD, which authorization may be given or withheld in DVD's sole, absolute and unfettered discretion, and which authorization shall be evidenced by a written instrument executed by DVD, recorded in the Land Court or Bureau of Conveyances of the State of Hawai'i, as applicable, and containing a specific reference to this Declaration.

C. **ANIMALS.** Persons with handicaps or disabilities may keep specially trained animals in their Unit or Vacation Home, or elsewhere on the Condominium as provided by law. No other pets or other animals of any kind may be allowed or kept in any Units or Vacation Home or elsewhere on the Condominium except as explicitly provided in the

Condominium Rules and Regulations. Nothing in the Condominium Documents prohibits (i) DVD, DVCHMC or any of The TWDC Companies from keeping and maintaining animals on the Condominium, or (ii) the Condominium Association from keeping and maintaining birds, fish and other animals in facilities intended for such purposes (for example, koi ponds), as determined by DVD in its sole, absolute and undivided discretion.

**D. USE OF SHARED AREAS.** Use of the Shared Areas is available only to the persons and on the terms and conditions set by or pursuant to the Master Declaration. The Master Declarant may change the terms and conditions from time to time as provided in the Master Declaration. Except as otherwise provided in the Master Declaration, Shared Areas available at one time may not continue to be available, or to be available to Owners and occupants, in the future. Also, the Master Declarant may charge for the use of the Shared Areas. This Declaration gives Owners and occupants no greater rights than they otherwise have under the Master Declaration.

**E. USE OF KO OLINA RESORT.** This Declaration gives Owners and occupants no greater rights than they otherwise have under the Ko Olina Documents. For example, Owners and occupants have no right to use any "exclusive use areas" or private amenities of the Ko Olina Resort just because they are members of the Ko Olina Community Association or own a Unit, Vacation Ownership Interest or Fractional Ownership Interest or have the right to occupy a Unit.

**9.5 CHANGES TO CONDOMINIUM APPEARANCE.** Unit Owners are not allowed to change or cause a change to the exterior appearance of the Condominium unless they have the prior written consent of either the Board or the Property Management Company. This rule applies even though some of the Common Elements are Limited Common Elements of certain Units. This rule does not apply to:

A. DVD when using DVD's Reserved Rights, or

B. The Master Declarant when acting as permitted by the Master Declaration.

C. The Unit Owner of an Air Space Unit when constructing, adding to, changing, removing, or replacing one or more buildings or other Improvements located within the Air Space Unit.

The Board has the right to change the exterior appearance of the Condominium. During the Development Period, however, the Board cannot do so without DVD's prior written consent. Nobody is allowed to change the appearance of the Condominium in a way that will detract from the resort ambience of the project or that is not consistent with the Disney Standard.

## **9.6 MAINTENANCE AND REPAIR OF UNITS AND LIMITED COMMON ELEMENTS.**

A. Each Unit Owner must keep its Unit, and its Limited Common Elements, in good order and repair, and in a condition consistent with the Disney Standard. This includes not just the walls, windows, and so on but also includes all plumbing, electrical and other fixtures and equipment that are part of the Unit or its Limited Common Elements.

B. A Commercial Unit Owner has the right to make decisions on repairs or changes to the Unit's Limited Common Elements. If a Limited Common Element is appurtenant to more than one Commercial Unit then the Unit Owners of at least seventy-five percent (75%) of the Common Interests for all of those Units have the right to make decisions on repairs and changes to it. These rights of the Commercial Unit Owners are subject to the requirements of Sections 9.5 and 9.6A, and any additional other provisions of this Declaration that apply.

**9.7 DVD'S RIGHTS OF USE.** Regardless of anything else stated in the Condominium Documents:

A. DVD has the right to use any Unit that it owns for promotional purposes or in connection with the initial sale and/or any resale or other conveyance of Units, Vacation Interests, and/or Fractional Interests. This includes, for example, the right to use its Units (or any portion thereof) and their Limited Common Elements as model Vacation Homes, or as sales, management or administrative offices or to sell tours and activities or to provide services to the Unit Owners or other occupants of the Condominium.

B. DVD intends and expressly reserves the right to operate or permit the operation of a nightly rental program or hotel with respect to Units, Vacation Ownership Interests and Fractional Ownership Interests owned or otherwise possessed or controlled by DVD or any TWDC Company.

C. These rights are subject to any requirements of the zoning code and any other laws that may apply.

**9.8 EXEMPTIONS FOR PERSONS WITH DISABILITIES.** No matter what else the Condominium Documents say, and except as otherwise provided by law, Unit Owners who have disabilities, or whose personal household members have disabilities, are allowed reasonable exemptions from the requirements of the Condominium Documents when necessary and to the extent appropriate to enable them to use and enjoy their Units or the Common Elements. Any Unit Owner who has a disability or whose personal household member has a disability, and who wants an exemption must ask the Board in writing. The request must include a specific and detailed description of the exemption requested and the reason why the Unit Owner needs it. The Board

must not unreasonably withhold or delay its consent to the request. A request will be granted automatically unless the Board denies it in writing within forty-five (45) days after the Board receives it, or within forty-five (45) days after the Board receives any additional information reasonably required by the Board in order to consider the request, whichever occurs last.

## **10. THE CONDOMINIUM ASSOCIATION.**

**10.1 THE CONDOMINIUM ASSOCIATION.** The name of the Condominium Association is "Ali'i Nui Villas Condominium Association, Inc." It is a Florida not-for-profit corporation.

**10.2 CONDOMINIUM ASSOCIATION MEMBERSHIP.** Each Unit Owner is a member of the Condominium Association and only Unit Owners can be members. If more than one person is the "Unit Owner" of a given Unit or Unit Lease, each of them is a member. A person's membership ends automatically when he or she is no longer a Unit Owner. Membership in the Condominium Association is appurtenant to the Unit and cannot be sold, transferred, assigned, mortgaged, or otherwise separated from the Unit. Any attempt to do so is void.

### **10.3 VOTING RIGHTS OF OWNERS.**

A. Each Unit has a percentage vote in the Condominium Association equal to the Common Interest appurtenant to that Unit, as set forth in this Declaration or in any amendment to this Declaration.

B. The vote of each Unit must be cast by its Voting Representative. If a Unit is owned by more than one person or by a corporation or other entity, they must file a Voting Certificate with the Condominium Association, in accordance with the Articles and Bylaws, designating one of them to be the Voting Representative for that Unit with respect to voting in the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association.

1) The Voting Representative shall cast the vote of the Unit in meetings and on ballots of the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association, and shall represent the Unit at all meetings of those associations. The Voting Representative shall cast the entire vote of the Unit regardless of the objection of any of co-Owner of that Unit.

2) Each Unit Owner will be considered to have authorized the Voting Representative to act for him or her at any meeting or vote of the Condominium Association, the

Ko Olina Community Association and the Ko Olina Resort Operators Association. For this purpose, by accepting a deed or otherwise acquiring title to a Unit, Vacation Ownership Interest or Fractional Ownership Interest, each Owner irrevocably (permanently) gives the Voting Representative a special power of attorney (see Section 37.1) to: (i) sign and deliver any documents (including but not limited to any proxy forms prepared by the Condominium Association, the Ko Olina Community Association and/or the Ko Olina Resort Operators Association); and (ii) do everything else the Voting Representative deems necessary or appropriate to cast the vote of the Units at any meeting or in any vote of the Condominium Association, the Ko Olina Community Association and the Ko Olina Resort Operators Association.

**10.4 BOARD OF DIRECTORS.** The business and affairs of the Condominium Association are controlled by the Board. Except as limited by law or by the Condominium Documents, the Board may exercise all powers of the Condominium Association and must perform all of its duties. The Board may not, however, take any action that, by law or under the Condominium Documents, must be taken, authorized or approved by the Owners, or by some part or percentage of them. The Board may delegate its powers to the officers of the Condominium Association or to one or more professional managers hired by the Condominium Association, including but not limited to the Property Management Company. This authority is subject to any limits contained in this Declaration, the Articles of Incorporation or the Bylaws. The first Board will consist of the persons named in the Articles or otherwise appointed by DVD. At the Condominium Association's first annual meeting, the Owners will elect a new Board.

## **11. ADMINISTRATION OF THE CONDOMINIUM.**

**11.1 BY THE CONDOMINIUM ASSOCIATION.** Administration of the Condominium is vested in the Condominium Association. Owners participate only through the Condominium Association.

**11.2 CONDOMINIUM ASSOCIATION DUTIES AND POWERS.** Except as limited by the Articles of Incorporation, Bylaws, this Declaration, the Master Declaration or by law, the Condominium Association has and may exercise any or all of these powers and has each of these duties and obligations:

A. The powers, duties and obligations granted to or imposed on the Condominium Association in this Declaration, the Articles of Incorporation or the Bylaws;

B. The powers, duties and obligations of a not-for-profit corporation under the Florida Not-For-Profit Corporations Act;

C. The powers, duties and obligations of an association of condominium unit owners as provided in the Condominium Law; and

D. Any other duties and obligations imposed on it by law and any powers granted to it by law or that are necessary or helpful to carry out the functions of the Condominium Association under this Declaration, the Articles of Incorporation or the Bylaws, or that otherwise promote the general benefit of the Unit Owners.

**11.3 SPECIFIC POWERS AND DUTIES.** The Condominium Association has the power and duty to do the following things, among others:

**A. OPERATION AND MAINTENANCE OF COMMON ELEMENTS.** The Condominium Association will operate, maintain, repair, replace, and make Improvements to the Common Elements, except for:

1) Limited Common Elements that are expressly made by this Declaration the responsibility of individual Owners, or

2) Limited Common Elements the administration and maintenance of which is assumed by the Owners of the Units to which they are appurtenant as allowed in this Declaration (See Section 11.3G).

**B. PAYMENT OF EXPENSES.** The Condominium Association, acting as the agent of the Owners, must pay all Common Expenses of the Condominium. The Condominium Association may delegate this duty to the Property Management Company. The Condominium Association need not do anything it cannot pay for; it may just wait until it has the money.

**C. REQUIRED IMPROVEMENTS.** To the extent required by law, the Land Use Permits, or by any recorded document that applies to the Condominium (including but not limited to the Master Declaration), the Condominium Association must make, build, maintain and repair all fences, sewers, drains, roads, driveways, driveway ramps, curbs, sidewalks, streetlights, parking areas and other Improvements that must be made, built, maintained and repaired on, or next to, or in connection with, or for the use of the Condominium or any part of it.

**D. OBSERVANCE OF LAWS AND LAND USE PERMIT AND REQUIREMENTS.** The Condominium Association must obey and do anything required by all laws and regulations that apply to the Condominium or to the use of it from time to time and/or by all Land Use Permits.

**E. MAINTENANCE IN GOOD ORDER.**

1) The Condominium Association must repair, maintain, and keep all of the Common Elements and the

Association Property clean, neat, sanitary, attractive, and in good order and condition in accordance with the Disney Standard and the standards established in and other requirements of the Master Declaration. The Condominium Association may buy any materials and furnishings, and obtain any labor or services, necessary to do so. For example, it may buy or lease replacements for the Association Property.

2) If any Owner or an Owner's agent gives written notice of any material and substantial deficiency in the repair or maintenance of any Common Element, the Condominium Association, consistent with generally accepted standards of practice and sound business judgment, must, if practicable, start making the appropriate repairs or maintenance or corrections to the defect not less than thirty (30) days after receiving the notice. After starting the work, the Condominium Association must work diligently to complete it. The Owner must bear any costs of temporary relocation during the times when the Condominium Association is doing the maintenance and repairs.

3) The Condominium Association may perform maintenance and repairs on any Unit or Limited Common Element if:

(a) It is necessary to protect the Common Elements or any other Unit, and

(b) The Owner of the Unit fails or refuses to perform the maintenance or repair within a reasonable time after the Board delivers written notice to him or her describing the maintenance and repairs needed.

The Board will charge a Personal Assessment to that Unit for the cost of the maintenance or repair and any attorneys' fees and other expenses incurred in charging the Personal Assessment and all Collection Costs incurred in collecting it.

**F. RESTORATION OF PROPERTY.** The Condominium Association will rebuild, repair and restore the Property in accordance with the provisions of this Declaration.

**G. ADMINISTRATION OF LIMITED COMMON ELEMENTS.** Subject to the provisions of Section 9.5, the Unit Owner of a Commercial Unit has the right to assume administration and maintenance of one or more of its Limited Common Elements. If a Limited Common Element is appurtenant to two or more Commercial Units then the Owners of at least seventy-five percent (75%) of the votes for those Commercial Units have the right to assume administration and maintenance of it. In either case:

1) The Owner or Owners must give notice to the Condominium Association that they are assuming the administration and maintenance of the Limited Common Element;

2) The Owner or Owners must administer and maintain the Limited Common Element in a manner consistent with the Disney Standard and the Condominium Documents; and

3) The Owner or Owners may elect to pay directly all sums required to maintain that area. All such sums will be deemed sums paid for Common Expenses. Alternatively, at the request of such Unit Owner or Unit Owners, the Condominium Association and the Property Management Company must cooperate with such Unit Owner or Unit Owners by paying to them the part of the Assessments for the current Common Expenses collected to maintain that area, but not sums collected for reserves.

4) The Owner or Owners, or the percentage of them required to elect to assume administration of the Commercial Unit Limited Common Elements, may require that the Condominium Association resume the administration and maintenance of one or more Limited Common Elements by giving written notice to the Condominium Association of such election at least thirty (30) days in advance.

**H. CONSTRUCTION PLANS.** The Condominium Association must not erect or place on the Condominium any building or structure, including fences and walls, nor make material additions or structural alterations to or exterior changes of any Common Elements of the Condominium, except in accordance with plans and specifications prepared by a licensed architect and approved by (i) DVD (until the Development Period ends), and (ii) the Architectural Review Officer designated in or pursuant to the Master Declaration. After starting the Improvements, the Condominium Association must work diligently to complete them.

**I. IMPROPER USE.** The Condominium Association must not neglect or abuse the Condominium, or use it for any unlawful, improper or offensive purpose. It also must not allow anyone else to do so.

**J. TAXES AND ASSESSMENTS.** The Condominium Association must pay all taxes and assessments on the Condominium. This includes, for example, assessments by the Ko Olina Community Association and the Ko Olina Resort Operators Association. It also includes all assessments by the Hotel Condominium Association with respect to the Vacation Support Property. It also includes all governmental assessments. The Condominium Association may decide whether it should collect and pay amounts that are separately assessed to each Owner or whether it should permit the Owners to pay those sums directly. The Condominium Association will pay these taxes and assessments as the agent of the Owners, and only if it has funds to do so.

**K. LIENS OR CLAIMS.** The Condominium Association may, but need not, pay any amount necessary to discharge, directly or by bond, any lien or encumbrance levied against the entire Condominium or any part of it that may, in the Board's opinion, constitute a lien against the Condominium or against the Common Elements rather than merely against the interest of particular Unit Owners. If one or more Unit Owners are responsible for the existence of any such lien, they will be jointly and severally liable for the cost of discharging it or bonding against it, and the costs incurred by the Board by reason of such lien.

**L. PURCHASING UNITS.** The Condominium Association may buy, lease or otherwise acquire any Unit, or any Vacation Ownership Interest or Fractional Ownership Interest, on behalf of the Condominium Association. It may take title in the name of the Condominium Association or the Board may have someone else, such as a trustee, hold title.

**M. BORROWING MONEY.** Subject to any approval requirements and spending limitations contained in this Declaration, the Board may authorize the Association to borrow money to be used for the repair, replacement, maintenance, operation, or administration of the Common Elements of the Condominium, or to make any additions, alterations, and improvements to them. The cost of this borrowing, including, without limitation, all principal, interest, commitment fees, and other expenses payable with respect to this borrowing, will be a Common Expense (which will be a Common Expense allocable to Limited Common Elements to the extent that the funds are used for the benefit of such Limited Common Elements). Before borrowing money, the Board must obtain any consent of the Owners that is required under the Condominium Law.

**N. PROVISION OF UTILITIES TO UNITS.** The Condominium Association must provide to each Unit and its Limited Common Elements all water, sewer, electricity, and any other utility services and utilities that the Board deems necessary or appropriate. The Board will decide whether to obtain or cancel telephone, cable television, and similar services. The cost of the utilities will be charged either to the Unit or as a Common Expense or Limited Common Expense, as the Board decides in accordance with this Declaration.

**O. PROVISION OF COMMON ELEMENT UTILITIES.** The Condominium Association will provide all water, sewer, electricity, and any other services and utilities required for the Common Elements or as the Board deems necessary or appropriate.

**P. CONDOMINIUM RULES AND REGULATIONS.** The Condominium Association may adopt, publish and enforce fair and reasonable Condominium Rules and Regulations relating to the use by Resort Unit occupants of the General Common Elements and any Limited Common Elements

appurtenant to the Resort Units. DVD established the initial Condominium Rules and Regulations. The Condominium Association may change the Condominium Rules and Regulations from time to time. DVD also has certain rights to change the Condominium Rules and Regulations. The Condominium Rules and Regulations must be consistent with this Declaration, the Articles of Incorporation and the Bylaws. The Condominium Association must give notice to the Owners of any change in the Condominium Rules and Regulations. Notice of any amendment shall be: (i) either mailed, faxed, e-mailed or sent by other electronic or wireless means, as the case may be, by the Condominium Association to each Unit Owner or to the Unit Owner's designated representative at the Unit Owner's or designated representative's last known mailing address, e-mail address, fax number or other electronic address or number, prior to its effective date; or (ii) included as a part of a newsletter or other periodic report sent by the Condominium Association or the Property Management Company. The Condominium Association may also give this notice in any other way that is likely to be effective to give notice to the Unit Owners. Notice need not be given of any changes to the Property Management Company's internal, operational or proprietary policies, procedures or administrative practices or the interpretation and implementation of the Condominium Rules and Regulations. At any time when DVD holds a mortgage on or owns any Unit, no change to the Condominium Rules and Regulations will be effective without DVD's written consent.

**Q. EMPLOYMENT OF PERSONNEL.** The Condominium Association may designate, employ, train, supervise and dismiss any personnel necessary or useful to maintain, repair, replace, rebuild or restore the Common Elements or to operate the Condominium.

**R. ACCOUNTING SERVICES.** The Condominium Association may obtain and pay for any accounting services necessary or helpful to manage the Condominium.

**S. LEGAL SERVICES.** The Board may begin, defend, settle, or intervene on behalf of the Condominium Association in litigation, arbitration, mediation, or administrative proceedings in matters relating to (i) enforcement of the Governing Documents; (ii) damage to the Common Elements to the extent that the Condominium Association is obligated to maintain and repair them; (iii) damage to any part of any Unit to the extent that the Condominium Association is obligated to maintain and repair it; or (iv) damage to the Units that arises out of, or is integrally related to, damage to any the Common Elements or to any part of any Unit to the extent that the Condominium Association is obligated to maintain and repair them.

**1) CONDITIONS TO LITIGATION, ARBITRATION, OR OTHER PROCEEDINGS.** The Board shall not pay or

incur, or commit the Condominium Association to pay or incur legal fees and costs of more than \$50,000 in any lawsuit, arbitration or other legal proceeding in any dispute with DVD or any other of The TWDC Companies, unless it first meets each of these requirements:

(a) The Board must obtain from at least two Hawai'i law firms legal opinions written in clear and plain language, and containing:

(1) A list of all of the Condominium Association's claims, and all claims against the Condominium Association.

(2) An estimate of the likelihood of prevailing on each claim stated on a percentage basis. The estimate must be based on information then known to the Condominium Association. It cannot be based on assumptions or speculation.

(3) An estimate of the total amount of legal fees and costs, court costs and other expenses that the Condominium Association is likely to incur through the completion of the trial, arbitration or other proceeding (assuming that the Condominium Association will prevail on only those claims where the law firms give the Condominium Association more than a 60% chance of prevailing).

(4) An estimate of the likely award of damages to or against the Condominium Association, including legal fees and costs, court costs, and other expenses, for claims of the Condominium Association and for claims against the Condominium Association.

(5) An estimate of the total amount of any Special Assessments, or any increase in the Regular Assessments, that the Board may have to charge to the Owners to pay for legal fees and costs, court costs, and other expenses while the lawsuit or other legal proceeding is going on.

The estimates required by Subsections 11.3S.1(a)(3), 11.3S.1(a)(4), and 11.3S.1(a)(5) may be stated as a range (for example, \$50,000 to \$60,000) provided that the range is not so broad as to impair the ability of the Owners to make an informed decision, and in no case may the higher amount be more than twenty percent (20%) greater than the lesser amount.

(b) The Board must call a special meeting of the Condominium Association. The notice of the special meeting must include each of the following:

(1) A copy of every legal opinion obtained by the Board in connection with each claim, whether favorable or unfavorable;



(2) A document containing a table listing:

i. The Condominium Association's claims and all claims against the Condominium Association. Each claim must be listed on a separate row;

ii. For each claim:

a) The estimate of each law firm of the likelihood of prevailing on that claim;

b) The estimated amount of damages that may be awarded for claims of the Condominium Association, including legal fees and costs, court costs, and other expenses;

c) The estimated amount of damages that may be awarded for claims against the Condominium Association, including legal fees and costs, court costs, and other expenses; and

d) In the case of claims asserted or that may be asserted against the Condominium Association, a statement of whether the Condominium Association's insurance covers the claim, the amount of the policy limits, and whether the estimated amount of the damages, legal fees and costs, court costs, and other expenses, exceeds the policy limits.

(3) An estimate of the total amount of any Special Assessments, or any increase in the Regular Assessments, that the Condominium Association may have to charge to pay for legal fees, court costs, and expenses while the lawsuit, arbitration or other legal proceeding is going on.

(4) A description, written in clear and plain language, of any pending settlement offer by the other party or parties.

(c) At the special meeting, a Majority of the Total Voting Interests (not counting the Common Interests of any Units owned solely by DVD) must authorize the Board to start, prosecute and/or defend the lawsuit, arbitration or other legal proceeding.

(d) The Board has collected from the Owners an amount equal to the total amount of any Special Assessments, or any increase in the Regular Assessments, that the Board expects to charge to the Owners to pay for legal fees, court costs, and expenses while the lawsuit, arbitration or other legal proceeding is going on.

2) LIMITATIONS.

(a) The rule in Subsection 11.3S.1), above, does not apply to suits against DVD or any company related to it if the suit is filed solely to collect Assessments or

Contribution Contract payments that are past due or for breach of any contract to provide goods or services to the Condominium Association (for example, the Property Management Agreement).

(b) Prior to the completion of the special meeting required by Subsection 11.3S.1)(b), the Condominium Association may pay or incur legal fees, not to exceed the \$50,000 ceiling established in Subsection 11.3S.1), as necessary to:

(1) Obtain the legal opinions required by Subsection 11.3S.1)(a);

(2) File an answer to any complaint or other legal proceeding filed against the Condominium Association; or

(3) File a complaint or initiate any other legal proceeding necessary to prevent the loss of the Condominium Association's claim by reason of the expiration of the statute of limitations.

3) EVIDENCE. In a trial, arbitration or other legal proceeding about the Condominium Association's claims, nobody can introduce into evidence the opinions of the law firms obtained pursuant to Subsection 11.3S.1)(a). This includes DVD, the Condominium Association, the Owners, and everyone else. This paragraph does not preclude the presentation of the opinions in a hearing or proceeding to determine whether the requirements of Subsection 11.3S.1) have been satisfied.

4) C.P.I. ADJUSTMENTS. The \$50,000 ceiling contained in Subsection 11.3S.1) will rise or fall each year with the rate of inflation in Honolulu, Hawai'i, as measured by the C.P.I. Index. The amount of the increase or decrease will be equal to the percentage change between (i) the C.P.I. Index published for the year ending on December 31, 2012, and (ii) the C.P.I. Index for the most recently ended calendar year. For example, if the C.P.I. Index on December 31, 2015, is ten percent (10%) higher than the C.P.I. Index on December 31, 2012, then the ceiling would be \$55,000, determined as follows:

$$\begin{aligned} \text{Ceiling} &= \$50,000 + (\% \text{ change in C.P.I. Index of } \$50,000) \\ \text{Ceiling} &= \$50,000 + (10\% \text{ of } \$50,000) \\ \text{Ceiling} &= \$50,000 + \$5,000 \\ \text{Ceiling} &= \$55,000 \end{aligned}$$

5) THIRD-PARTY BENEFICIARIES. DVD and each of the other of The TWDC Companies are intended third-party beneficiaries of this Section 11.3S and may enforce it by injunction or in any other manner allowed by law or by the Plan Documents.

T. FINANCIAL STATEMENTS. The Condominium Association must prepare and make available to each Owner

the financial reports required by Section 12.14 of this Declaration.

**U. VOTING IN THE KO OLINA COMMUNITY ASSOCIATION.** The Voting Representative of each Unit shall be the "Voting Member" for that Unit in all meetings or votes of the Ko Olina Community Association (as "Voting Member" is defined in the Ko Olina Declaration) until such time as the board of directors of the Ko Olina Community Association calls for the election of a single Voting Member for the Condominium. At such time as the board of directors of the Ko Olina Community Association calls for the election of a single Voting Member for the Condominium, the Voting Representative for each Unit shall elect a Voting Representative to act as the Voting Member on behalf of the Unit Owners in meetings or votes of the Ko Olina Community Association, and must cast the votes of the Unit Owners and/or the Condominium.

**V. VOTING IN THE KO OLINA RESORT OPERATORS ASSOCIATION.** The Voting Representative of each Unit shall be the "Voting Member" for that Unit in all meetings or votes of the Ko Olina Resort Operators Association (as "Voting Member" is defined in the Ko Olina Declaration) until such time as the board of directors of the Ko Olina Community Association or Ko Olina Resort Operators Association (as applicable under the Ko Olina Documents) calls for the election of a single Voting Member for the Condominium. At such time as the board of directors of the Ko Olina Community Association or Ko Olina Resort Operators Association (as applicable under the Ko Olina Documents) calls for the election of a single Voting Member for the Condominium, the Voting Representative for each Unit shall elect a Voting Representative to act as the Voting Member on behalf of the Unit Owners in meetings or votes of the Ko Olina Resort Operators Association, and must cast the votes of the Unit Owners and/or the Condominium.

**W. MEMBERSHIP LIST.** The Condominium Association must keep an accurate current list of the names and mailing addresses of all Owners. It must update the list at least monthly. This list is called the "*Membership List*." The Condominium Association will furnish a copy of the Membership List to the Property Management Company, the Master Declarant or DVD promptly after any of them asks for it. The Property Management Company may establish reasonable rules and procedures governing times, places, and conditions to permitting a Unit Owner to obtain, inspect and/or copy the Membership List, or any other records of the Condominium Association from which a Membership List could be compiled, as it deems necessary in its sole, absolute and unfettered discretion to assist in assuring the confidentiality of the Membership List and that the Membership List is not used (i) for commercial purposes by anyone other than DVD or The TWDC Companies, (ii) in any way that violates any state or federal law including but not limited to privacy laws in any jurisdiction in which the

Condominium Association has members or any Vacation Ownership Plan or Fractional Ownership Plan is registered for sale, and (iii) for any improper purpose. Except to the extent otherwise required by applicable law, instead of releasing the Membership List or permitting inspection of the Membership List or information from which a Membership List may be compiled, the Condominium Association may offer to mail to the Unit Owners any proper documents and materials furnished to the Board by a Unit Owner for a proper purpose provided that the Unit Owner requesting the Membership List first deposits with the Association an amount sufficient to pay all costs of duplicating, stuffing, and mailing the documents and materials, including reasonable costs to the Association and the Property Management Company of responding to the request and arranging the mailing.

**X. ASSOCIATION PROPERTY.** The Condominium Association must accept title to any real or personal property transferred or leased to it by DVD. The Condominium Association may buy, lease, or otherwise acquire the use of one or more Units or other real property for use by the Condominium Association for Condominium Association purposes, including among other things, for use as a manager's apartment. The Board may mortgage, lease or rent the Association Property from time to time as it deems necessary or appropriate, consistent with the purposes permitted above. All costs, expenses, and liabilities incurred in connection with Association Property will be Common Expenses. The Condominium Association must buy and at all times have insurance on the Association Property; the requirements of Section 14.2 apply to the Association Property.

**Y. OTHER POWERS.** The Condominium Association may do anything else it deems necessary, desirable or useful to operate the Condominium or to maintain, repair, preserve or protect the Property. These powers are subject to any rights of (i) DVD, and (ii) the Master Declarant under the Master Declaration. These powers are also subject to any limitations imposed by law, in this Declaration or the other Condominium Documents, or in any of the other Governing Documents.

**Z. DELEGATION OF CONDOMINIUM ASSOCIATION POWER AND DUTIES.** The Condominium Association may delegate its power and duties under this Declaration to one or more agents, including, among others, the Property Management Company.

#### 11.4 PROPERTY MANAGEMENT.

**A. PROPERTY MANAGEMENT COMPANY.** The Association must hire and at all times it must have a Property Management Company.

**B. QUALIFICATIONS.** The Property Management Company must be properly registered with the Real Estate Commission of the State of Hawai'i as a real estate broker or condominium property manager. The Property Management Company may but need not be DVD or an affiliate of DVD. DVCHMC will be the initial Property Management Company.

**C. SELECTION.** DVD has the right to choose and employ the first Property Management Company for the Condominium. (At the outset, DVD is the only member of the Association.) If the first Property Management Company must be replaced for any reason, the Condominium Association must use its best efforts to hire and keep a responsible and reputable firm as the Property Management Company.

**11.5 THE MANAGEMENT CONTRACT.** The Property Management Company must sign a written contract (the "Property Management Agreement") containing the following provisions:

**A. PROPERTY MANAGEMENT COMPANY'S DUTIES.** The Property Management Agreement must require the Property Management Company to perform the duties and obligations of the Condominium Association except those that cannot be delegated by law or under this Declaration, the Articles of Incorporation or the Bylaws. It may permit the Property Management Company to delegate some or all of its power and duties to one or more agents or independent contractors of the Property Management Company for any period and upon any terms it deems proper.

#### **B. TERM.**

1) The Property Management Agreement may provide for an initial term of not more than five (5) years from the Starting Date. The "Starting Date" is the first date on which an instrument conveying a Unit, Vacation Ownership Interest, Fractional Ownership Interest or Unit Lease to someone other than DVD (or an affiliate of DVD) is recorded.

2) The Property Management Agreement may provide that when the initial term and each later term ends, the contract automatically will be renewed for three more years unless either party sends a written notice that it is not renewing the contract (a "Notice of Non-Renewal") to the other party at least ninety (90) days before the next renewal date. The Property Management Agreement also may provide that the Condominium Association cannot give a Notice of Non-Renewal without (i) the vote, at an annual or

special meeting of the Condominium Association held within one year before the renewal date, of a Majority of the Total Voting Interests, or (ii) the written assent of a Majority of the Total Voting Interests, which written assent must be obtained within one year before the renewal date. If the Property Management Agreement contains such a provision, then:

(a) If DVD holds a Majority of the Total Voting Interests in the Condominium Association, then the votes of DVD's Units, Vacation Ownership Interests and Fractional Ownership Interests will not be cast or considered when determining whether a Majority of the Total Voting Interests have voted or given their written assent to give the Notice of Non-Renewal; and

(b) A decision to cancel or not to renew the Property Management Agreement cannot be made by any officer of the Condominium Association or by the Board; neither the Condominium Association's officers nor its Board have the power or authority to do so; and

(c) Neither the Board nor any officer, director, employee or agent of the Condominium Association can give the Notice of Non-Renewal before the Condominium Association determines by vote or written assent of a Majority of the Total Voting Interests as provided above, not to renew the Property Management Agreement. Any Notice of Non-Renewal sent before then will not be effective. It will be void.

If the Condominium Association is controlled by Owners other than DVD, then the Property Management Agreement will not be subject to the term limitations set forth in Subsections 11.5B.1) and 11.5B.2).

**C. TERMINATION BY THE CONDOMINIUM ASSOCIATION.** The Condominium Association must have the right to terminate the Property Management Agreement at any time for cause whenever the Property Management Company violates a material part of it and fails to cure its violation within the time permitted by the Property Management Agreement or any longer time permitted by the Board. If the Property Management Company disputes the termination, the matter will be decided by arbitration under the Commercial Arbitration Rules of the American Arbitration Association if arbitration is requested by or on behalf of the Property Management Company. Only the Property Management Company may request arbitration. The Board will represent the Condominium Association in the arbitration.

**D. RESIGNATION.** The Property Management Agreement must provide that the Property Management Company can resign only if it gives written notice to the Board at least ninety (90) days in advance. If the Property Management Company resigns, then it must turn over to the

Board all books and records of the Condominium Association held by the Property Management Company and that relate to the management and operation of the Condominium. This does not require that the Property Management Company turn over internal or confidential or other records of the Property Management Company.

**E. POWERS AND DUTIES.** The Property Management Agreement must describe the powers and duties of the Property Management Company, including the powers and duties of the Property Management Company in:

- 1) The operation of the Condominium and the maintenance and repair of the Property.
- 2) The collection of Assessments.
- 3) The maintenance of all books and records concerning the Property.
- 4) Providing for the annual meeting of the Owners.
- 5) Performing any other functions and duties related to the maintenance of the Property or that are required by the Condominium Documents.

**F. FEES.** The Property Management Agreement must specifically state the fees to be paid to the Property Management Company by the Condominium Association. The fees do not have to be stated as a dollar amount. For example, the management fee may be set to a percentage of the Common Expenses or to costs plus a percentage profit.

**G. PROPERTY MANAGEMENT COMPANY'S INSURANCE.** The Property Management Agreement must require that the Property Management Company obtain errors and omissions insurance. The policy must name the Condominium Association, as agent for each of the Owners, as an insured. An "insured" is someone who is paid if there is a loss that is covered by insurance. The Condominium Association will pay for the insurance. The Board will decide what policy limits are appropriate. The Board will buy this insurance only if it is available at a reasonable price. The Board will decide what is reasonable, and its decision will be final. The Property Management Agreement may also provide that the Condominium Association must obtain a fidelity bond or buy fidelity insurance that is payable to the Condominium Association and that covers the activities of the Property Management Company. The amount of the fidelity bond or fidelity insurance must meet the requirements of any law that applies.

**H. ENTRY INTO UNITS.** The Property Management Agreement must state the authority of the Property Management Company or others authorized by the Property Management Company to enter into the Units for the purposes of maintenance and repairs, including emergency

repairs, and for the purpose of stopping or fixing a nuisance or dangerous, unlawful or prohibited activity being conducted in a Unit.

**I. RECORDS AND REPORTS.** The Property Management Agreement must identify the records to be kept by the Property Management Company and the periodic reports and other information to be communicated to the Condominium Association and the Owners.

#### 11.6 LEGAL REPRESENTATION OF OWNERS.

**A. REPRESENTING THE CONDOMINIUM ASSOCIATION OR OWNERS.** By acquiring a Unit, Unit Lease, Vacation Ownership Interest or Fractional Ownership Interest, each Owner agrees that the president of the Condominium Association or, if authorized by the Board, the Property Management Company may represent the Condominium Association or any two or more Owners similarly situated as a class in any proceeding concerning the Governing Documents, the Condominium, the Condominium Association, the Master Property, the Hotel, the Ko Olina Resort, the Ko Olina Community Association, and/or the Ko Olina Resort Operators Association. The president or the Property Management Company may begin, defend, intervene in, prosecute and settle any such proceedings. This does not, however, limit the rights of any Owner to appear, sue or be sued separately or to decide not to participate. The Board will supervise any legal representation by the president or the Property Management Company.

**B. POWER OF ATTORNEY.** By acquiring a Unit, Unit Lease, Vacation Ownership Interest or Fractional Ownership Interest, each Owner gives a special power of attorney (see Section 37.1) to the president of the Condominium Association and the Property Management Company, with full power to do anything necessary or helpful to represent the Owner as provided in Subsection 11.6A.

**C. SERVICE OF PROCESS.** Except as otherwise provided by law, process (such as papers for a lawsuit) for the Condominium Association may be served only on the registered agent of the Condominium Association or, if there is no registered agent, then on the Property Management Company.

**D. LIMITATIONS.** The authority of the president of the Condominium Association and Property Management Company under this Section is subject to the limitations contained in Section 11.3S.

#### 11.7 LIMITS ON LIABILITY.

**A. LIABILITY FOR OWNERS AND GUESTS.** Each Owner and every other Interested Person accepts and agrees that (i) the Condominium Association, The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC), and the Property Management Company, and

(ii) each of their respective Representatives, shall not be responsible or liable for the acts, failure to act or conduct of any Unit Owner or a Unit Owner's guests.

## 12. ASSESSMENTS.

### 12.1 DEFINITIONS.

A. "COMMON EXPENSES" means (i) all expenditures made by, or financial liabilities of, the Condominium Association for operation of the Property, including any allocations to reserves, and (ii) all other sums designated as Common Expenses by or pursuant to the Condominium Law, this Declaration the Articles of Incorporation or the Bylaws. For example, the following expenses are Common Expenses:

- ❖ The cost of all utility services. This includes, for example, water, electricity, gas (if any), garbage disposal, sewer, sewage treatment, telephone, and cable television. However this does not apply to costs of such services that are separately charged to the individual Units as provided in Section 12.4B.3).
- ❖ All costs (i) to maintain, repair, rebuild, upgrade, replace and restore the Common Elements; (ii) to make any additions and alterations to the Common Elements. This does not include, however, additions and alterations made by DVD in the exercise of DVD's Reserved Rights or by a Unit Owner who elects to do so using any right expressly provided to the Unit Owner in this Declaration); or (iii) for any labor, services, materials, supplies and equipment needed to do any of the things listed in (i) or (ii).
- ❖ The cost of buying any insurance or bonds that the Condominium Association must or may buy.
- ❖ Wages, accounting and legal fees, management fees, security costs, yard, janitorial and other similar expenses or services.
- ❖ All amounts assessed to the Condominium Association or to the Condominium, or to the individual Owners (including but not limited to Owners of Vacation Ownership Interests and Owners of Fractional Ownership Interests) or their Units (or Vacation Ownership Interests or Fractional Ownership Interests), by the Ko Olina Community Association or the Ko Olina Resort Operators Association in accordance with the Ko Olina Documents.
- ❖ All amounts incurred or paid by the Condominium Association to comply with the requirements of the Master Declaration, and all amounts assessed to the Condominium Association or to the Condominium, or to the individual Owners (including but not limited to Owners of Vacation Ownership Interests and Owners

of Fractional Ownership Interests) or their Units (or Vacation Ownership Interests or Fractional Ownership Interests), by the Master Declarant in accordance with the Master Declaration, including but not limited to any Shared Area Expenses.

- ❖ All amounts incurred or paid by the Condominium Association to comply with the requirements of the Hotel Documents, and all amounts assessed to the Condominium Association or to the Condominium, or to the individual Owners (including but not limited to Owners of Vacation Ownership Interests and Owners of Fractional Ownership Interests) or their Units (or Vacation Ownership Interests or Fractional Ownership Interests) by the Hotel Condominium Association pursuant to the Hotel Documents. However, unless the Board determines otherwise, assessments by the Hotel Condominium Association will not be Common Expenses if they are separately charged to the individual Unit Owners.
- ❖ All other expenses necessary to maintain, manage, and operate the Common Elements or any other part of the Condominium as to which the Condominium Association may exercise any powers or has any duties.
- ❖ The cost of pest control services, whether or not affecting any particular Unit or Units.
- ❖ All taxes or other governmental charges upon or charged to the Condominium or any part of it, or the use of all or any part of the Condominium. However, unless the Board determines otherwise, (i) real property taxes are not Common Expenses, and (ii) other taxes or governmental assessments will not be Common Expenses if they are separately charged to the individual Unit Owners or separately to each Unit and its Common Interest, or on the personal property or any other interest of the Unit Owner or Owners.
- ❖ Any liability for loss or damage arising out of or relating to the Common Elements, the use of them, or any accident, fire or nuisance on or in them.
- ❖ Any money owed by any Unit Owner, occupant, or other person to the Condominium Association to the extent the Board decides that it is uncollectible or too expensive to collect, as a practical matter.
- ❖ Amounts needed to make up any shortfall in funds needed to pay the Common Expenses for any prior year.
- ❖ All amounts that the Condominium Association collects for the Reserve Accounts. These are savings

accounts of the Condominium Association. The money is used to pay for Capital Improvements. "Capital Improvements" are things like replacing the roof, painting the buildings, other major repairs and maintenance, and remodeling the Property. Day to day maintenance and repairs are not Capital Improvements.

- ❖ Any amounts needed by the Board to buy one or more Units, Vacation Ownership Interests, and/or Fractional Ownership Interests in a foreclosure sale.

**B. "LIMITED COMMON EXPENSES"** means the Common Expenses for a given Limited Common Element.

**C. "GENERAL COMMON EXPENSES"** means all Common Expenses except the Limited Common Expenses.

**D. "BUILDING EXPENSES"** means all General Common Expenses for the buildings containing the Standard Units. This includes Building D and the Caldera building of Phase 1, Building A of Phase 2, Buildings E & G of Phase 3, and any other buildings containing Standard Units. Building Expense include for example:

- ❖ All costs for maintenance, repair, restoration, replacement, additions and improvements of the Common Element portions of the buildings containing the Standard Units, including any portions of the Reserve Accounts pertaining to those buildings.
- ❖ All costs of utility services for the Common Element portions of the buildings containing the Standard Units unless the Board determines that requiring the Condominium Association or the Property Management Company to cost account with regard to those utility expenses would substantially increase the costs of administration of the Condominium Association and outweigh the benefits to the Unit Owners of doing so.
- ❖ The cost of pest control services for the buildings containing the Standard Units, regardless of whether the Units in the buildings may also benefit from the pest control services.
- ❖ The cost of janitorial services for the Common Element portions of the buildings containing the Standard Units, excluding Limited Common Elements the administration and maintenance of which has been assumed by the Owner of the Unit to which the Limited Common Element is appurtenant.
- ❖ The cost of buying property insurance on the buildings containing the Standard Units. If a single policy premium is charged for the Condominium, the Board will request a breakdown of the policy premiums on a building-by-building basis. If the insurer is unable or

unwilling to provide the breakdown, then the Board will fairly and equitably allocate the cost of the insurance among the buildings based on the estimated costs of the insurance for each. If the Unit Owner of any Unit disputes the Board's allocation, the Unit Owner may require that the matter be submitted to arbitration. If the arbitrator's allocation is not more than ten percent (10%) different from the Board's allocation, then the Unit Owner must pay the costs of the arbitration and the Board's legal fees and costs. Otherwise, the Condominium Association must pay the costs of the arbitration and the Unit Owner's legal fees and costs.

Although Building Expenses are General Common Expenses, they are assessed only to the Standard Units, as provided in Section 12.4B.1).

**E. "FAIR SHARE"** means, for a given Unit, Vacation Ownership Interest or Fractional Ownership Interest, a share determined in accordance with Section 12.4.

**F. "FISCAL YEAR"** means tax year.

**G. "ASSESSMENTS"** means Regular Assessments, Special Assessments and Personal Assessments.

**H. "COMMENCEMENT DATE"** means, for any Unit, the date when the City and County of Honolulu first issues a temporary or permanent certificate of occupancy for that Unit.

**I. "COLLECTION COSTS"** means all costs incurred to collect sums due. It includes, but is not limited to the costs to collect overdue Assessments, collection agency fees and costs (to the extent not prohibited by Hawai'i law), foreclosure costs, court costs, and reasonable attorneys' fees, costs, and expenses.

## 12.2 THE ESTIMATED BUDGET.

**A. ANNUAL ESTIMATED BUDGET.** At least sixty (60) days before the end of each Fiscal Year, the Property Management Company will prepare and give to the Board an estimate of the Common Expenses for the following year. The estimate will cover all Units paying Assessments or expected to be paying Assessments by the start of the Fiscal Year. (Section 12.3 explains when Assessments start for a Unit.) This estimate must include, among other things, any information required by the Condominium Law and any other Hawai'i law that applies. Upon review and approval by the Board, this estimate (with any changes the Board makes) will become the "Estimated Budget" for that year. The Property Management Company must keep a list of the Units covered by the Estimated Budget.

**B. BUDGETING FOR RESERVE ACCOUNTS.** When it reviews and approves the Estimated Budget, the Board must

consider what specific Capital Improvements may be needed within any period of time up to twenty-five (25) years. The Board must then estimate: (i) the cost for each Capital Improvement; and (ii) the amount of money that should be saved each year to be able to pay for it when it is needed. In making these decisions, the Board may consider interest and other earnings on any funds held in Reserve Accounts. The Board must include these amounts in the Estimated Budget. The Board must budget for as many Reserve Accounts as it deems necessary. Its decision will be final. Each of these accounts must be earmarked for Capital Improvements.

1) **OTHER RESERVES.** The Condominium Association may establish Reserve Accounts for working capital and any other Reserve Accounts that the Board determines to be necessary or prudent in the exercise of its reasonable business judgment.

2) **LIMITATION ON LIABILITY.** Neither the Condominium Association, nor any Unit Owner, director, officer, Property Management Company, agent, or employee of the Condominium Association who makes a good faith effort to calculate the estimated replacement reserves for the Condominium Association, or to review the calculations made by someone else, will be liable if the estimate later proves incorrect.

3) **OWNERS' INTEREST IN RESERVES.** Except upon termination of the condominium property regime created by this Declaration, the interest of any Unit Owner in the reserves of the Condominium Association:

(a) Cannot be withdrawn or assigned separately, and

(b) Will be transferred automatically with each transfer of the Unit, Vacation Ownership Interest, or Fractional Ownership Interest, whether or not the deed or other transfer document expressly says so.

**C. LIMITS ON ASSESSMENTS.** The Board may impose as part of the budgeting process, without the vote or written approval of the Owners, an annual Regular Assessment that is as much as twenty percent (20%) greater than the annual Regular Assessment charged for the immediately preceding fiscal year. The Board may not adopt an Estimated Budget that increases the Regular Assessment of any Unit by more than twenty percent (20%) over the Regular Assessment for the previous year unless approved by DVD and by vote or written consent of a Majority of the Total Voting Interests excluding Units, Vacation Ownership Interests and Fractional Ownership Interests owned by DVD. No vote or written consent is required in these circumstances:

1) It is not required if the Regular Assessment for a Unit would not have exceeded the limit except for an

increase in taxes or other governmental assessments (for example real property taxes) or utility expenses.

2) It is not required if the funds are needed to pay the cost to comply with a court order or the requirements of the Hotel Documents, the Master Declaration, or the Ko Olina Documents.

3) It is not required if the funds are necessary for an emergency situation such as repairs or maintenance necessary for personal or public safety.

4) It is not required if the funds are necessary for repairs or maintenance that could not reasonably be foreseen by the Board in preparing its Estimated Budget.

The Board may propose a budget containing a Regular Assessment which is more than twenty percent (20%) higher than the Regular Assessment for the immediately preceding fiscal year to the Owners at a meeting of the Condominium Association or in writing, and if the proposed budget is approved at the meeting or by a Majority of the Total Voting Interests excluding Units, Vacation Ownership Interests and Fractional Ownership Interests owned by DVD, the proposed budget shall be adopted.

The rule limiting increases does not apply to Units not covered by the prior year's Estimated Budget. This might happen when, for example, when certificates of occupancy for a new phase of the Condominium are issued after the Fiscal Year begins.

**12.3 WHEN ASSESSMENTS BEGIN.** A Unit Owner, including DVD, shall become obligated for the payment of the share of the Common Expenses allocated to the Owner's Unit when the certificate of occupancy relating to the Owner's Unit is issued by the City and County of Honolulu. From then on, the Owner of the Unit, whether it is DVD or someone else, must pay a Fair Share of the Common Expenses.

**12.4 FAIR SHARE OF COMMON EXPENSES.** The Fair Share of the Common Expenses for each Unit shall be determined as follows:

**A. GENERAL RULE.** Except as otherwise provided by law or in this Declaration, the Common Expenses will be charged to the Unit Owners in proportion to the Common Interests appurtenant to their respective Units. The share for each Unit will be equal to the total amount of the Common Expenses multiplied by this fraction:

The Common Interest of that Unit  
The sum of the Common Interests of all Units

In making this calculation, only Units for which Assessments have begun, as provided in Section 12.3, will be considered.

**B. EXCEPTIONS.** Regardless of the rule in Section, 12.4A:

**1) LIMITED COMMON EXPENSES.**

(a) Except as otherwise provided in Sections 12.4B.1(b) and 12.4B.1(c), all costs and expenses of a Limited Common Element will be charged to the Unit to which the Limited Common Element is appurtenant. This includes, for example, all costs of maintenance, repair, replacement, additions and improvements to a Limited Common Element.

(b) If a Limited Common Element is appurtenant to more than one Unit, each of those Units will be liable for a share of the costs and expenses of that Limited Common Element. The share for each Unit will be equal to the total of the cost and expenses multiplied by this fraction:

The Common Interest of that Unit

The sum of the Common Interests of all Units to which that Limited Common Element is appurtenant

In making this calculation, only Units for which Assessments have begun, as provided in Section 12.3, will be considered.

(c) To require the Condominium Association or the Property Management Company to cost account with regard to certain expenses would substantially increase the costs of administration of the Condominium Association and outweigh the benefits to the Unit Owners of doing so. To simplify accounting for the Condominium, and despite what Sections 12.4B.1(a) and 12.4B.1(b) say, the Board may adopt a resolution determining that certain Limited Common Expenses (for example, the lanais of the Resort Units) will be assessed in proportion to the Common Interest appurtenant to each Unit, or in some other fair and equitable manner determined by the Board from time to time, in either case with the consent, during the development period, of DVD. The Board's resolution shall be final and binding in the absence of a determination that the Board abused its discretion or failed to obtain DVD's written consent when required.

**2) BUILDING EXPENSES.** Except as provided in 12.4B.1) with respect to Limited Common Expenses, Building Expenses will be allocated among the Units as provided below.

(a) **AIR SPACE UNITS.** Since the building or buildings and improvements located within the boundaries or "envelope" of an Air Space Unit are part of the Unit, the Unit Owner of the Air Space Unit must pay all amounts that otherwise would be Building Expenses if the Unit was a Standard Unit.

**(b) STANDARD UNITS.**

(1) All Building Expenses of the gazebo building will be assessed to the Gazebo Unit (Unit 4001).

(2) All Building Expenses of all other buildings that contain one or more Standard Units will be assessed to the Standard Units (other than the Gazebo Unit) except to the extent otherwise provided with respect to any Standard Units established in any amendment to this Declaration adding one or more additional buildings to the Condominium. The share for each Unit will be equal to the total amount of the Building Expenses for the buildings multiplied by this fraction:

The Common Interest of that Unit

The sum of the Common Interests of all Standard Units except the Gazebo Unit

In making this calculation, only Units for which Assessments have begun, as provided in Section 12.3, will be considered.

**3) UTILITY EXPENSES.**

(a) **DIVISION OF UTILITY COSTS BETWEEN RESORT UNITS AND COMMERCIAL UNITS.** To the extent that the cost of utility services to the Resort Units are not separately metered or check-metered, the Board will fairly and equitably allocate the cost of such utility services between (i) the Resort Units as a group, and (ii) the Commercial Units, individually or as a group. The Board's allocation shall be based upon estimated consumption and cost of utilities by the respective Units. If any Unit Owner disputes the Board's allocation, the Unit Owner may require that the matter be submitted to arbitration. If the arbitrator's allocation is not more than fifteen percent (15%) different from the Board's allocation, then the Unit Owner must pay the costs of the arbitration and the Board's legal fees and costs. Otherwise, the Condominium Association must pay the costs of the arbitration and the Unit Owner's legal fees and costs. After first dividing utility expenses between the Resort and Commercial Units as provided in this Subsection, the Board may then allocate a portion of such expenses to individual Units as provided in Section 12.4B.3)(b)(2) and 12.4B.3)(c)(3).

**(b) RESORT UNITS.**

(1) If the cost of utility services to the Resort Units and/or their Limited Common Elements are separately metered or check metered, then:

i. If the utility company provides separate bills for each Unit and/or its Limited Common Elements, the Unit Owner must pay the bill for his or her Unit directly to the utility company.



ii. Otherwise, the cost of the utility services to a Unit and/or its Limited Common Elements will be added to that Unit's Assessment for Common Expenses.

(2) For all utility expenses to the Resort Units and/or their Limited Common Elements that are not separately metered or check metered, the Board will allocate a share of the utility expenses to each of the Resort Units as a Common Expense. The share for each Resort Unit will be equal to the total of the cost of the utility service multiplied by this fraction:

The Common Interest of that Unit

The sum of the Common Interests of all Resort Units.

In making this calculation, only Resort Units for which Assessments have begun, as provided in Section 12.3, will be considered.

(3) The Board may collect charges for utilities under Sections 12.4B.3(b)(1)ii and 12.4B.3(b)(2) in the same manner as other Common Expense Assessments.

(4) If a Limited Common Element is appurtenant to more than one Resort Unit, then the cost of the utility services to that Limited Common Element will be divided as required by Section 12.4B.1).

**(c) COMMERCIAL UNITS.**

(1) The Board may authorize the installation of sub-meters or check meters to determine the actual use of utilities by certain or each of the Commercial Units and/or their Limited Common Elements.

(2) If the cost of utility services to the Commercial Units or their Limited Common Elements are separately metered or check metered, then:

i. If the utility company provides separate bills for each Unit and/or its Limited Common Elements, the Unit Owner must pay the bill for his or her Unit and/or its Limited Common Elements directly to the utility company.

ii. Otherwise, the cost of the utility service to a Unit or its Limited Common Elements will be added to that Unit's Assessment for Common Expenses.

(3) For all utility expenses to the Commercial Units and/or their Limited Common Elements that are not separately metered or check metered the Board will fairly and equitably allocate among the Commercial Units the cost of utility services that are not separately metered or check metered based upon estimated consumption and cost of utilities. If the Unit Owner of any Commercial Unit disputes the Board's allocation, the Unit Owner may require that the matter be submitted to

arbitration. If the arbitrator's allocation is not more than fifteen percent (15%) different from the Board's allocation, then the Unit Owner must pay the costs of the arbitration and the Board's legal fees and costs. Otherwise, the Condominium Association must pay the costs of the arbitration and the Unit Owner's legal fees and costs.

(4) The Board may collect charges for utilities under Sections 12.4B.3(c)(2)ii and 12.4B.3(c)(3) in the same manner as other Common Expense Assessments.

(5) If a Limited Common Element is appurtenant to more than one Commercial Unit, then cost of the utility services to that Limited Common Element will be divided as required by Section 12.4B.1).

(d) **COMMON ELEMENTS.** The cost of utility services for Common Elements is a Common Expense. The Unit Owners will pay this as provided in Section 12.4 for other Common Expenses, subject to the requirements of Section 12.4B.1) with respect to Limited Common Elements and Section 12.4B.2) with respect to Building Expenses.

(e) **METERED UTILITIES.** The Assessments charged to each Unit will be adjusted as necessary to avoid any duplication of charges for the cost of metered utilities.

**12.5 REGULAR ASSESSMENTS.**

A. The Owner of each Unit will pay a share of the Common Expenses, called the "Regular Assessment." The Regular Assessment for each Unit is set as follows:

1) For Units covered by the Estimated Budget, the Regular Assessment will be a Fair Share of the Estimated Budget.

2) For Units not covered by the Estimated Budget (for example, if the certificate of occupancy is issued at mid-year), the Regular Assessment will be the same as the Fair Share for a Unit having the same Common Interest multiplied by this fraction:

The number of full calendar months remaining in the Fiscal Year as of the Commencement Date for that Unit

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This way, each Unit where Assessments begin after the Fiscal Year starts will pay Assessments only for the months remaining in the Fiscal Year. This does not mean, however, that DVD may not require a purchaser to pay any amount, up to the full year's Regular Assessment, as part of any purchase agreement.

B. In addition, the Regular Assessment for a Unit, Vacation Ownership Interest or Fractional Ownership Interest owned by an Owner outside of the United States will include a surcharge in an amount set by the Property

Management Company from time to time to cover the added costs for postage, personal delivery, increased frequency of and costs associated with long distance and/or international communications, deliveries and so on, and also to cover any tax on the surcharge.

## 12.6 SPECIAL ASSESSMENTS.

**A. HANDLING SHORTFALLS.** If for any reason the Regular Assessments for the Common Expenses are, or will be, inadequate to pay all Common Expenses on time, the Board must estimate the shortfall. The Board must then (i) increase the next year's Estimated Budget to make up the shortfall, (ii) charge a Special Assessment, and/or (iii) borrow the funds needed to pay the shortfall, whether from the Reserve Account pursuant to Section 12.13C or from other sources.

**B. SHORTFALL'S RELATING TO DAMAGE OR DESTRUCTION.** If the Property is damaged or destroyed and the costs to repair or replace it cannot be fully paid from any insurance proceeds and the money from any appropriate Reserve Account, the Board has the same three choices. It may charge a Special Assessment, add the amount needed to next year's Estimated Budget or borrow funds, whether from the Reserve Account pursuant to Section 12.13C or from other sources. A Fair Share of the Special Assessment must be charged to all Units regardless of where or how the damage occurred or whether the Condominium Association is entitled to be repaid by an Owner or other occupant.

**C. HOW SPECIAL ASSESSMENTS ARE CHARGED.** To charge a Special Assessment, the Board must prepare and send to each Owner a supplemental budget showing the amount of the shortfall. The Board will charge to each Ownership Interest a Fair Share of the total shortfall shown on the supplemental budget.

**D. LIMITS ON SPECIAL ASSESSMENTS.** The total of all Special Assessments charged to a Unit in a Fiscal Year may not exceed 5% of the Regular Assessment for that Fiscal Year. The limit, however, is 10% for Special Assessments to pay the costs to repair or rebuild a damaged or destroyed Unit, Common Elements or the Association Property. The Board may exceed the limit if approved by DVD, and by the vote or written consent of a Majority of the Total Voting Interests held by Owners other than DVD. No vote or written consent is required, however, in these circumstances:

1) It is not required if the Special Assessment for a Unit would not have exceeded the limit except for an increase in taxes or other governmental assessments (for example real property taxes) or utility expenses.

2) It is not required if the funds are needed to pay the cost to comply with a court order or the requirements of

the Hotel Documents, the Master Declaration, or the Ko Olina Documents.

3) It is not required if the funds are necessary for an emergency situation such as repairs or maintenance necessary for personal or public safety.

4) It is not required if the funds are necessary for repairs or maintenance that could not reasonably be foreseen by the Board in preparing its Estimated Budget.

The rule limiting increases does not apply to Units not covered by the prior year's Estimated Budget. This might happen when, for example, the Commencement Date for a Unit occurs after the Fiscal Year begins.

## 12.7 PERSONAL ASSESSMENTS.

**A. A "Personal Assessment"** is charge for an expense that results from the act, failure to act, or other conduct of an Owner or occupant of a Unit, or any person under either of them (for example, a guest). Personal Assessments should not be confused with Regular and Special Assessments. The following expenses are examples of Personal Assessments:

- ❖ Expenses to the Condominium Association due to a person's intentional or negligent act or failure to act.
- ❖ Expenses to the Condominium Association resulting from any intentional or negligent violation of the Governing Documents.
- ❖ Collection Costs.
- ❖ Any late charges and interest on overdue payments.

**B. An Owner and his or her Unit will be liable or charged for all Personal Assessments resulting from the act, failure to act or conduct of the Unit Owner or an occupant of the Owner's Unit, or any person under either of them. Any Personal Assessment charged under this Section 12.7B will be secured by the Association's Lien described in Section 13.7.**

**C. Despite what Section 12.7B says, a Unit Owner and his or her Unit will not be liable or charged for the act, failure to act or conduct of: (i) a Vacation Owner or other person who reserves the use of a Unit pursuant to the Vacation Plan Documents, or (ii) a Fractional Owner or other person who reserves the use of a Unit pursuant to the Fractional Plan Documents, or (iii) an Exchanger, or (iv) any guest (including any licensee or invitee) of a person entitled to use a Unit in the circumstances described in (i), (ii) or (iii), above.**

**12.8 VACATION OWNERSHIP INTERESTS.** If a Unit is part of a Vacation Ownership Plan, then to the extent not

prohibited by law, the Board may, but does not have to, treat each Vacation Ownership Interest just as if it was a separate Unit for such purposes as the Board chooses. This means, among other things, that:

A. Each Owner of a Vacation Ownership Interest will be liable only for Assessments charged to him or her, or to his or her Vacation Ownership Interest;

B. The charge for each Vacation Ownership Interest will be set according to the formula or method for allocating expenses among Vacation Ownership Interests stated in the Vacation Plan Documents. In case of a combination Vacation Ownership Plan and Vacation Use Plan, sums not chargeable to the Vacation Ownership Interests will be charged to the Vacation Owners Association or whoever else holds title with respect to the Units;

C. Owners of other Vacation Ownership Interests in the same Unit will be liable only for Assessments charged to their own Vacation Ownership Interest. They will not, however, be jointly and severally liable for Assessments charged to the other Owners of that Unit (meaning the Owners of other Vacation Ownership Interests in the same Unit). Co-Owners of a single Vacation Ownership Interest will be jointly and severally liable for all Assessments charged to their Vacation Ownership Interest;

D. Under Section 13.7A, the Association's Lien will attach to each Vacation Owner's Vacation Ownership Interest for the amount of any Assessments charged to that Vacation Ownership Interest. The Association's Lien on one Vacation Ownership Interest will be separate from the Association's Lien on any other Vacation Ownership Interest in the same Unit;

E. The Condominium Association may foreclose the Association's Lien on one Vacation Ownership Interest without foreclosing the Association's Lien on any other Vacation Ownership Interest in the same Unit;

F. The Condominium Association may file a lawsuit against the Owner of one Vacation Ownership Interest without filing a lawsuit against the Owners of any other Vacation Ownership Interests in that same Unit; and

G. The Condominium Association may file a Notice of Lien on one Vacation Ownership Interest without filing a Notice of Lien on any other Vacation Ownership Interests in that same Unit.

**12.9 FRACTIONAL OWNERSHIP INTERESTS.** If a Unit is part of a Fractional Ownership Plan, then the provisions of Section 12.8 will apply to the Fractional Ownership Interests and Fractional Owners just as they apply to the Vacation Ownership Interests and Vacation Owners.

#### **12.10 DUTY TO PAY ASSESSMENTS.**

A. **PROMISE TO PAY.** By acquiring a Unit (or any Vacation Ownership Interest or Fractional Ownership Interest), an Owner promises to pay all Regular and Special Assessments charged to the Owner's Unit and all Personal Assessments charged to the Owner. Each Owner makes this promise whether or not he or she signs any document that expressly says so. If there is more than one Owner of a single Unit, each of them is jointly and severally liable to pay all such Assessments.

B. **DVD'S DUTY TO PAY; ALTERNATIVE ARRANGEMENT.** DVD must pay the Assessments for each Unit, Vacation Ownership Interest and Fractional Ownership Interest for the period during which DVD is the Owner of it. DVD may enter into a "Contribution Agreement" with the Condominium Association in which DVD agrees to pay a contribution to the Condominium Association to the extent permitted under the Condominium Law.

C. **PERSONAL OBLIGATION TO PAY.** Each Owner is personally obligated to pay on time all Assessments charged to the Owner or to the Owner's Unit, Vacation Ownership Interest or Fractional Ownership Interest. The amount of an Assessment will become the personal debt of the Owner as of the date when it is assessed. An Owner cannot avoid liability for Assessments by not using his or her Unit, Vacation Ownership Interest or Fractional Ownership Interest, or by abandoning it. Even if the Owner transfers the Unit, Vacation Ownership Interest or Fractional Ownership Interest to someone else, the Owner is still personally obligated to pay all Assessments due before the transfer takes effect.

D. **INTEREST, LATE CHARGES, ETC.** All sums not paid within fifteen days of the due date will be subject to: (i) interest at a rate set by the Board or, if no rate is set, then at one percent (1%) per month from the due date; and (ii) a late charge in the amount set by the Property Management Company or, if no amount is set, then fifty dollars (\$50). The Property Management Company may also charge a fee for returned checks or other payments not honored due to insufficient funds or for other reasons. An Owner must also pay all Collection Costs.

E. **HOW PAYMENTS WILL BE APPLIED.** Payments will be applied as provided in the Condominium Rules and Regulations. If the Condominium Rules and Regulations do not say how payments will be applied, then they will be applied (in equal shares for each Unit, Vacation Ownership Interest or Fractional Ownership Interest if the Owner owns more than one) first to Collection Costs, then to late charges, then to interest, then to the principal amount of the Assessment.

## 12.11 COLLECTING ASSESSMENTS.

**A. TIME AND METHOD OF PAYMENT.** An Owner must pay his or her Assessments to the Condominium Association. An Owner must pay his or her Regular Assessments yearly in advance unless the Property Management Company adopts a different payment schedule.

**B. BILLS FOR ASSESSMENTS.** The Condominium Association or Property Management Company will mail to each Owner, at the address shown on the records of the Condominium Association, a bill stating the due date and amount of the Assessment for the Owner's Unit. If a single Unit is owned by more than one person, the bill may be sent to any one or more of the co-Owners. No matter when the bill is sent, however, for the purpose of fixing the amount of any Association's Lien based on the Assessment, the Assessment will be considered due on the date stated in the bill.

**1) JOINT BILLINGS.** The Condominium Association or Property Management Company may join with the Hotel Condominium Association, any Vacation Owners Association, any Fractional Owners Association, the Master Declarant, DVCHMC and/or BVTC to send a single bill covering assessments due under the Condominium Documents, the Hotel Documents, the Vacation Plan Documents, the Fractional Plan Documents, the Master Declaration, or the "Membership Agreement" or "DVC Resort Agreement" as those terms are defined in that certain "Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Vacation Ownership Plan Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements" recorded in the Land Court as Document No. 3957910, as it has been or more later be amended. The Condominium Association may permit the Hotel Condominium Association, any Vacation Owners Association, any Fractional Owners Association and/or the Master Declarant to collect the Assessments and turn them over to the Condominium Association or Property Management Company provided that they have adequate fidelity insurance or bonds. The Condominium Association may also agree with the Hotel Condominium Association, any Vacation Owners Association, any Fractional Owners Association, the Master Declarant, DVCHMC and/or BVTC to act as their agent in collecting amounts due under the Hotel Documents, any Vacation Plan Documents, any Fractional Plan Documents, the Master Declaration, the Membership Agreement and/or the DVC Resort Agreement.

**C. PAYMENT OF PERSONAL ASSESSMENTS.** Personal Assessments will be paid at the time required by the Condominium Rules and Regulations. If the Condominium Rules and Regulations do not say when payments will be due, then Personal Assessments must be paid within thirty (30) days after a bill for the Personal Assessment is mailed.

**D. COLLECTION POLICIES.** The Board may establish collection policies and procedures or may delegate the authority to do so to the Property Management Company. The Board may also compromise and settle disputed amounts and may delegate the authority to do so to the Property Management Company.

**12.12 USE OF AMOUNTS COLLECTED.** Assessments must be used exclusively for these purposes:

- ❖ To pay Common Expenses,
- ❖ To promote the recreation, health, safety and welfare of the Owners or for any other purpose permitted by the Condominium Law,
- ❖ To improve, operate, maintain, repair and replace the Property,
- ❖ To pay amounts due under the Governing Documents, or
- ❖ To operate and manage the Condominium and to pay any expenses incurred by the Condominium Association in performing its duties.

## 12.13 DEPOSIT AND USE OF FUNDS.

**A. MANAGEMENT OF ACCOUNTS.** All amounts received by the Condominium Association or Property Management Company will be deposited in the general account promptly after being received. Money received for any Reserve Accounts will be transferred to those accounts promptly. All accounts must be established with a safe and responsible depository (such as a bank, savings and loan association, or trust company) in Hawai'i or, unless prohibited by the Condominium Law, another state. This money may be placed in a savings or checking account. It also may be invested in treasury bills or certificates of deposit or other obligations of an agency of the United States of America (such as U.S. savings bonds) or obligations that are fully guaranteed as to principal by an agency of the United States of America. It also may be invested in any other investments authorized for a condominium unit owners association under Part VI of the Condominium Property Act (even though Part VI does not apply to the Condominium). All interest and other earnings will belong to the Condominium Association. All amounts collected or held by the Property Management Company on behalf of the Condominium Association will be kept in segregated accounts separate from amounts collected from the owners of real estate in other real estate developments managed by the Property Management Company.

**B. THE GENERAL ACCOUNT.** The Board may spend the money in the general account to pay Common Expenses as permitted by the Condominium Documents.

**C. THE RESERVE ACCOUNT.** Any part of the Regular Assessment that is intended for the Reserve Accounts must be placed in a separate account. The Board will authorize payments from the Reserve Accounts as needed. Money in the Reserve Accounts will be considered conclusively to be savings of the Owners of the Units held for their benefit to pay for Capital Improvements or other capital expenses. Any part of an Owner's Assessments used or to be used by the Condominium Association for Capital Improvements or any other capital expense will be treated as a capital contribution by the Owner. It will be credited by the Condominium Association on its books as paid-in surplus. It will not be treated as income to the Condominium Association or to the Owners.

Money in the Reserve Accounts may be used only to pay for Capital Improvements. However, the Board may borrow money from a Reserve Account to meet short-term cash-flow requirements or other expenses. Before doing so, the Board must make a written finding that explains the reason that the loan is needed and describing when and how the money will be repaid to the Reserve Account. This finding must be recorded in the Board's minutes. The Board must see that the money is repaid to the Reserve Account within one year of the date of the initial borrowing. However, the Board may delay repayment temporarily if it makes a written finding that doing so is in the best interests of the Condominium. The Board must exercise prudent fiscal management in maintaining the integrity of the Reserve Accounts. If necessary, it must charge a Special Assessment to repay the full amount borrowed from the Reserve Account. The Board can extend the due date for a Special Assessment. Any extension will not prevent the Board from using any legal remedy it has to collect an unpaid Special Assessment.

#### 12.14 FINANCIAL REPORTS.

The Condominium Association must prepare and make the following documents available to each Owner:

**A. THE ESTIMATED BUDGET.** Copies of the proposed budget and proposed assessments shall be transmitted to each Owner at least fourteen (14) days prior to the meeting at which the proposed budget is to be considered, together with a notice of the meeting which shall state the time and place of the meeting. The meeting shall be open to all Owners. If the proposed budget is subsequently amended before the Assessments are made, a copy of the amended proposed budget or a description of any changes in the adopted Estimated Budget and a disclosure regarding the Owner's rights to receive a copy of the adopted Estimated Budget shall be furnished to each Owner.

**B. YEARLY AUDIT.** Each year, the Property Management Company, or the Board if there is no Property Management Company, must arrange for an independent

audit of the Condominium Association's financial accounts. The audit must be conducted by a certified public accountant in accordance with generally accepted accounting principles. The Condominium Association must make the audit available to Owners upon request starting one hundred and eighty (180) days after the close of the Fiscal Year, or at such earlier time as shall be required by applicable law. The audit must include a report (the "Annual Report") that includes each of these things:

1) A balance sheet as of the end of the Fiscal Year.

2) An operating (income) statement for the Fiscal Year.

3) A statement of the net changes in the financial condition of the Condominium for the Fiscal Year.

4) For any Fiscal Year in which the gross income to the Condominium Association exceeds seventy-five thousand dollars (\$75,000), a copy of the review of the Annual Report prepared in accordance with generally accepted accounting principles.

5) A list of the names and the method of contacting the Board members.

6) Any other information required by applicable law.

**C. ESTIMATED BUDGET AND AUDIT SUMMARY.** Instead of providing a copy of the Estimated Budget and Annual Report as required by Sections 12.14A and 12.14B, the Board may elect to provide a summary of the Estimated Budget and Annual Report to the Owners along with a written notice that the Estimated Budget and Annual Report are available at the business office of the Condominium Association or at another suitable location within the boundaries of the Condominium, and that copies will be provided upon request and at the expense of the Condominium Association. If any Owner requests that a copy of the Estimated Budget and Annual Report required by Sections 12.14A and 12.14B be provided to the Owner, the Condominium Association must provide the copy to the Owner by facsimile, electronic mail, or first-class United States mail at the expense of the Condominium Association and delivered within 10 days. The written notice that is distributed to each of the Owners must be in conspicuous 14-point type on the front page of the summary of the Estimated Budget and Annual Report.

**12.15 VACATION AND FRACTIONAL OWNERSHIP PLAN.** Regardless of what Section 12.4B says, if any Unit is included in a Vacation Ownership Plan, the Board will collect and pay taxes, assessments and costs of utility services to all of the Resort Units in the same manner as Common Expenses and will continue to do so unless the

Vacation Owners Association asks it not to do so. Likewise, if any Unit is included in a Fractional Ownership Plan, the Board will collect and pay taxes, assessments and costs of utility services to all of the Resort Units in the same manner as Common Expenses and will continue to do so unless the Fractional Owners Association asks it not to do so. The Board will do so in this way:

A. All such sums paid for or on account of the Resort Units included in a Vacation Ownership Plan will be charged to the Vacation Ownership Interests. The charge for each Vacation Ownership Interest will be set according to the formula or method for allocating expenses among Vacation Ownership Interests stated in the Vacation Plan Documents. In case of a combination Vacation Ownership Plan and Vacation Use Plan, sums not chargeable to the Vacation Ownership Interests will be charged to the Vacation Owners Association or whoever else holds title with respect to the Units.

B. All such sums paid for or on account of the Resort Units included in a Fractional Ownership Plan will be charged to the Fractional Ownership Interests. The charge for each Fractional Ownership Interest will be set according to the formula or method for allocating expenses among Fractional Ownership Interests stated in the Fractional Ownership Plan Documents. In case of a combination Fractional Ownership Plan and Fractional Use Plan, sums not chargeable to the Fractional Ownership Interests will be charged to the Fractional Owners Association or whoever else holds title with respect to the Units.

C. All such sums paid for or on account of the Resort Units that are not included in a Vacation Ownership Plan or Fractional Ownership Plan will be charged to those Units. The Unit Owners of each of those Units must pay the amounts actually charged to his or her own Unit (i) directly in the case of taxes and assessments, and (ii) in the manner provided in Sections 12.4B.3(a) and 12.4B.3(b) in the case of utility charges.

D. All such sums paid for or on account of the Commercial Units will be charged to the Unit Owners of the Commercial Units (i) directly in the case of taxes and assessments, and (ii) in the manner provided in Sections 12.4B.3(a) and 12.4B.3(c) in the case of utility charges. Each Commercial Unit Owner must pay the amounts actually charged to its Unit. To the extent that the taxes or assessments are separately assessed or utility services separately metered or check metered, instead of having the Condominium Association collect and pay those amounts, the Board may direct or permit the Commercial Unit Owner to pay those costs (i) directly in the case of taxes and assessments, and (ii) in the manner provided in Section 12.4B.3(c)(2) in the case of utility expenses.

E. If the board collects and pays charges for taxes, assessments and costs of utilities as provided in this Section 12.15, each Unit's Assessments must be adjusted as necessary to avoid any duplication of charges to the Unit.

### 13. ENFORCEMENT.

13.1 DUTY TO COMPLY. All Unit Owners, their tenants, families, servants, guest, and invitees, and anyone else who may in any manner use the Condominium, or any part of it, are bound by and must comply strictly with the Condominium Documents and all agreements, decisions and determinations of the Condominium Association as lawfully made from time to time.

13.2 ENFORCING THE CONDOMINIUM DOCUMENTS. If anyone violates the Condominium Documents, the Board or the Property Management Company (acting on behalf of the Condominium Association) has full power and the right to enforce compliance in any manner permitted in the Condominium Documents and by law. DVD has the right to enforce any rights that it has under the Condominium Documents in any manner permitted by law or the Condominium Documents. The enforcement powers provided by law or contained in the Condominium Documents are "cumulative." This means they may be used one at a time or all at once. By acquiring a Unit, Vacation Ownership Interest or Fractional Ownership Interest, each Owner promises and agrees that the Condominium Association, the Property Management Company and DVD have all the rights, powers and remedies provided by law or in the Condominium Documents.

A. PRIOR FAILURE TO ENFORCE. Failure to enforce any provision of the Condominium Documents does not mean that the provision cannot be enforced later.

B. ATTORNEYS' FEES AND COSTS. The Condominium Association (and the Property Management Company if authorized by the Condominium Association) may employ an attorney to enforce the Condominium Documents against any Owner or occupant. If so, the Owner or occupant must pay, in addition to any other amounts due, all reasonable attorneys' fees and costs incurred by the Condominium Association and/or the Property Management Company. Likewise, DVD may employ attorneys to enforce its rights under the Condominium Documents and has the right to recover its reasonable attorneys' fees and costs. In the case of unpaid Assessments, and except to the extent prohibited by the Condominium Law, the Condominium Association or Property Management Company also may employ one or more collection agents and the Owner or occupant must pay all Collection Costs incurred by the Condominium Association or the Property Management Company.

### 13.3 RIGHT OF ENTRY.

**A. RIGHT TO STOP CERTAIN ACTIVITIES.** In addition to any other rights that they may have, the Condominium Association and the Property Management Company have the right and power to stop ("abate") any activity or condition or to remove anything that:

- 1) Violates the law or any of the Governing Documents,
- 2) Is unauthorized, prohibited, harmful, offensive or potentially dangerous to others or their property, or
- 3) Threatens the property, rights or welfare of others.

**B. RIGHT OF ENTRY.** The rights of the Condominium Association and the Property Management Company under Section 13.3A include the right and power to enter any Unit or Vacation Home at any time and to use any means and as much force as is reasonable under the circumstances. Neither the Condominium Association nor the Property Management Company will be liable to the Unit Owner or occupant for doing so. This includes claims for trespass or anything else. The Condominium Association and the Property Management Company can use these rights only when the violation poses an immediate, substantial and undeniable threat to life, safety or property of any Unit Owner, member of his or her family, tenant, guest or invitee

#### 13.4 SUSPENSION OF PRIVILEGES; FINES.

**A. SUSPENSION.** If any Owner or the Owner's guests violate the Condominium Documents, the Condominium Association may charge the Owner a money penalty and/or suspend the Owner's rights and privileges under the Condominium Documents, including the Owner's voting rights.

**B. HEARING.** Unless the suspension of rights and privileges is due to the Owner's failure to pay Assessments or any other charges due to the Condominium Association or the Property Management Company, the Board must meet and permit the Owner to present his or her case before it fines the Owner or suspends the Owner's rights and privileges. The Board must give the Owner written notice of the meeting at least fifteen (15) days in advance. If the notice is given by mail, it must be sent to the Owner's last known address, as shown in the Condominium Association's records. The notice must state the purpose of the meeting and the reason for seeking the suspension or fine. The Owner has the right to be heard, orally or in writing, on why the penalty should not be imposed or the rights and privileges suspended. Unless otherwise required by law, the Board will decide whether the Owner's defense will be oral or written. The Board will decide whether to fine the Owner or to suspend the Owner's rights and privileges. The Board

cannot act, however, unless a quorum is present and the meeting is held as provided in the Bylaws.

**C. WHEN THE FINE OR SUSPENSION TAKES EFFECT.** The Board or Property Management Company must give the Owner written notice of any fine charged to the Owner and the reasons for it. The Board or the Property Management Company must give written notice of any decision to suspend an Owner's rights and privileges immediately after the decision is made. Any disciplinary action will take effect fifteen (15) days after the date that the notice is given.

**D. WHEN PRIVILEGES WILL BE RESTORED.** If an Owner is suspended for failing to pay amounts due under the Condominium Documents, the suspended privileges and services will be restored automatically fifteen (15) days after the Condominium Association receives the Owner's payment, in cash or by cashier's or certified check, of all amounts due and any fine imposed. If an Owner is suspended for any other reason, the suspended privileges and services will be restored automatically at the end of the period stated in the suspension notice and/or after the Condominium Association receives the Owner's payment of any fine, as applicable.

**E. THE PROPERTY MANAGEMENT COMPANY'S ROLE.** The Board may delegate to the Property Management Company the power to carry out any disciplinary actions imposed by the Board. The Board also may delegate to the Property Management Company the authority (i) to suspend an Owner's rights and privileges under the Condominium Documents in cases where the Owner has not paid all Assessments due, and (ii) in all other cases, to conduct the hearing required by Section 13.4B and to decide whether to suspend the Owner's rights and privileges.

**13.5 ENFORCEMENT BY FILING A LAWSUIT.** The Condominium Association, the Property Management Company, the Master Declarant, DVD and/or any Owner may ask a court to enforce the Condominium Documents and ask for any appropriate relief. For example, the appropriate relief could be damages or an order specifically enforcing those documents, or a combination of those things. The Condominium Association or the Property Management Company may also seek judicial enforcement of the liens provided by this Declaration and any other lien provided by law, and have the right to take the Unit, Vacation Ownership Interest or Fractional Ownership Interest of any defaulting Owner in any lawful manner.

**A. A VIOLATION IS A NUISANCE.** Each violation of the Condominium Documents is declared to be a nuisance. The Condominium Association, the Property Management Company, the Master Declarant and/or DVD may seek an "injunction" (a court order requiring someone to do or stop

doing something) or any other appropriate relief to stop the nuisance.

**B. DISPUTES WITH DVD.** No matter what else the Condominium Documents say, any dispute between the Condominium Association and DVD with respect to whether DVD has satisfied any conditions to the exoneration or release of any bond, cash deposit, letter of credit or other financial assurance posted as security for DVD's obligations (i) to pay any Assessments due under the Condominium Documents, or (ii) to pay any amounts agreed to under a Contribution Agreement, must, at the request of either party, be submitted to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association.

**13.6 COLLECTION OF RENTS.** If a Unit Owner (other than DVD) is more than sixty (60) days late in paying any Assessment, and does not make that payment within ten (10) business days after the Condominium Association sends a written demand to pay then for so long as the default continues, the Board may demand in writing and receive from the Unit Owner's tenant any rent due up to the full amount owed by the Unit Owner to the Condominium Association, including interest, if any. Of course, the Condominium Association may not demand that the tenant pay more than the amount of rent due from the tenant to the Unit Owner under the lease or rental arrangement. Any amount paid by the tenant under this Section 13.6 will discharge that amount of payment from the tenant's rent obligation. Even if the Condominium Association demands and receives any rent from a tenant, this will not release or discharge (i) any obligations of the Unit Owner remaining unpaid or unperformed, (ii) any other duties of the Unit Owner, or (iii) any rights of the Condominium Association under the Condominium Documents. The Condominium Association must comply with the requirements of the Condominium Law when exercising its rights under this Section 13.6.

### **13.7. THE ASSOCIATION'S LIEN; FORECLOSURE.**

**A. LIEN.** The Condominium Association has a lien (the "*Association's Lien*") on each Unit for all amounts charged to it or its Owner. This means that the Unit is collateral for the Unit Owner's obligations to obey the Condominium Documents and to pay all Assessments, including late charges, interest, and Collection Costs. If the Owner fails to pay, the Condominium Association may foreclose the Association's Lien. This means that the Unit will be sold and the money from the sale will be used to pay the amounts owed. The Association's Lien will cover all interests in a Unit, including, for example, (i) the seller's and the buyer's interests under any Agreement of Sale, and (ii) all condemnation and insurance proceeds relating to a Unit. The recording of this Declaration is notice of the

Association's Lien to each and every person who has or acquires any interest in or to any Unit, now or later.

### **B. EFFECT OF ASSOCIATION'S LIEN.**

**1) EFFECT ON A NEW OWNER.** In this Section 13.7B, "*Prior Owner*" means the Owner who transfers a Unit, and "*New Owner*" means the person to whom the Unit is transferred. If a Unit is transferred, the New Owner is not personally responsible to pay Assessments due before the date the transfer took place. However, the Unit still will be subject to the Association's Lien for all the unpaid Assessments of the Prior Owner. As a result, the Condominium Association still may foreclose the Association's Lien on the Unit. If so, the Unit would be taken from the New Owner and sold to pay the amounts due. The New Owner would receive only the money that is left, if any, after all unpaid Assessments have been fully paid.

**(a) STATEMENT OF UNPAID AMOUNTS.** A New Owner can avoid this problem by asking the Condominium Association for a statement of unpaid amounts. Any Owner, Mortgage Lender, potential Mortgage Lender or potential buyer may ask the Condominium Association for a letter listing all amounts unpaid with respect to the Unit. Within twenty (20) days after receiving the request, and subject to the requirements of any federal or state privacy laws, the Condominium Association or the Property Management Company must provide the letter. The letter will bind the Condominium Association in favor of anyone who relies on it in good faith (except the Prior Owner). As a result, after the transfer or mortgage is made the Condominium Association may not foreclose the Association's Lien for any Assessments due before the date of the letter in excess of the amount stated in the letter. This does not apply, however, to the amount of any check that is later dishonored and that is mentioned in the letter as having been received within the 30-day period just before the date of the letter. The Condominium Association and/or the Property Management Company may charge a reasonable fee for preparing the letter.

**2) EFFECT ON MORTGAGES AND OTHER ENCUMBRANCES.** No matter what else the Condominium Documents say, the Association's Lien is subordinate to (which means that it is subject to and will not affect) the rights or remedies of DVD under a mortgage recorded before a Notice of Lien is recorded. This rule also applies to a Mortgage Lender who acquires a note and mortgage made in favor of DVD or its nominee. In all other cases, the liens created by this Declaration will be prior to (superior to and controlling over) all mortgages made by an Owner and all liens or encumbrances imposed by law upon any Unit or any interest in a Unit (for example, any Vacation Ownership Interest or Fractional Ownership Interest). This will be so whether the Notice of Lien is recorded before or after any such encumbrance. Of course, some liens (such as real



property tax liens) may be superior to the liens in this Declaration if the law makes them so.

**3) EFFECT ON AGREEMENTS OF SALE.** Since the buyer is considered the Owner, only the buyer (and not the seller) under an Agreement of Sale will be personally liable. The Unit, however, is still subject to the Association's Lien for all unpaid Assessments for which the buyer is personally liable. The Association's Lien will remain on the Unit even if the Agreement of Sale is later canceled and the seller again becomes its "Owner." As a result, the Condominium Association may foreclose the Association's Lien at any time, before or after the Agreement of Sale is canceled.

If this happens before the Agreement of Sale is canceled, the Unit will be taken from both the buyer and the seller and sold to someone else to pay the overdue amounts. The buyer and seller would receive only the money that is left, if any, after all unpaid Assessments have been fully paid. If this happens after the Agreement of Sale is canceled, the Unit will be taken from the seller and sold, and the seller still receives only the money left after all unpaid amounts have been paid.

**4) EFFECT ON A BUYER AT A FORECLOSURE SALE.** Anyone who buys a Unit at a foreclosure sale does not have to pay any Assessment due before the Unit is transferred to the buyer. In addition, the Unit will not be subject to the Association's Lien for any Assessments that became due before the Unit is transferred to the buyer. However, the Association's Lien will remain on the Unit for all Assessments that become due after the Unit is transferred to the buyer at the foreclosure sale.

**C. FORECLOSURE AND SALE.** The Association's Lien is like a mortgage with a private power of sale. The Condominium Association may foreclose it in any lawful way and the defaulting Owner's Unit may be sold at a public auction with or without first obtaining a court order.

**1) NOTICE OF DEFAULT.** Before the sale, the Condominium Association must give a notice to the defaulting Owner explaining the violation. The Condominium Association must send a copy of the notice to any Mortgage Lender of the defaulting Owner if the Mortgage Lender has asked for copies of such notices and has furnished its name and address to the Condominium Association. The notice must state the date and nature of the violation. If the default is the failure to pay money, the notice must state the total of any unpaid amounts and include a demand for payment.

**2) NOTICE OF LIEN.** If the violation is not cured within ten (10) days after the Condominium Association gives its notice to the Owner, then an officer of or attorney for the Condominium Association or the Property

Management Company may sign and record a notice of lien ("*Notice of Lien*"). The Notice of Lien must state:

- (a) The name of the defaulting Owner.
- (b) The unit number of the Owner's Unit.
- (c) The amount claimed to be due (after any proper offset).
- (d) That the Notice of Lien is made by the Condominium Association under the terms of the Condominium Documents.
- (e) That the Association's Lien is claimed against the Unit for the violation and in an amount equal to the net amount due plus interest, late charges and Collection Costs.
- (f) That the Condominium Association intends to have the Unit sold in a foreclosure sale.

Each violation will be a separate basis for a Notice of Lien. But a single Notice of Lien may cover more than one default, and may include defaults between the date of the Notice of Lien and the date of the sale.

**3) CANCELLATION OF NOTICE OF LIEN.** The Condominium Association may provide a document canceling a Notice of Lien. It will do so if both of these conditions are met:

- (a) The Condominium Association must first receive payment in full of the amount claimed to be due and owing (including interest, late fees, and any Collection Costs).
- (b) The Owner must ask for the cancellation document and pay a reasonable fee for it.

The document canceling the Notice of Lien must be signed by an officer of or attorney for the Condominium Association or the Property Management Company.

**4) CONDUCTING THE SALE.** The sale may be conducted in any lawful way. For example, the Condominium Association has a power of sale and may foreclose the Association's Lien in the manner provided in the Condominium Law, H.R.S. Chapter 667, or in any other laws that apply.

**5) POWER OF ATTORNEY.** When enforcing its rights, the Condominium Association or the Property Management Company (acting in either case its own name or in the name of the defaulting Owner) may sign and deliver any deeds and any other legal documents necessary to transfer title to that Owner's Unit to a purchaser. For this purpose, the Condominium Association and the Property

Management Company are each appointed the attorney-in-fact for each Owner.

6) **PERMITTED BUYERS.** The Condominium Association or, subject to the limitations of Section 9.4B, anyone else may bid on and buy the Unit at the foreclosure sale. The Condominium Association may offset the debt against the amount bid at the sale. The Condominium Association may buy the Unit of a defaulting Owner or accept a transfer of it to the Condominium Association from the Owner in place of foreclosure.

7) **AMOUNTS OWED AFTER THE SALE.** The foreclosure sale may not produce enough money to pay all amounts owed by the defaulting Owner. If this happens, the defaulting Owner remains personally liable for the difference. The Condominium Association can sue him or her to collect the unpaid amount.

8) **BUYER AT FORECLOSURE.** Anyone who buys the Unit at the foreclosure sale will have to obey the Condominium Documents just like any other Owner.

**D. DVD'S RIGHTS.** DVD has the right, but not the obligation to pay the amounts due from a defaulting Owner to the Condominium Association. To exercise this right, DVD must make such payment to the Property Management Company prior to the end of the then-current fiscal year. In such event, (i) DVD shall hold the Association's Lien on the Owner's Unit, (ii) DVD shall have the right to exercise all rights and remedies of the Condominium Association, including the right to foreclose the Association's Lien in the name of the Condominium Association, and (iii) DVD shall have the right to act as the attorney-in-fact for the Owner pursuant to the Condominium Association's power of attorney under Section 13.7C.5), and in the exercise of the Condominium Association's power of substitution pursuant to Section 37.1.

#### 14. **INSURANCE.**

14.1 **INSURANCE GENERALLY.** The Condominium Association must obtain, as a minimum, the insurance required by this Section 14 and any additional insurance coverage required by or pursuant to the Master Declaration. Each policy may be separate, or the Condominium Association may buy one or more commercial package policies. The cost of the insurance will be a Common Expense. If any part of this Section 14 conflicts with the Master Declaration regarding insurance, the Master Declaration will control.

**A. SOURCE OF THE INSURANCE.** The Condominium Association may buy the insurance itself. Or it may join with the Master Declarant, any Vacation Owners Association, and/or Fractional Owners Association in order to buy insurance. If the Property Management Company or

any related company manages more than one owners association or real estate project, then the Property Management Company may buy one or more blanket policies that cover the Condominium and any other owners associations or real estate projects, including but not limited to the Hotel. In that case, the covered projects will split the costs of the policies in an equitable manner as determined by the Property Management Company in its sole, absolute and unfettered discretion.

**B. QUALIFIED INSURANCE COMPANIES.** Each insurance company must be permitted by law to write insurance policies in Hawai'i or on Hawai'i property. This does not apply, however, to (i) federal flood insurance and other government insurance programs, and (ii) insurance not available, or not available at a reasonable price, from a company permitted by law to write insurance policies in Hawai'i or on Hawai'i property. Each insurance company must have a financial rating by Best's Insurance Reports of Class B:VII or better. If the insurance cannot be obtained from a company having that rating, or if the Board decides that the cost is too high, then the Condominium Association may buy the insurance from any financially sound company of recognized responsibility.

**C. ADDITIONAL INSURANCE.** The Condominium Association has the right and power to increase the insurance coverage or to obtain better terms than those stated in this Section 14 whenever the Board deems it necessary or in the best interests of the Condominium Association. The Condominium Association may also buy other kinds of insurance even if they are not described in this Section 14. For example, the Condominium Association might buy business interruption insurance.

**D. SUBSTITUTE COVERAGE; REDUCTION IN INSURANCE.** Except for insurance required by law and subject to the requirements of the Master Declaration, the Condominium Association need not buy any insurance if the Board is advised that it cannot reasonably be obtained or if the Board decides that it is too expensive. In those cases, the Board must buy other insurance that it believes to be appropriate under the circumstances for condominium projects similar in construction, location and use. The Board may accept any deductibles, uninsured retentions, and co-insurance as it chooses in its business judgment. Any amount paid on account of any deductible, uninsured retention, or co-insurance will be a Common Expense. Even so, if a loss results from the negligence or willful misconduct of an occupant, then the Condominium Owners Association may charge the amount to the occupant as a Personal Assessment pursuant to Section 12.7.

**E. ROLE OF PROPERTY MANAGEMENT COMPANY.** The Board may delegate to the Property Management Company the power to exercise all rights, make all

decisions, and perform all obligations of the Condominium Association and the Board under this Section 14.

**F. LIABILITY FOR INSURANCE DECISIONS.** The Board will not be liable for any decision that it makes on insurance except to the extent of its gross negligence or intentional misconduct. Likewise, neither DVD nor the Property Management Company will be liable except to the extent of their gross negligence or intentional misconduct. DVCHMC, BVTC and all other of The TWDC Companies shall have no liability whatsoever with respect to insurance.

**14.2 PROPERTY INSURANCE.** The Condominium Association must buy and always have in effect at all times a policy of property insurance. This is called the "Policy" in this Section 14.2.

**A. WHO IS INSURED.** The Policy must name the Fee Owner and the Condominium Association, for the benefit of all Unit Owners and any Mortgage Lenders, as the insured. DVD must also be named as an insured.

**B. REQUIRED COVERAGE.** The Policy must insure the Units, the Limited Common Elements (except as otherwise determined by the Board and then only if the Condominium Law authorizes the Board to make such determination), and the General Common Elements. The Policy need not cover upgrades and additions to the Units installed by Unit Owners, but if the upgrades and additions are covered, any increased cost may be assessed by the Condominium Association against the Units affected. "Upgrades and additions" means all decorating, fixtures, and furnishings installed or added to and located within the boundaries of the Unit, including electrical fixtures, appliances, air conditioning and heating equipment, water heaters, or built-in cabinets installed by Unit Owners.

1) The Policy must cover the full insurable replacement cost of the insured property at the time the insurance is purchased and at each renewal date, less deductibles and uninsured retentions, but including coverage for the increased costs of construction due to building code requirements. If renewals occur less than annually, then the Condominium Association must either (i) annually update the stipulated full replacement cost amount to reflect the then-current estimated full replacement cost of the insured Property, or (ii) obtain a replacement cost endorsement that provides for full reimbursement for the actual cost (less deductibles and uninsured retentions) of repair or replacement of the insured Property, without deduction for depreciation.

2) The Policy must have an agreed amount endorsement. This protects Unit Owners from co-insurance clauses. A co-insurance clause reduces benefits if the Condominium Association fails to buy enough insurance.

**C. FORM OF POLICY.** The Policy must cover those risks generally covered by a special form policy. A "special form policy" commonly insures against these risks: fire, lightning, windstorm and hail, smoke, explosion, civil commotion, riot, and riot attending a strike, aircraft and vehicle damage, vandalism, sprinkler leakage, sinkhole collapse, volcanic action, breakage of glass, falling objects, water damage, collapse of structure, and direct physical loss. If the Condominium is located in an area prone to earthquakes, the Condominium Association must also buy earthquake insurance if it is available at a reasonable cost.

**D. INSURANCE TRUSTEE.** The Policy must provide that if there is a loss to the Condominium and the amount paid by the insurance company exceeds One Million Dollars (\$1,000,000) on a C.P.I. Adjusted basis, then the money must be paid to a bank or trust company authorized to do business in Hawai'i and chosen by the Board to have custody and control of the insurance proceeds (the "Insurance Trustee"). The Policy must also require that the insurance company recognize the Insurance Trust Agreement.

**14.3 FLOOD INSURANCE.** The Condominium may be located in a special flood hazard area as delineated on flood maps issued by the Federal Emergency Management Agency. If so, the Condominium Association must buy a policy of flood insurance that complies with the requirements of the National Flood Insurance Program and the Federal Insurance Administration.

**14.4 LIABILITY INSURANCE.** The Board must buy and keep in effect commercial general liability insurance and, if necessary, commercial umbrella insurance. In this Section 14.4, the commercial general liability insurance and commercial umbrella insurance are together called the "Policy."

**A. WHO IS INSURED.** The Policy must cover claims for personal injury, bodily injury, death and property damage against (i) the Condominium Association, the Board, the Property Management Company, DVD, the Master Declarant, the Fee Owner, and The TWDC Companies (including but not limited to DVCHMC and BVTC), and (ii) each of their respective directors, officers, employees and agents, and (iii) all Owners as a group.

**B. REQUIRED COVERAGE.** The Policy limits for each accident or occurrence may not be less than Fifteen Million Dollars (\$15,000,000) for personal injury, bodily injury, and death, and Five Million Dollars (\$5,000,000) for property damage, or such higher limits as the Master Declarant may require from time to time in its sole, absolute and unfettered discretion.

**14.5 MOTOR VEHICLES.** The Condominium Association must buy and maintain a commercial automobile liability

policy of insurance if the Condominium Association owns or leases any motor vehicles. This is called the "Policy" in this Section 14.5. It must insure the Board, the Condominium Association, DVD and the Property Management Company and each of their officers, directors, agents and employees. It must cover claims for bodily injury, death and property damage arising out of the condition, use, operation, ownership or lease of any motor vehicle owned or leased by or for the benefit of the Condominium Association. The policy limits may not be less than \$5,000,000 for bodily injury or death or property damage arising out of a single accident or occurrence.

**14.6 DIRECTORS' AND OFFICERS' INSURANCE.** The Board must buy and maintain a policy insuring, to the extent allowed by law, each person who is or was a director, officer, agent or employee of the Condominium Association against all liability in connection with any claim made against him or her as a result of his or her holding that position. This is called the "Policy" in this Section 14.6 The Policy must also cover anyone who serves, at the request of the Condominium Association, as a director, officer, member, employee or agent of another company or organization. The Board will choose the policy limits.

If it can be obtained at a reasonable cost, the Policy must provide coverage to the extent permitted by law for any proceeding whether it is civil or criminal, administrative or investigative. The Policy must pay for any expense actually and reasonably incurred. This includes, but is not limited to, attorneys' fees and costs, court costs, and payment of any judgments, fines and settlements. The Board may decide to buy insurance to cover circumstances where direct reimbursement is not required by law.

**14.7 FIDELITY BONDS.** A "fidelity bond" covers the loss of money in the care or custody of the Condominium Association or the Property Management Company. The Condominium Association must buy a fidelity bond or fidelity insurance. It must cover the Condominium Association and the Property Management Company. It must also cover each of their directors, officers, agents, and employees who handle funds belonging to or administered by the Condominium Association or the Property Management Company. And it must cover anyone who serves without pay (for example, a volunteer) and waive (give up) any defense based on excluding such persons from the definition of the term "employee" or similar terms. The fidelity bond or insurance must name the Condominium Association as the person protected and who gets paid in case of loss (the "obligee" or the "insured"). It must also satisfy the requirements of the Condominium Law. The cost of the bond or insurance will be a Common Expense.

**14.8 OTHER INSURANCE.** The Condominium Association will buy all other insurance required by law. This may include, for example, temporary disability insurance and

worker's compensation insurance. The Owners have the right to buy extra insurance for their own benefit at their own expense.

## **15. INSURED DAMAGE OR DESTRUCTION.**

**15.1 APPLICATION.** This Section 15 applies if all or any part of the Property is damaged and if the damage is covered by insurance. If this happens, then the Condominium Association or the Insurance Trustee will use the insurance proceeds as provided in this Section 15. In this Section 15 "proceeds" means any money paid by an insurance company for a loss under an insurance policy paid for by the Condominium Association.

**15.2 DAMAGE TO A SINGLE UNIT OR ITS LIMITED COMMON ELEMENTS.** If only a single Unit or the Limited Common Elements of a single Unit are damaged then the Board will hire one or more contractors to rebuild or repair the affected Unit, its Limited Common Elements, any insured upgrades and additions to the Unit, and/or any affected General Common Elements.

A. The Condominium Association will rebuild and repair the Unit and/or Limited Common Elements according to their design just before the damage happened. If it cannot do this (for example, if changes in the law prevent it) then the Condominium Association will rebuild or repair the Unit and/or Limited Common Elements according to a new design. The new design must comply with all laws then in effect. Any modified plans and specifications must first be approved by the Board, the Master Declarant and any Mortgage Lender having a first mortgage on that Unit.

B. The Condominium Association will use the insurance proceeds to pay for the costs of the rebuilding and repairing the General Common Elements, the Unit, the Limited Common Elements, and any insured upgrades and additions.

**15.3 OTHER INSURED CASUALTY.** In all other cases, the Board must hire one or more contractors to repair or rebuild the damaged parts of the Property, including all damaged Units, General Common Elements, insured Limited Common Elements, and insured upgrades and additions.

A. The Condominium Association will rebuild and repair the Condominium according to its design just before the damage. If it cannot do this (for example, if changes in the law prevent this) then the Condominium Association will rebuild or repair the Condominium according to a new design. The new design must comply with all laws then in effect. Any modified plans and specifications must first be approved by the Board, the Master Declarant and any Mortgage Lender having a first mortgage on any Unit that is directly affected.

B. It is possible that the modified plans and specifications will not provide for rebuilding or repairing a particular Unit or its Limited Common Elements. Also, if the law or this Declaration allows it, the Condominium Association may decide not to rebuild or repair a particular Unit or its Limited Common Elements. In either case the Condominium Association or the Insurance Trustee will use the insurance proceeds as follows unless the Condominium Law requires something else:

1) Proceeds will be applied first to pay that Unit's share of the cost of debris removal.

2) The part of the insurance proceeds allocable to that Unit and/or its Limited Common Elements and/or its upgrades and additions, will be paid to the Unit Owner and to any Mortgage Lender having a mortgage on that Unit, as their interests may appear.

3) The Condominium Association will use the other insurance proceeds to pay for the costs of rebuilding and repairing the General Common Elements, the other Units and their Limited Common Elements, and any insured upgrades and additions.

**15.4 SHORTFALL OF INSURANCE PROCEEDS.** The Condominium Association or the Insurance Trustee will use insurance proceeds to pay any contractor hired by the Board. Payments will be made as and when required by the construction contract and this Section 15. If the insurance proceeds and funds in any applicable Reserve Accounts are not sufficient to pay all the costs of repairs and rebuilding, then:

A. The Board must determine the amount of the remaining shortfall, and charge a Special Assessment:

1) To all Units, except for Units that are not being rebuilt or repaired, to pay the shortfall with respect to the repairs and rebuilding of the General Common Elements;

2) To a given Unit to pay the shortfall with respect to the repairs and rebuilding of that Unit; and

3) To each Unit to which a given Limited Common Element is appurtenant (except for Units that are not being rebuilt or repaired) to pay the shortfall with respect to the repairs and rebuilding of that Limited Common Element. If a Limited Common Element is appurtenant to more than one Unit, then the costs will be paid in the same manner and proportion as other expenses of that Limited Common Element will be paid after completion of the repairs and rebuilding, and after the elimination of any Units that are not being repaired or rebuilt.

B. Each Unit Owner will be responsible for repairing and/or replacing any uninsured upgrades or additions to the Unit Owner's Unit, and for paying the costs of doing so.

**15.5 DISBURSEMENT OF INSURANCE PROCEEDS.** The Condominium Association or the Insurance Trustee will pay the cost of the work (as estimated by the Board) from time to time or at the direction of the Board as the work progresses. If an Insurance Trust is required, then the Insurance Trustee will make payment only if these conditions are met:

A. An architect or engineer (who may be an employee of the Board) must be in charge of the work.

B. Each request for payment must be given to the Insurance Trustee at least seven (7) days in advance. It must include a certificate signed by the architect or engineer.

1) The certificate must state that all of the work completed complies with the approved plans and specifications.

2) It must also state that the amount requested is justly required to reimburse the Board for payments by the Board to, or is justly due to, the contractor, subcontractors, materialmen, laborers, engineers, architects or other persons providing services or materials for the work. It must include a brief description of those services or materials.

3) The certificate must also state that when the amount requested is added to all sums previously paid by the Insurance Trustee, the total does not exceed the value of the work done as of the date of the certificate.

C. Each request must include releases of liens. The releases must be satisfactory to the Insurance Trustee. They must cover the work for which payment or reimbursement is being requested.

D. Each request must include a search prepared by a title company or licensed abstractor, or by other evidence satisfactory to the Insurance Trustee, that nobody has recorded with respect to the Property any mechanics' or other lien or instrument for the retention of title with respect to any part of the work not discharged of record.

E. If the work is finished, then the request for any payment must include a copy of any certificate or certificates required by law to make it legal to occupy the Property. This includes, for example, a certificate of occupancy in the case of a Resort Unit.

F. The fees and expenses of the Insurance Trustee, as agreed by the Board and the Insurance Trustee, are a Common Expense. The Insurance Trustee may pay these fees and expenses from any proceeds it holds from time to time.

G. The Insurance Trustee may establish any other reasonable conditions to payment if they are not inconsistent with the conditions listed in this Section 15.5.

**15.6 EXCESS INSURANCE PROCEEDS.** "Excess Insurance Proceeds" are proceeds remaining after paying the cost to rebuild or repair any damage. Any Excess Insurance Proceeds will be paid to the Unit Owners and their Mortgage Lenders in proportion to their share of the Common Expenses.

**15.7 RELEASE OF CLAIMS.** To the extent that the Condominium Association's insurance covers any loss, damage or destruction to any part of the Condominium, the Condominium Association and the Unit Owners will have no claim or cause of action for that loss, damage or destruction against (i) the Condominium Association, the Board, the Property Management Company, any Vacation Owners Association or its board of directors or plan manager, any Fractional Owners Association or its board of directors or management company, the Hotel Condominium Association or its board of directors or management company, DVD, the Master Declarant, the Fee Owner, and The TWDC Companies (including but not limited to DVCHMC and BVTC), (ii) any of their respective Representatives, (iii) any Owner (except for any Special Assessment charged under Section 15.4), or (iv) any person under any of them. To the extent that any loss, damage or destruction to the property of any Unit Owner, or anyone under the Unit Owner, is covered by insurance purchased by that Unit Owner, the Unit Owner will have no claim or cause of action for that loss, damage or destruction against (i) the Condominium Association, the Board, the Property Management Company, any Vacation Owners Association or its board of directors or plan manager, any Fractional Owners Association or its board of directors or management company, the Hotel Condominium Association or its board of directors or management company, DVD, the Master Declarant, the Fee Owner, and The TWDC Companies (including but not limited to DVCHMC and BVTC), (ii) any of their respective Representatives, or (iii) any person under any of them.

## **16. CONDEMNATION.**

**16.1 CONDEMNATION.** The government and certain other persons have the "power of eminent domain." This means that they can make someone sell their property to them. This process is called "condemnation." Anyone having the power of eminent domain is called a "Condemning Agency." This Section 16 explains what happens if the Condominium or any part of it is "taken," meaning that it is condemned or is sold to a Condemning Agency that has threatened to condemn it.

**16.2 CONDEMNATION TRUSTEE.** The Condominium Association must pay the condemnation proceeds that it receives to a bank or trust company (the "Condemnation Trustee") designated by the Board and authorized to do business in the State of Hawai'i. In this Section 16, "proceeds" means any money paid by the Condemning

Agency as compensation or damages for taking the Condominium or any part of it.

**16.3 REPRESENTATION IN CONDEMNATION MATTERS.** Each Unit Owner gives the Condominium Association a special power of attorney to represent the Unit Owner in any proceedings, negotiations, settlements or agreements related to any actual or threatened condemnation of the Condominium or any part of it. However, DVD will represent itself with respect to any right or claim that it may have to proceeds payable for DVD's Reserved Rights.

**16.4 NOTICE TO MORTGAGE LENDERS.** The Condominium Association must provide a copy of any notice of a condemnation proceeding to anyone who holds, insures or guarantees a mortgage or mortgage loan, and who files a written demand for notice with the Board. The notice must state the person's name and address and the unit number for the Unit on which it has (or insures or guarantees) a mortgage or mortgage loan.

**16.5 DIVISION OF PROCEEDS BETWEEN DVD AND UNIT OWNERS.** If all or any part the Condominium is taken or is sold under threat of condemnation before the end of the Development Period, then the condemnation proceeds must first be divided between DVD and the Unit Owners.

### **A. HOW PROCEEDS ARE DIVIDED.**

1) DVD will be entitled to receive all proceeds payable for or on account of the loss of DVD's Reserved Rights. This includes, for example, (i) the right to all proceeds paid for any part of the Land on which DVD may have constructed phases or increments of the Condominium to be built in the future and (ii) the right to all proceeds paid for Improvements made by DVD to serve phases or increments of the Condominium to be built in the future.

2) The Unit Owners will be entitled to receive the rest of the proceeds. The Condemnation Trustee will use them as provided in Sections 16.6, 16.7 and 16.8. DVD will, of course, be entitled to receive any part of those proceeds paid on account of any Units, Vacation Ownership Interests and Fractional Ownership Interests owned by DVD.

### **B. HOW TO DETERMINE DVD'S SHARE.**

1) If a court makes a final decision as to how much of the proceeds to pay to DVD for DVD's Reserved Rights, then the Condemnation Trustee will pay that amount to DVD.

2) In all other cases, the Condemnation Trustee must pay to DVD a share of proceeds equal to the value of DVD's Reserved Rights. A qualified real estate appraiser will determine the value of DVD's Reserved Rights. To be qualified, the appraiser must be a member of the American Institute of Real Estate Appraisers, or of a successor

organization. If a single qualified appraiser acted on behalf of DVD and the Unit Owners in the condemnation proceedings, then he or she will make the decision. If there was no such appraiser, or if that appraiser is not qualified, or if there was more than one appraiser, then the Board and DVD must choose an appraiser. However DVD may elect to require that a panel of three appraisers make the decision simply by giving written notice to the Board. Within fifteen days after the notice is received, the Board and DVD will each choose an appraiser. Within fifteen days after that, the two appraisers will choose the third appraiser. If either party fails to choose an appraiser on time, then the appraiser chosen by the other party will decide how much of the proceeds will be paid to DVD for DVD's Reserved Rights. Otherwise, the decision of any two appraisers will decide how much to pay to DVD. DVD and the Condominium Association will each pay half the cost and expenses of the appraisers.

**16.6 HOW PROCEEDS WILL BE DIVIDED BETWEEN THE UNITS.** Any proceeds remaining after payment of DVD's share under Section 16.5 will be split by the Unit Owners in this way:

A. If a court makes a final decision as to how much of the proceeds to pay to each Unit, then the proceeds will be divided in that way.

B. In all other cases, a qualified real estate appraiser will divide the proceeds among the Units based on the value of each Unit and its Common Interest. To be qualified, the appraiser must be a member of the American Institute of Real Estate Appraisers, or of a successor organization. If the appraiser who acted on behalf of the Unit Owners in the condemnation proceedings is qualified, then he or she will make the decision. If there was no such appraiser, or if that appraiser is not qualified, or if there was more than one appraiser, then the Board must choose an appraiser. However, the Unit Owners of the Units taken may elect, by a majority vote, to require that a panel of three appraisers make the decision. They must make this election within fifteen days after the Board announces the appointment of the appraiser. If they elect to do so, the Board must choose three appraisers and the decision of any two of them will decide how to divide the proceeds.

**16.7 CONDEMNATION OR TERMINATION OF THE WHOLE PROJECT.** If the whole Condominium is taken or so much of it is taken that the Condominium Association decides to terminate the condominium property regime, then the Condemnation Trustee must pay the condemnation proceeds as follows:

A. It must pay to DVD and to its Mortgage Lender, if any, DVD's share of the proceeds for DVD's Reserved Rights as required by Section 16.5.

B. It must pay to each Unit Owner and to the Unit Owner's Mortgage Lender, as their interests may appear, the share of the proceeds for the Unit Owner's Unit as provided in Section 16.6.

**16.8 PARTIAL TAKING.** If only part of the Condominium is taken and if the Condominium Association does not decide to terminate the condominium property regime, then the Condemnation Trustee must use the condemnation proceeds as follows: It must pay to DVD and to its Mortgage Lender, if any, DVD's share of the proceeds for DVD's Reserved Rights as provided in Section 16.5. It must use the rest of the proceeds in this way:

A. **ELIMINATION OF UNITS.** If (i) a Unit or its Limited Common Elements are physically eliminated, or (ii) only a portion is eliminated and the rest cannot be repaired or rebuilt in a way that is satisfactory to the Unit Owner, then:

1) The Condemnation Trustee will pay to the Unit Owner and to any Mortgage Lender having a mortgage on the Unit, as their interests may appear and in full satisfaction of their interests in the Unit, the share of the proceeds allocable to that Unit and its Limited Common Elements. However, the Condemnation Trustee must first deduct from those proceeds that Unit's share of the cost of debris removal.

2) The Condominium Association must amend this Declaration to remove the Unit and to adjust the Common Interests of the remaining Units. Unless the Condominium Law prohibits it, the Board may adopt the amendment without a Condominium Association meeting or vote of the Unit Owners.

B. **REPAIR AND RESTORATION.** In all other cases, the Condominium Association must repair and restore the remaining Improvements according to their design just before the taking. If this cannot be done, then the Condominium Association must repair or restore the remaining Improvements according to a new design. The new design must comply with all laws then in effect. Any changed plans and specifications must first be approved by the Board, the Master Declarant and by any Mortgage Lender having a mortgage on each Unit remaining after the taking. If there are not enough proceeds to pay the cost of the repairs and restoration, the Condominium Association must pay the shortfall as a Common Expense. The Board is expressly authorized to pay the shortfall using money in the Reserve Accounts. If this is not enough, then the Board must (i) determine the remaining amount of the shortfall, and (ii) charge a Special Assessment to all Unit Owners except Owners of Units eliminated as provided in Section 16.8A. Each Unit will pay a percentage of the Special Assessment equal to the percentage of the Common Expenses that it will be paying after the removal of any Units being eliminated as provided in Section 16.8A.

**C. EXCESS CONDEMNATION PROCEEDS.** "Excess Condemnation Proceeds" are proceeds remaining after paying (i) all amounts payable to the Unit Owners and Mortgage Lenders of removed Units, (ii) the costs of debris removal, and (iii) the costs to repair and restore the rest of the Condominium. Each Unit (including Units eliminated under Section 16.8A) will receive a percentage of the Excess Condemnation Proceeds equal to the percentage of the Common Expenses that it paid before the condemnation.

**D. REMOVAL OF DEBRIS.** Unless restoration or replacement is undertaken within a reasonable time after such taking, condemnation or sale, the Condominium Association at its Common Expense must remove all remains of the Improvements on the remaining Land and restore the site to good orderly condition and even grade.

**17. UNINSURED DAMAGE; DECISION NOT TO REPAIR.**

**17.1 UNINSURED DAMAGE.** This Section 17.1 applies if the Condominium is substantially damaged or destroyed and if the damage or destruction is not covered by insurance.

**A. DECISION NOT TO REBUILD.** The Condominium Association may decide not to repair, rebuild or restore the Improvements. The Condominium Association may make this decision only if Unit Owners owning Units to which at least eighty percent (80%) of the Common Interests are appurtenant, vote not to repair, rebuild or restore the Improvements and if their Mortgage Lenders consent in writing. The meeting must be held within ninety (90) days after the damage or destruction occurs. During the Development Period the consent of DVD is also required.

**B. REBUILDING.** In all other cases, the Condominium will be repaired, rebuilt and restored as follows:

1) The Condominium Association must diligently repair, rebuild or restore the Improvements.

2) The Improvements must be repaired, rebuilt or restored according to their design just before the damage occurred. If this cannot be done, then they must be repaired, rebuilt or replaced according to a new design that complies with all laws then in effect. Any changed plans and specifications must first be approved (i) by the Board, (ii) by any Mortgage Lender having a mortgage on any Unit directly affected, (iii) by the Master Declarant, and (iii) by DVD during the Development Period.

3) The cost of repairing, rebuilding or restoring the General Common Elements will be paid by the Condominium Association as a Common Expense. The cost of repairing, rebuilding or restoring any Limited Common Element will be paid by the Condominium Association, but will be charged to the Unit or Units to which the Limited

Common Element is appurtenant (except for any Units being eliminated). Each Unit Owner must pay the cost to repair, rebuild, and restore the Unit Owner's Unit and any upgrades and additions to the Unit Owner's Unit.

**17.2 DETERMINATION AGAINST RESTORATION.** Except as otherwise provided in Section 17.1, in the event of an insured casualty or the condemnation of any part or all of the Condominium, the Condominium will be repaired, rebuilt and restored as provided in Section 15 (in the case of an insured casualty) or Section 16 (in the case of condemnation) unless, within ninety (90) days after such a casualty or condemnation, the Condominium Association decides by the affirmative vote of at least eighty percent (80%) of the Total Voting Interests not to repair, rebuild, or restore the Condominium and their Mortgage Lenders give their consent in a recorded document.

**18. CHANGES TO THE CONDOMINIUM.**

**18.1 GENERAL PROVISIONS.**

**A.** This Section 18.1 applies except as otherwise provided by the federal Fair Housing Act (42 U.S.C. Sec. 3601 et seq.), as amended by the Fair Housing Amendments Act of 1988, and/or the Americans With Disabilities Act, 42 U.S.C. §§12101 et seq., as amended, and the rules and regulations adopted under them, as any of them may be amended from time to time and except as otherwise provided in this Declaration. This Section 18.1 does not apply:

1) To changes made by DVD when using DVD's Reserved Rights,

2) To nonmaterial additions and alterations of the Common Elements or Units,

3) To changes made by the Master Declarant pursuant to the Master Declaration, or

4) To changes made by a Unit Owner when using any special rights granted or reserved to it in this Declaration or the Bylaws.

**B.** Except as otherwise provided in this Declaration or in the Bylaws, neither the Condominium Association nor any Unit Owner may:

1) Restore or replace the Condominium or any building or other structure on it,

2) Construct any new building or other structure on it, or

3) Make any structural change or addition,

different in any material respect from the Condominium Map, except pursuant to an amendment of this Declaration.



The amendment must be adopted by the vote or the written consent of at least a Majority of the Total Voting Interests, and approved by the written consent of (i) DVD until the end of the Development Period, (ii) all Unit Owners whose Units or whose Limited Common Elements are directly affected (as the Board reasonably determines), (iii) the Board, which shall not unreasonably withhold or delay its approval, and (iv) the Master Declarant, which may withhold or delay its approval in its sole, absolute and unfettered discretion. Any such restoration, replacement, construction, alteration or addition must be made in accordance with complete plans and specifications that are first approved by the Board in writing. Promptly after the work is completed, the Condominium Association must record (1) the amendment, and (2) a complete set of floor plans of the Condominium as so altered, certified as built by a registered architect or professional engineer.

## 18.2 CHANGES BY UNIT OWNERS OR BY DVD.

**A. CHANGES PERMITTED.** No matter what else the Condominium Documents say (including, for example, Section 18.1), and except as otherwise provided by law, (i) DVD here and now reserves the rights listed in this Section 18.2A for itself (and these will be some of DVD's Reserved Rights), and (ii) each Unit Owner (including DVD to the extent that it is a Unit Owner) will also have the rights listed in this Section 18.2A. DVD and the Unit Owners may use their rights under this Section 18.2A at any time and may use them more than once. DVD or the Unit Owners must pay all costs associated with the use of these rights.

### 1) ADDITIONS OR CHANGES WITHIN A UNIT OR LIMITED COMMON ELEMENT.

(a) **ALL UNITS.** Each Unit Owner has the right to make, from time to time, any of the following changes, additions and improvements solely within the Unit Owner's Unit or within any Limited Common Element that the Unit Owner controls:

(1) The Unit Owner may install, maintain, remove and rearrange partitions and any other structures within the Unit or its Limited Common Element, provided that following the expiration of the Development Period, no Unit Owner may install, maintain, remove or rearrange load-bearing partitions and structures.

(2) The Unit Owner may finish, change or substitute any plumbing, electrical or other fixtures attached to the ceilings, floors or walls as appropriate for the use of the Unit or its Limited Common Element.

(3) The Unit Owner may decorate, paint, wallpaper or otherwise change the appearance of the walls, floors and ceilings of the Unit or Limited Common Element.

(4) The Unit Owner may tile, finish, carpet, and install, change, or remove other flooring in the Unit or Limited Common Element.

(5) The Unit Owner may install, change or remove the ceiling system of a Commercial Unit or its Limited Common Element.

In addition, a Unit Owner may make nonmaterial additions and alterations of the Common Elements and/or the Unit Owner's Unit.

DVD's Reserved Rights include the right to do any or all of these things with respect to any Unit that DVD owns or the Limited Common Elements of a Unit that it owns.

### (b) AIR SPACE UNITS.

(1) It is intended that the Unit Owners of the Air Space Units can construct, expand, reduce, remove, replace, or otherwise change the building or buildings and Improvements within the boundaries or "envelope" of the Air Space Unit. So, in addition to the rights that they have under Section 18.2A.1), the Unit Owners of the Air Space Units have the right to do these things from time to time:

i. The Unit Owner may construct buildings and/or other Improvements in accordance with this Section 18.2A.1)(b) or (as to DVD only) Section 21.

ii. The Unit Owner may demolish some or all of the existing building and/or other Improvements, and either leave the area vacant and in good order and repair, or replace some or all of the building and/or other Improvements with new ones.

iii. The Unit Owner may remodel or otherwise change the building(s) and/or other Improvements located within the boundaries of the Air Space Unit. This includes the right, for example, to expand the buildings or other Improvements to the boundaries of the Air Space Unit, to change the exterior appearance of the building(s), lanais, or other Improvements, to excavate the Land within the boundaries of the Air Space Unit, to add one or more basements within the boundaries of the Air Space Unit, and to remove, add to, or otherwise change the interior and/or exterior of the building walls, roofs, windows, window frames, doors, door frames, columns, beams, structural elements, roofs, floors, underground Improvements, and other structures, facilities and Improvements within the boundaries of the Air Space Unit.

iv. The Unit Owner may install, change and remove electric lines, gas lines, water lines, and other utilities to serve the Air Space Unit, and relocate any Common Element utility facilities beneath the Air Space Unit.

v. The Unit Owner may plant, change and remove grasses, shrubs, trees, gardens, and other landscaping within the Air Space Unit.

vi. The Unit Owner may install, change and remove waterfalls, ponds, streams, foot bridges, benches, decorative rocks, and other landscaping enhancements within the Air Space Unit;

vii. The Unit Owner may install, change and remove, from time to time, automatic sprinkler systems and other systems for the maintenance and upkeep of the landscaping within the Air Space Unit.

viii. The Unit Owner may install, change and remove walkways, walkway railings, pathways, and other non-vehicular accessways within the Air Space Unit.

ix. The Unit Owner may install, change and remove special lighting, security, and/or sound systems within the Air Space Unit.

x. The Unit Owner may install, change and remove any drainage or irrigation systems within the Air Space Unit.

xi. The Unit Owner may install, change and remove tile, carpet, flooring, paint, or other products that change the finish or appearance of the pool(s) and pool deck(s) within the Air Space Unit.

xii. The Unit Owner may install, change and remove amenities within the Air Space Unit. This includes, for example, changes to the pool(s), whether for safety reasons, updating, or for other reasons, installation of new fountains or of waterfalls, slides, volleyball courts, putting greens, shuffleboard courts, or other new amenities, removal of the existing amenities, and so on.

xiii. The Unit Owner can build a fence around the construction area. The boundaries of the fence may extend up to twenty (20) feet beyond the boundaries of the Air Space Unit so long as the fence is located on the Common Elements or within another Unit whose Owner has consented to the placement of such fence. Although this may close the use of certain of the Common Elements temporarily during the construction period, this is intended to provide sufficient space for the work to be conducted safely and promptly and in a manner consistent with the reality of construction work. If the Unit Owner builds a fence around the construction area, then the Unit Owner will have the exclusive use and control of the area enclosed by the fence.

xiv. The Unit Owner has the exclusive right to control, manage, and conduct the design, development, construction, installation, removal, addition,

remodeling, and completion of the building and/or other Improvements within the boundaries of the Air Space Unit. This includes all of the same rights that DVD has with respect to the initial design, development, construction, installation, removal, addition, remodeling, and completion of Improvements under Sections 21.2F through 21.2J.

xv. The Unit Owner has the right to make noise, dust, soot, smoke, odors, surface water runoff, vibrations, and other nuisances or hazards and so on, and to allow contractors and others to come on to the Condominium in connection with the work performed under this Section 18.2A.1)(b). The Unit Owner, however, must see that such activities are conducted in a manner that minimizes any such nuisances to the extent reasonably possible and consistent with normal construction practices in the remodeling of inhabited improvements of an operating resort in Hawai'i.

DVD's Reserved Rights include the right to do any or all of these things with respect to any Air Space Units that DVD owns.

(2) Each Interested Person (i) understands, acknowledges and accepts that the activities authorized by this Section 18.2A.1)(b) may result in noise, dust, soot, smoke, odors, surface water runoff, vibrations and other nuisances and hazards, (ii) consents to this activity, and (iii) gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions that he or she may have, now or in the future, against DVD or the Unit Owner (whoever is using these rights), their Representatives, licensees and invitees, and each of their successors and assigns.

(3) The Condominium Map may contain depictions of the Improvements located or intended to be constructed within the boundaries of the Air Space Units from time to time as well as certain portions of the Hotel. Such depictions are intended to provide a point of reference for identifying the location of the Improvements in relationship to the other portions of the Condominium and/or in relation to the Hotel in order to make the Condominium Map easier to understand and use. Such depictions do not, however, in any way limit, restrict, change or otherwise affect the rights of the Owners of the Air Space Units under Section 18.2A.1)(b). Except to the extent otherwise required by the Condominium Law, it is not necessary for the Condominium Map, or any amendment to it, to include such depictions, it being understood that the same are provided solely as a matter of convenience and not for the purpose of establishing legal rights, interests and/or duties under the Condominium Documents.

(c) **CONDITIONS.** The Unit Owners and DVD may do the things permitted by this Section 18.2A.1) only if:

(1) The structural integrity of the building will not be adversely affected; provided that in the case of the Air Space Units, this will require only that: (i) the structural integrity of the Improvements after any activity undertaken pursuant to Section 18.2A.1)(b) be sound and consistent with any applicable laws and building codes, and (ii) all necessary steps are taken to ensure adequate lateral support for adjacent buildings or Improvements both during and after the construction period,

(2) Within sixty (60) days after completion of such activity, the finish of any Common Element Improvements affected by such activity are restored to a condition that is substantially the same as or better than the condition they were in before the activity occurred, and

(3) All construction activity is completed within a reasonable time after it begins. If there is a delay for reasons beyond the control of the Unit Owner or DVD or their contractors, the construction activity must be completed in the additional time reasonably needed to finish it by working on it diligently.

**2) CHANGES BETWEEN UNITS AND/OR LIMITED COMMON ELEMENTS.**

(a) **BETWEEN A UNIT AND ITS LIMITED COMMON ELEMENTS.** A Commercial Unit Owner has the right and an easement to do these things:

(1) It can change or remove all or any part of any Common Element wall, floor, or ceiling that separates the Unit from its Limited Common Elements.

(2) It can install doors, stairways and other Improvements in any opening that it makes.

(3) It can seal hallways or other openings.

(4) It can make other reasonable changes or additions.

DVD's Reserved Rights include the right to do the same things with respect to any Resort Unit and/or Commercial Unit that it owns.

(b) **BETWEEN TWO UNITS.**

(1) A Commercial Unit Owner whose Commercial Units are separated by a Common Element that is a wall, floor or a ceiling, or whose Limited Common Elements are separated from each other or from such Commercial Units by a Common Element that is a wall, floor or ceiling, has the right and an easement to do these things:

i. It can change or remove all or part of the intervening wall, floor and/or ceiling.

ii. It can install doors, stairways and other Improvements in such opening or openings in the intervening Common Element.

iii. It can seal hallways or other openings.

iv. It can make other reasonable changes or additions.

DVD's Reserved Rights include the right to do the same things with respect to any Resort Units and/or Commercial Units that it owns.

(2) Before terminating its common Ownership of any of the adjacent Units, the Unit Owner or DVD must restore the Common Element wall, floor, ceiling, hallway and/or other openings to a condition that is substantially the same as or better than the condition they were in before the change or removal unless the new Unit Owners each agree otherwise in writing.

(c) **CONDITIONS.** The Unit Owners and DVD may do the things permitted by this Section 18.2A.2) only if:

(1) The structural integrity of the building will not be adversely affected,

(2) The finish of the remaining Common Element Improvements are restored to a condition that is substantially the same as or better than the condition they were in before the change or removal, and

(3) All construction activity is completed within a reasonable time after it begins. If there is a delay for reasons beyond the control of the Unit Owner or DVD or their contractors, the construction activity must be completed in the additional time reasonably needed to finish it by working on it diligently.

(d) **AFFECT ON AIR SPACE UNITS.** Nothing in this Subsection 18.2A.2) limits the rights of DVD or the Unit Owner of an Air Space Unit under Section 18.2A.1) in connection with additions or changes within the Air Space Unit.

**3) SUBDIVISION OF UNIT.**

(a) A Commercial Unit Owner has the right to do these things:

(1) It can subdivide the Unit to create two or more Units, which New Units may be Air Space Units or Standard Units.

(2) It can designate which Limited Common Elements of the subdivided Unit, if any, will be appurtenant to the Units resulting from the subdivision.

(3) To the extent that a Unit has any other special rights or easements under this Declaration or the Bylaws, the Unit Owner can designate which resulting Unit or Units will have the special rights or easements of the subdivided Unit.

(4) It can convert parts of the existing Unit to Common Element status to facilitate the subdivision, and may designate all or any part of any Common Element as a Limited Common Element of one or more of the Units.

DVD's Reserved Rights include the right to do the same things with respect to any Resort Units and/or Commercial Units that it owns.

(b) The total of the Common Interests for the newly created Units must be equal to the Common Interest of the Unit that was subdivided.

#### 4) CONSOLIDATION OF UNITS.

(a) A Unit Owner who owns any two (2) or more Commercial Units has these rights:

(1) The Unit Owner may consolidate the Units into a single Unit (whether or not the Units are adjacent to each other).

(2) If the Units are adjacent to each other, the Unit Owner may make any Common Element walls, floors or ceilings between the consolidated Units part of the Unit or its Limited Common Elements.

DVD's Reserved Rights include the right to do the same things with respect to any two (2) or more Resort Units and/or Commercial Units that it owns.

(b) The Common Interest of the newly created Unit will be equal to the sum of the Common Interests of the Units being consolidated.

5) **RE-DESIGNATION OF LIMITED COMMON ELEMENTS.** The Unit Owners of any two (2) Commercial Units have the right to change the designation of the Limited Common Elements appurtenant to their Units so that all or any part of one Unit's Limited Common Elements now will be appurtenant either to the other Unit or to both of the Units. The Unit Owners cannot do this without the written consent of each Mortgage Lender who has a mortgage on either Unit. DVD's Reserved Rights include the right to do the same things with respect to any two (2) Resort Units and/or Commercial Units that it owns.

6) **CONVERSION OF AIR SPACE UNIT TO STANDARD UNIT.**

(a) The Unit Owner of an Air Space Unit has the right to convert all or any part of the Air Space Unit to a Standard Unit from time to time, as follows:

(1) If a Unit Owner desires to convert only part of an Air Space Unit, then the Unit Owner must first subdivide the Unit pursuant to Subsection 18.2A.3) in a manner that establishes the part to be converted as a separate Unit.

(2) The Unit Owner must amend this Declaration and/or the Condominium Map as necessary:

i. To identify the boundaries of the new Standard Unit and of the remainder, if any, of the Air Space Unit, and

ii. To identify any part of the Air Space Unit converted to Common Element status, and to designate all or any part of any Common Element as a Limited Common Element of one or more Units.

(b) DVD's Reserved Rights include the right to do the same things with respect to all or any part of any Air Space Unit(s) that it owns.

**B. LIMITS ON OWNER ALTERATIONS.** Nothing contained in Section 18.2A:

1) Authorizes any work or change by a Unit Owner or DVD that would not be consistent with the Disney Standard as determined by the Master Declarant in its sole, absolute and unfettered discretion.

2) Authorizes any work or change by a Unit Owner or DVD that would jeopardize the soundness or safety of any part of the Condominium, or reduce the value of it; provided that in the case of the Air Space Units, this refers only to the soundness or safety of the Property after completion of any activity undertaken pursuant to Section 18.2A.1)(b).

3) Authorizes any work or change by a Unit Owner (other than DVD or the Owner of an Air Space Unit) that would materially change the external appearance of the Condominium without the consent of the Board, the Master Declarant and, during the Development Period, DVD.

4) Authorizes any work or change, to be performed during the Development Period, by the Owner of an Air Space Unit, that would materially change the external appearance of the Condominium without the consent of DVD and the Master Declarant.

5) Prohibits the Board from making or requiring that a Unit Owner or, as to its Units, DVD make changes within a Unit or Limited Common Element as needed to

comply with the fire code and all other laws that apply to the Condominium.

**C. FINANCING AND BOND.** If the Board reasonably decides that any changes or additions to be made under Section 18.2A are substantial in nature then the Board may require that the Unit Owner (or DVD as to its Units):

1) Provide evidence satisfactory to the Board that the Unit Owner (or DVD) has sufficient financing to complete the changes or additions, or

2) Provide a performance and a labor and materials payment bond. The bond must name as obligees (the persons protected) the Board on behalf of the Condominium Association, the Unit Owners and their Mortgage Lenders, as their interests may appear. The bond must cover at least one hundred percent (100%) of the estimated cost of the construction.

**18.3 REQUIRED APPROVALS.** Changes and additions made under Section 18.2A by any Unit Owner other than DVD require the consent of the Board (if and to the extent required by the Condominium Law) and the Master Declarant, but do not require the consent or approval of any other Unit Owner. Changes and additions made under Section 18.2A by DVD do not require the vote or consent of the Board, any Unit Owner, or anyone else except the Master Declarant. See Section 514B-32(a)(12) of the Condominium Property Act. Subdivisions and consolidations of Units pursuant to Sections 18.2A.3) and 18.2A.4), and redesignations of Limited Common Elements pursuant to Section 18.2A.5), by DVD or by a Unit Owner or Unit Owners do not require the vote or consent of the Board or anyone else except the Master Declarant and any Mortgage Lenders having a mortgage on the subdivided or consolidated Units.

**18.4 AMENDMENT TO DECLARATION.** If any change to a Unit made under the authority of Section 18.2 materially changes the depiction of a particular Unit or Units on the Condominium Map or the description of it in the Declaration, then the Unit Owner or Unit Owners of the Unit(s) (or DVD as to its Units) must amend this Declaration and/or the Condominium Map to reflect the change. The amendment will take effect when it is recorded.

**A.** The Unit Owner of the changed Unit or Units (or DVD as to its Units) must sign the amendment. Regardless of the requirements of Section 36, it is not necessary for anyone else to vote for, consent to, or sign the amendment except for the Master Declarant and any Mortgage Lender who has a mortgage on the Unit or Units that are changed or altered.

**B.** When a Unit Owner or other Interested Person acquires a Unit or any other interest in the Condominium, such Unit Owner or other Interested Person automatically:

1) Consents to such changes;

2) Agrees, if required by law or by the Unit Owner who has changed a Unit pursuant to Section 18.2, to join in, consent to, sign, have notarized, deliver and record all documents necessary or desirable to make the amendment of the Condominium Documents effective; and

3) Gives the Unit Owner a special power of attorney to sign, deliver and record such documents and to do such things for such Unit Owner.

**19. DVD'S RESERVED RIGHT TO ANNEX LAND AND IMPROVEMENTS.**

No matter what else the Condominium Documents say, DVD reserves the right to change the Condominium by annexing into the Condominium and the condominium property regime any Adjacent Parcel and any Improvements located on the Adjacent Parcel. DVD may do this more than once and at any time before the Development Period ends.

By adopting the Amended Declaration, DVD annexed certain Vacation Support Property into the Condominium in the exercise of DVD's Reserved Rights pursuant to Section 19 of the Original Declaration. Such annexation constituted a conveyance of such Units from DVD to the Owners of Condominium Units in the Condominium, each in proportion to their respective undivided interest in the General Common Elements of the Condominium, but saving, reserving and excepting therefrom (i) all rights and easements established, granted and/or reserved by DVD with respect to the same in this Declaration, including but not limited to DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents, and (ii) all rights and easements otherwise established, granted and/or reserved with respect to the same as "Vacation Support Property" and/or as "New Common Elements." The Amended Declaration, shall be construed as if it were a deed conveying the Vacation Support Property to the Owners, each in proportion to their respective undivided interest in the Common Elements, but saving, reserving and excepting from such conveyance the rights and interests described in items (i) and (ii), above.

By adopting this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, DVD is annexing additional Vacation Support Property into the Condominium in the exercise of DVD's Reserved Rights pursuant to Section 19 of the Amended Declaration. Such annexation constitutes a conveyance of such additional Vacation Support Property from DVD to the Owners of Condominium Units in the Condominium, each in proportion to their respective undivided interest in the General Common Elements of the Condominium, but saving, reserving and excepting therefrom (i) any portion of the additional

Vacation Support Property annexed hereby that is established as a New Unit in this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium; (ii) all rights and easements established, granted and/or reserved by DVD with respect to the additional Vacation Support Property annexed hereby, including but not limited to DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents, and (iii) all estates, rights and easements otherwise established, granted and/or reserved with respect to the same as "Vacation Support Property," "New Units" and/or as "New Common Elements". This Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, shall be construed as if it were a deed conveying the additional Vacation Support Property annexed hereby to the Owners, each in proportion to their respective undivided interest in the Common Elements, but saving, reserving and excepting from such conveyance the property, rights and interests described in items (i), (ii) and (iii), above. To the extent that any portion of the additional Adjacent Parcels annexed is established as a New Unit pursuant to Section 20, DVD shall be the sole owner of it as provided in Section 20.4B.

**19.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 19 are subject to these terms and conditions:

A. DVD may only annex an Adjacent Parcel.

B. Any Adjacent Parcel to be annexed must be a legally separate lot, whether as a fee simple interest, or a lesser interest including but not limited to (i) an estate for years, a leasehold and/or an easement in the fee, in an estate for years or in a leasehold, and (ii) a condominium unit in one or more Adjacent Condominiums.

C. If the Adjacent Parcel contains any improvements, and if those improvements will not be replaced by new construction, then these requirements apply:

1) Any improvements located on the Adjacent Parcel, and for which a building permit is required, must have been constructed according to plans and specifications prepared by a licensed architect or engineer.

2) The plans and specifications must have been approved by the officer of the City and County of Honolulu having jurisdiction over the issuance of building permits.

3) The improvements must be substantially consistent with the existing Improvements of the Condominium in terms of quality of construction and finish, as determined by DVD in its sole, absolute and unfettered

discretion, or must become so as a result of being remodeled by DVD subsequent to such annexation.

D. DVD must pay all costs of annexing the Adjacent Parcel. This does not require that DVD pay assessments or any other sums due with respect to the Adjacent Parcel except to the extent of any Regular or Special Assessments charged to any New Unit on the Adjacent Parcel and that become due while DVD is the Unit Owner of the New Unit.

E. Each person who has a mortgage or other lien on the Adjacent Parcel must sign a document that makes the mortgage or lien subordinate to the Condominium Documents. These requirements do not apply, however, to a lien for taxes, a lien in favor of any government or governmental agency, a lien to enforce payment of the costs to keep up a roadway or some other kind of commonly used property or easement, a lien in favor of an owners association (including but not limited to the Ko Olina Community Association, the Ko Olina Resort Operators Association and the Hotel Condominium Association), any lien established in or pursuant to the Master Declaration, or any similar lien for amounts not yet due and payable.

**19.2 NATURE OF DVD'S RESERVED RIGHTS.** Subject to the limits stated in Section 19.1, DVD's Reserved Rights in this Section 19 include the right to do anything necessary or convenient to annex any Adjacent Parcel and any Improvements on it. For example, DVD has these rights:

A. It can amend this Declaration and the Bylaws so that the description of the Land includes the Adjacent Parcel annexed.

B. It can amend this Declaration to describe any Improvements on the Adjacent Parcel.

C. It can amend the Condominium Map if DVD deems it necessary or useful to reflect the annexation of the Adjacent Parcel or any Improvements on it.

D. It can create New Units and designate Limited Common Elements for the New Units pursuant to Section 20.

E. It can designate all or any part of the Adjacent Parcel and any Improvements on it as Limited Common Elements appurtenant to one or more existing Units.

1) DVD cannot, however, assign Limited Common Elements to any Unit not owned by DVD unless the Unit Owner consents in writing. DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of the Unit Owner.

F. It can amend any recorded deed or other document conveying or encumbering a Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms

to the revised Declaration. It can also record a new deed or conveyance document for that purpose.

G. It can sign, acknowledge, and record one or more deeds, or other documents that DVD deems necessary or convenient to make any Adjacent Parcel and the Improvements on it subject to this Declaration, the Articles and the Bylaws, and part of the condominium property regime.

H. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to annex any Adjacent Parcel and any Improvements on it. For example, DVD may (i) use its rights to deal with easements under Section 7.4, or (ii) sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**19.3 DVD MUST AMEND THE CONDOMINIUM DOCUMENTS.** To annex an Adjacent Parcel DVD must amend this Declaration. DVD may also have to amend the Condominium Map.

**A. CONTENT OF AMENDMENT TO DECLARATION.**

1) DVD must amend this Declaration to change the description of the Land so that it includes the Adjacent Parcel. The Land description may also be changed as necessary or convenient to refer to any easements and other changes to title.

(a) It is not necessary to annex all rights in the Adjacent Parcel. For example, the Adjacent Parcel might be a lot that contains a road. The road might serve other property besides the Condominium. The persons who have the right to use the roadway lot would each own a share (in legal terms, an "undivided interest") in the lot. In such a case, DVD has the right to annex just the undivided interest in the Adjacent Parcel. The Adjacent Parcel might also be subject to a reasonable agreement to share the cost of any maintenance, upkeep, repair and replacement of the road and the cost of insurance for any liabilities arising with respect to the road. It would not be necessary to subordinate to this Declaration any lien assuring payment of such costs. DVD has the right to annex an Adjacent Parcel, or any interest in it, subject to reasonable agreements and restrictions on title as determined by DVD in its sole, absolute and unfettered discretion.

2) If DVD designates all or any part of the Adjacent Parcel and/or any improvements on it as a Limited Common Element assigned to one or more existing Units, the amendment to this Declaration must identify the Unit or Units to which it is appurtenant.

3) The amendment may include anything else that DVD deems necessary or appropriate or that is required by law.

**B. AMENDMENT TO CONDOMINIUM MAP.** DVD may amend the Condominium Map but it does not have to do so unless the law requires it. The amendment may also contain any site plans, floor plans and elevations, or other drawings that DVD chooses to include.

**C. NEW UNITS.** If DVD creates any New Units or designates any Limited Common Elements for the New Units as provided in Section 20, then DVD must amend this Declaration and the Condominium Map as required by Section 20.

**19.4 WHAT HAPPENS WHEN AN ADJACENT PARCEL IS ANNEXED.** The annexation of an Adjacent Parcel takes effect when (i) DVD records an amendment to this Declaration annexing the Adjacent Parcel and any amendment to the Condominium Map required by Section 19.3, and (ii) any mortgage lender or other lienholder signs and records a document that meets the requirement of Section 19.1E. After that:

A. Any improvements on the Adjacent Parcel (except for improvements that will be replaced by remodeling or by new construction) will be deemed New Improvements.

B. The Adjacent Parcel and the New Improvements will be General Common Elements unless and until any parts of them are designated as Units or Limited Common Elements as permitted in Section 20.

C. All of the Units will have the right to use the Common Elements in the Condominium to the same extent and subject to the same limits as if the entire Condominium (including any annexed Adjacent Parcel) had been developed at the same time. This includes both the Land as it existed before the annexation and the Adjacent Parcel, to the extent that they are Common Elements. After the Adjacent Parcel is annexed, and after any designation of any New Units, General Common Elements, and Limited Common Elements, the Condominium will be treated as though it had always been developed, divided into Units, held, occupied and used by the Unit Owners as a single undivided condominium project.

**20. DVD'S RESERVED RIGHTS TO CREATE NEW UNITS AND LIMITED COMMON ELEMENTS.**

No matter what else the Condominium Documents say, DVD reserves the right to create one or more New Units and to designate Limited Common Elements appurtenant to any New Unit. DVD can do this more than once and at any time before the Development Period ends.

**20.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 20 are subject to the following terms and conditions:

A. DVD can only create New Units with respect to (i) the subdivision or consolidation of existing Units under Section 18.2, (ii) New Improvements constructed or intended to be constructed or added to the Condominium pursuant to Section 21, and/or (iii) Improvements constructed or to be constructed on any Adjacent Parcel annexed into the Condominium pursuant to Section 19.

B. DVD must pay all costs of creating the New Units and designating the Limited Common Elements appurtenant to the New Units. This does not require that DVD pay Assessments or any other sums due with respect to the New Unit except to the extent of any Regular or Special Assessments that become due while DVD is the Unit Owner and after the Commencement Date for such Unit.

## 20.2 NATURE OF DVD'S RESERVED RIGHTS.

Subject to the limits stated in Section 20.1:

A. DVD's Reserved Rights in this Section 20 include the right to do anything necessary or convenient to create the New Units or to designate Limited Common Elements appurtenant to the New Units. For example, DVD has the right to sign, acknowledge and record one or more amendments to this Declaration and to the Condominium Map meeting the requirements of Section 20.3. It also has the right to amend any recorded deed or other document conveying or encumbering a Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms to the revised Declaration. Or it can record a new deed or conveyance document for that purpose.

For example, if DVD creates New Units, it may need to adjust the Common Interest of each existing Unit as provided in Section 30. If so, the Land Court may insist that DVD change the deeds or other conveyance documents for existing Units to reflect the change in the Common Interest or it may require that DVD issue replacement deeds or conveyance documents reflecting the new Common Interest of each Unit.

B. DVD may also use any of the other of DVD's Reserved Rights as may be necessary or convenient to create New Units or to designate Limited Common Elements appurtenant to the New Units. For example, DVD may (i) use its rights to deal with easements under Section 7.4 (for example, it may give the easements to the New Units), or (ii) sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**20.3 DVD MUST AMEND THE CONDOMINIUM DOCUMENTS.** DVD must amend this Declaration and the Condominium Map in order to create New Units. It may also have to do so to designate Limited Common Elements appurtenant to the New Units.

**A. CONTENT OF AMENDMENT TO DECLARATION.** These rules apply to an amendment to this Declaration required or allowed by this Section 20.3:

1) The amendment must describe any additional buildings. This must include the number of stories and basements, the number of Units and the principal materials of which they are or will be constructed.

2) The amendment must state the unit number of each New Unit. It must also describe its location, approximate area, number of rooms, immediate Common Elements to which it has access, any parking stall designated as a Limited Common Element to it, and anything else needed to properly identify it.

3) It must describe any material change in or addition to the Common Elements.

4) It must describe any additional or newly designated Limited Common Elements, if any, and identify the Units to which they are appurtenant.

5) It must state the purposes for which the additional buildings and each of the New Units are intended and restricted as to use, if different from the provisions in this Declaration.

6) It must list the Common Interest of each Unit in the Condominium. This includes both the existing Units and New Units. The Common Interest for each Unit will be determined as stated in Section 30.

7) It may provide easements for access to and from the New Units, and any Limited Common Elements, across the General Common Elements and any Limited Common Elements. It may also grant or affirm the grant to the New Units of the right to use any existing easements.

8) It may include anything else that DVD deems necessary or appropriate in its sole, absolute and unfettered discretion, or that is required by law.

**B. CONTENT OF AMENDMENT TO CONDOMINIUM MAP.** These rules apply to an amendment to the Condominium Map required or allowed by this Section 20.3:

1) It must include the elevations and floor plans of any additional building or buildings.

2) It must show the layout, location, boundaries, unit numbers, and dimensions of the New Units.

3) Unless specifically described in an amendment to this Declaration, it must show the layout, location, and numbers or other identifying information of the Limited Common Elements, if any;



4) It may contain any additional or amended site plans, floor plans and elevations, or other drawings as may be necessary or appropriate.

5) It must be accompanied by a certificate signed by a registered architect or professional engineer. The certificate must comply with any requirements of the Condominium Law.

**20.4 CONSEQUENCES OF CREATION OF NEW UNITS.** This is what happens when DVD records the amendments to this Declaration and the Condominium Map required by Section 20.3:

**A. ESTABLISHMENT OF NEW UNITS.** The New Units become condominium Units and are part of the Condominium for all purposes. The Limited Common Elements designated in the amendment will be appurtenant to the Units to which they are assigned. The Unit Owner of a New Unit can deed it, lease it, mortgage it, encumber it, or otherwise deal with title to it just the same as any other Unit.

**B. OWNERSHIP OF NEW UNITS.** DVD is the "Unit Owner" of each New Unit and its Common Interest until DVD deeds or conveys it to someone else. Nobody else except DVD will have any rights in the Unit or its Common Interest (except, of course, the Fee Owner, as to its interest in the Land). (In legal terms, no Unit Owner or other Interested Person except the Fee Owner will have any "legal or equitable interest in or to" the New Units.) Of course, if DVD signs a proper mortgage that covers any New Unit then that mortgage will be valid, even if construction of the New Unit is not yet complete.

**C. COMMON ELEMENTS; RESERVE ACCOUNTS.** After the City and County of Honolulu issues a certificate of occupancy for a New Unit:

1) The Unit Owners of all of Units (including the New Unit) will have the right to use the Common Elements in the Condominium to the same extent and subject to the same limits as if the Condominium had been developed with the New Unit from the outset.

2) The Unit Owner of the New Unit must begin paying Assessments for Common Expenses of the Condominium. This does not require, however, that the Unit Owner pay Assessments for Common Expenses paid or incurred by the Condominium Association before the certificate of occupancy is issued for the New Unit.

3) All Reserve Account funds accumulated by the Condominium Association before DVD created the New Unit will become the property of all Unit Owners. Each Unit will have an interest in the Reserve Account funds proportionate to the Unit's percentage share of the Common Expenses. If it is necessary to assure that each Unit (including the New Unit) contributes a share of the Reserve

Account funds equal to its percentage share of the Common Expenses, the Board may adjust the account of each Unit Owner by (i) refunding all or part of its money in the Reserve Accounts, (ii) giving a credit against future Assessments, (iii) charging a Special Assessment or series of Special Assessments, or (iv) doing anything else that is consistent with generally accepted accounting principles. The Board cannot, however, charge any Unit Owner a Special Assessment for reserves in any one month that exceeds twenty percent (20%) of the Regular Assessment for other Common Expenses, after excluding any Assessment for Reserve Accounts.

**21. DVD'S RESERVED RIGHT TO ADD TO OR CHANGE THE IMPROVEMENTS.**

No matter what else the Condominium Documents say, DVD reserves the right to design, develop, install, build, add, and complete New Improvements on the Land (including the right to construct one or more buildings and other Improvements within any Unit) and to remodel the existing Improvements. DVD may do this more than once, and may do so before or after any Unit, Vacation Ownership Interest and/or Fractional Ownership Interest is conveyed to someone else.

**21.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 21 are subject to these terms and conditions:

**A. PLANS AND SPECIFICATIONS.** A Hawai'i licensed architect or engineer must prepare plans and specifications for the New Improvements or for any remodeling of the existing Improvements for which a building permit is required. The plans and specifications must be approved by the officer of the City and County of Honolulu having jurisdiction over the issuance of building permits. The plans and specifications must be designed so that the New Improvements or the remodeled Improvements will be substantially consistent with or better than the existing Improvements of the Condominium in terms of quality of construction and finish, as determined by DVD in its sole, absolute and unfettered discretion. DVD must build the New Improvements, or remodel the existing Improvements, substantially in accordance with the plans and specifications.

**B. CHANGES TO EXISTING IMPROVEMENTS.** The plans and specifications cannot require any material adverse change to, or the demolition of any existing Unit, Improvements within a Unit or Limited Common Element; provided that:

1) DVD has right to connect to, use, relocate and/or realign existing, and/or to develop additional central and appurtenant installations for services to the New Improvements, or to the remodeled Improvements, to provide electricity, hot and cold water, air conditioning and

other applicable utilities and services. DVD must do this in a way that does not cause any interruption, other than a temporary interruption, in the service of utilities to any other part of the Condominium that is then available for occupancy.

2) DVD can change or demolish all or any part of an existing Unit or any Improvements within such Unit (a) owned by DVD, or (b) where the Unit Owner consents to the change or demolition in writing, or (c) where the change or demolition is part of the initial construction of that Unit, or of the building or phase in which it is located. DVD cannot use its power of attorney under Section 29.3 to give a consent on behalf of the Unit Owner.

3) DVD can change or demolish all or any part of an existing Limited Common Element (a) appurtenant to a Unit owned by DVD, or (b) where the Unit Owner of the Unit to which the Limited Common Element is appurtenant consents to the change, or (c) where the change or demolition is part of the initial construction or remodeling of that Unit, or of the building or phase in which it is located. If Unit Owner consent is required:

(a) DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of the Unit Owner or Unit Owners, and

(b) If the Limited Common Element is appurtenant to more than one Unit, then the consent of the Unit Owners of all of those Units is necessary.

4) DVD can change or remove any roads, driveways, parking facilities and the like so long as there is reasonable and adequate access from the public streets and highways to the entries of the buildings of the Condominium.

5) DVD can relocate or replace any utility buildings and installations and the like so long as the plans and specifications provide for replacements that provide services that are comparable to or better than the existing ones. DVD must do this in a way that does not cause any interruption, other than a temporary interruption, in the service of utilities to any other part of the Condominium.

#### C. COST AND TIME FOR COMPLETION.

1) DVD must pay all costs to design, develop, install and build the New Improvements or to remodel any existing Improvements.

2) DVD must complete the remodeling of an existing building within twenty-four (24) months after remodeling begins. DVD must complete each new phase of the Condominium within forty-eight (48) months after it starts building that phase; provided that if DVD splits a phase into multiple smaller phases, this rule will apply only

to each separate smaller phase instead of to the phase as originally described in this Declaration. DVD must finish building any other New Improvements within a reasonable time after it starts building them. In any case, if there is a delay for reasons beyond the reasonable control of DVD or its contractors, the construction must be completed in the additional time reasonably needed to finish it by working on it diligently.

D. EXPENSES. DVD must repair any damage to the Common Elements caused by the contractors performing the construction or remodeling.

E. INSURANCE. DVD must arrange and pay for builder's risk insurance. The insurance must be in effect during the entire course of the construction. The insurance must cover at least 100% of the estimated cost of construction. The insurance policy must name the Condominium Association and the Property Management Company as additional insureds (persons protected by the insurance). DVD must deposit evidence of the insurance with the Board and the Property Management Company.

F. ENCUMBRANCE OF UNITS. DVD cannot mortgage any Unit that it does not own. Likewise, DVD cannot put any other encumbrance on any Unit that it does not own unless this Declaration permits it. For an example of express permission, see DVD's Reserved Rights to grant easements under Section 7.4 or to file an "as-built" amendment under Section 36.3A.2). This paragraph does not limit DVD's ability to mortgage any New Units pursuant to Section 20. See Section 20.4B.

21.2 NATURE OF DVD'S RESERVED RIGHTS. Subject to the limits stated in Section 21.1, DVD's Reserved Rights in this Section 21 include the right to do anything necessary or convenient to design, develop, install, build, add, and complete New Improvements and/or to remodel the existing Improvements. For example, DVD has these rights:

A. It can develop, install, construct and complete the New Improvements and remodel the existing Improvements. For example, it can construct or install additional amenities on the Condominium. It also can install propane tanks, gas lines to tiki torches, commercial-grade kitchen and laundry equipment, and perhaps a co-generation plant.

B. It can remove, change or add Common Elements.

C. It can build and install Improvements that DVD intends to designate as Units or Limited Common Elements pursuant to Section 20.

D. It can connect the New Improvements or remodeled Improvements to utilities of the Condominium.

E. It can segregate the construction areas using signs, gates, walls, fences, or other means. If it does this, DVD

will have the exclusive use and control of the area set off by signs or enclosed by gates, walls, fences, or other means. This includes the right to make all Unit Owners stay out of that area until the construction or remodeling is finished and the City and County of Honolulu has issued a certificate of occupancy.

F. It has the exclusive right to control, manage, arrange and conduct the design, development construction, installation, addition and completion of the New Improvements, and the design, development construction, installation, addition and completion of the remodeling of existing Improvements. It will still have this right even after it deeds or otherwise conveys Units, Vacation Ownership Interests, or Fractional Ownership Interests to others. This right includes, for example, these rights:

1) It has the right to obtain all permits, licenses, and approvals necessary or convenient to the development, construction, installation, remodeling, completion, and/or operation and use of the Condominium.

2) It has the right to coordinate the work and activities of the contractors, subcontractors, architects, engineers, laborers, suppliers, and others to complete the design, development, construction, installation, addition, remodeling, and completion of the Improvements in accordance with DVD's objectives on time, costs and quality.

3) It has the right to exercise all rights and make all decisions of the "Owner" or the "developer" or similar contracting party with respect to all contracts now or later made in connection with the design, development, construction, installation, addition, and completion of the New Improvements and/or remodeling the existing Improvements. This includes, for example, the following contracts:

- Any contract for architectural or engineering services.
- Any contract for landscape architectural services.
- Any contract for soils engineering services.
- Any contract for site work.
- The construction contract.
- The builder's risk insurance policy.
- Any performance and payment bond and any completion bond; provided that if the Condominium Association is named as an additional obligee on the bond, then DVD may not do anything that materially and adversely affects the Condominium Association's rights under the bond.

- All subcontracts and materials and equipment supplies contracts and subcontracts related to the development, construction, installation, addition, and completion of the Improvements and/or remodeling the existing Improvements.
- Any construction management contract.
- All other contracts to furnish labor, materials and/or services in connection with the design, development, construction, installation, addition, and completion of the New Improvements and/or remodeling the existing Improvements.

DVD has, among other rights, all rights and the authority to make all decisions with respect to litigation and arbitration of claims arising under or in connection with any of these contracts and the compromise of any disputes arising under any of them.

G. DVD also has the right to review and approve necessary or desirable changes and requests for changes and change orders with respect to the Improvements.

H. It also has the right to file the notice of substantial completion under Chapter 507, Part II, H.R.S., for each portion of the work.

I. It has the right to seek and obtain temporary and/or permanent certificates of occupancy from the appropriate authorities of the City and County of Honolulu.

J. It has the right to approve and direct the replacement of any Improvements that are under construction or renovation, and that are damaged by fire or something else. This includes the right to settle any insurance claims made under any insurance policy that DVD buys or arranges.

K. DVD can also amend this Declaration and the Condominium Map as necessary or convenient to describe the New Improvements or the remodeled Improvements, or to address the allocation of Common Expenses in light of the changes to the Condominium.

L. DVD has the right to amend any recorded deed or other document conveying or encumbering a Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms to the revised Declaration and Condominium Map. It can also record a new deed or conveyance document for that purpose.

M. DVD has the right to use any of the other of DVD's Reserved Rights as may be necessary or convenient to design, develop, install, build, add, and complete New Improvements or remodel the existing Improvements. For example, DVD may do these things:

- It may come onto the Condominium and authorize others to do so using its rights under Section 7.1I.
- It may make noise, dust, and so on using its rights under Section 7.2.
- It may exercise its rights to deal with easements under Section 7.4.
- It may sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**21.3 UNIT OWNERS' OBLIGATIONS.** During the construction or remodeling period, the Condominium Association and each Unit Owner must: (1) remain outside of any posted construction area or any construction area segregated using gates, walls, fences, or other means; (2) not directly or indirectly do or attempt to do anything that would or could affect or interfere with the design, development, installation, construction, and completion of the New Improvements, or the remodeling of the existing Improvements, in the manner determined by DVD in its sole discretion.

**21.4 DVD'S RESERVED RIGHTS WITH RESPECT TO EARLY CLOSINGS.** DVD may convey Units, Vacation Ownership Interests, and/or Fractional Ownership Interests, in a particular building or phase before construction or remodeling of that building or phase is completed. No matter what else the Condominium Documents say, DVD reserves the exclusive right to control, manage, arrange and/or conduct the design, development, construction, installation, addition, and completion of the New Improvements, and the remodeling of the existing Improvements, of the Condominium even after it deeds or conveys Units, Vacation Ownership Interests, and/or Fractional Ownership Interests to others. DVD may do this more than once and at any time before the Development Period ends.

**A. BONDS.** If DVD intends to withdraw from escrow the proceeds from the sales of Units, Vacation Ownership Interests, and/or Fractional Ownership Interests in a particular building or phase before construction or remodeling of that building or phase is completed, then prior to withdrawing any such sales proceeds from escrow, DVD must arrange and pay for either (i) a performance bond and a labor and materials payment bond, or (ii) a completion bond. The bonds must cover at least 100% of the unpaid balance of the estimated cost of the construction or renovation of the particular building or phase being constructed or remodeled and in which Units, Vacation Ownership Interests, and/or Fractional Ownership Interests will be conveyed. Each bond must also meet any additional requirements of the

Condominium Law and, if any Unit is included in a Vacation Plan, the Time Share Act.

**B. DVD'S RESERVED RIGHT TO ACT AS PROXY HOLDER.** Each Unit Owner and every other Interested Person, by acquiring any interest in the Condominium, gives DVD a special power of attorney and a proxy to receive notice of and attend any and all meetings of the Condominium Association, and any continuation or adjournment of them, and to vote and otherwise act on behalf of the Unit Owner at the meetings, in the same manner and to the same extent and with the same effect as if the Unit Owner was personally present and doing the same things. DVD has "*full power of substitution.*" This means that DVD may let someone else act in its place as a substitute attorney-in-fact and proxy holder. This power of attorney and proxy will remain in effect, as to any given Unit Owner, until 45 days after the "date of completion" (as that term is defined in Section 507-43(f), Hawai'i Revised Statutes) of DVD's initial construction or initial remodeling of the Unit Owner's Unit. The Unit Owner cannot revoke the power of attorney or the proxy before then.

**22. DVD'S RESERVED RIGHT TO SUBDIVIDE AND CONSOLIDATE THE LAND.**

No matter what else the Condominium Documents say, DVD reserves the right to subdivide the Land of the Condominium, and/or to consolidate the Land of the Condominium with any Adjacent Parcel, for or in connection with the use of DVD's Reserved Rights in Sections 23 and 19. DVD may do this more than once and at any time before the Development Period ends.

**22.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 22 are subject to these terms and conditions:

**A.** DVD may only consolidate the Land of the Condominium with one or more Adjacent Parcels.

**B.** DVD must pay all costs of any subdivision or consolidation. This includes, but is not limited to, the following costs:

1) The cost of preparing and recording any amendment to this Declaration, the Bylaws, and the Condominium Map, and the cost of preparing and recording any other legal documents required for the subdivision or consolidation.

2) The cost of constructing any New Improvements that are needed for the subdivision or consolidation.

3) The cost of relocating any walls, fences or other Improvements that the City and County of Honolulu requires as a condition to approving the subdivision or

consolidation, or that may be required to comply with setback rules and similar requirements.

4) The cost of relocating utility easements, utility lines, and so on that the City and County of Honolulu requires as a condition to approving the subdivision or consolidation.

5) The cost of providing access to each lot as required by the City and County of Honolulu as a condition to approving the subdivision or consolidation.

**22.2 NATURE OF DVD'S RESERVED RIGHTS.** Subject to the limits stated in Section 22.1, DVD's Reserved Rights in this Section 22 include the right to do anything necessary or convenient to subdivide the Land of the Condominium and/or to consolidate the Land of the Condominium with any Adjacent Parcel. For example DVD has the right to do any of these things:

A. It can file one or more applications to subdivide the Land of the Condominium. It can process the application to final approval.

B. It can file one or more applications to consolidate the Land of the Condominium with any Adjacent Parcel. It can process the application to final approval.

C. It can file, register or record any document required to effect the subdivision or consolidation in the recorded legal records. This includes, for example, (i) a Land Court Map showing the new lot or lots, the location of any easements, and so on, and/or (ii) Land Court Petitions to approve the subdivision or consolidation of the lots.

D. It can make any improvements necessary or convenient to obtain any necessary approvals or to complete the subdivision or consolidation. DVD may do this by using DVD's Reserved Rights under Section 21 to make New Improvements.

E. It can seek and obtain any variance, zoning change, or other land use approval necessary or convenient to accomplish such subdivision or consolidation or for the benefit of any parcel to be deleted pursuant to Section 23.

F. It can amend this Declaration and the Bylaws to change the description of the Land.

G. It can amend the Condominium Map if DVD deems it necessary or useful to reflect the subdivision and/or consolidation.

H. It can amend any recorded deed or other conveyance document conveying or encumbering a Unit, Vacation Ownership Interest, and/or Fractional Ownership Interest so that it conforms to the revised Declaration. It can

also record a new deed or conveyance document for that purpose.

I. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to subdivide the Land or to consolidate the Land with any Adjacent Parcel. For example, DVD may (i) use its rights to deal with easements under Section 7.4, or (ii) sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**23. DVD'S RESERVED RIGHT TO DELETE LAND.**

No matter what else the Condominium Documents say, DVD reserves the right to withdraw and delete from the Condominium, and from the condominium property regime, all or any part of the Possible Deletion Areas. DVD may do this more than once and at any time before the Development Period ends.

**23.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 21 are subject to these terms and conditions:

A. DVD may delete all or any part of the Possible Deletion Areas. It cannot delete any other part of the Land.

B. DVD may only delete any or all of the Possible Deletion Areas for the purpose of transferring it to the City and County of Honolulu (for example, for road widening, corner rounding, or other public purposes), the State of Hawai'i, a utility company, a community association (for example, for roadway purposes), or for other public or quasi-public purposes.

C. The part of the Land deleted must be a legally separate lot. DVD can use DVD's Reserved Rights under Section 22 to make all or any part of the Possible Deletion Areas into a separate lot.

D. DVD may not delete any part of the Land that contains all or any part of a Unit no longer owned by DVD unless the Unit Owner consents in writing.

E. DVD must pay all costs of deleting any part of the Land. This includes but is not limited to these costs:

1) The cost of preparing and recording amendments to this Declaration, the Bylaws, and the Condominium Map, and the cost of preparing and recording any other legal documents required to delete all or any part of the Possible Deletion Areas.

2) The cost of constructing any New Improvements (pursuant to Section 21) needed to operate the Condominium without the deleted land.

3) The cost of relocating any walls, fences or other Improvements that may be required by law to separate the Condominium from the deleted land, or that may be required to comply with setback rules and similar requirements.

4) The cost of relocating utility easements, utility lines, and so on as needed to operate the Condominium without the deleted land or to operate the deleted land without the Condominium.

5) The cost of providing access to the Condominium across the deleted land or access to the deleted land across the Condominium

6) The cost of installing a sign on the deleted land directing traffic to the Condominium, or on the Condominium directing traffic to the deleted land.

Under no circumstances can this Subsection 23.1E or any other part of the Condominium Documents be construed to require that DVD pay any compensation or other sums on account of the part of the Land deleted.

**23.2 NATURE OF DVD'S RESERVED RIGHTS.** Subject to the limits stated in Section 23.1, DVD's Reserved Rights in this Section 23 include the right to do anything necessary or convenient to delete all or any part of the Possible Deletion Areas. For example, DVD has these rights:

A. It can amend this Declaration and the Bylaws to change the description of the Land and Improvements.

B. It can amend the Condominium Map if necessary or useful to reflect the deletion of the Possible Deletion Areas.

C. It can amend any recorded deed or other conveyance document conveying or encumbering a Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms to the revised Declaration. It can also record a new deed or conveyance document for that purpose.

D. It can sign, acknowledge, and record one or more deeds, conveyance documents, releases, or other documents as DVD deems necessary or convenient to do these things:

1) To complete the deletion of all or any part of the Possible Deletion Areas.

2) To remove the deleted land from the condominium property regime.

3) To vest title to the deleted land in DVD free of all claims, liens, and interests of anyone else, or to convey it to someone else. The deleted land, however, will be subject to the Master Declaration, the Master Deed, the Declaration

of Merger and to any mortgage signed by DVD that mortgages the Possible Deletion Areas.

E. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to delete all or any part of any Possible Deletion Areas. For example, DVD may sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**23.3 DVD MUST AMEND THE CONDOMINIUM DOCUMENTS.** To delete some or all of any Possible Deletion Areas, DVD must amend this Declaration and the Bylaws. It may also have to amend the Condominium Map to do so.

**A. CONTENT OF AMENDMENT TO DECLARATION.** DVD must amend this Declaration and the Bylaws so that the description of the Property refers only to the lot or lots that will remain after the deletion takes effect, and the Improvements located on such lot or lots. If all or any part of any Unit is deleted, the amendment must list the Common Interest of each remaining Unit in the Condominium. The Common Interest for each Unit will be determined as stated in Section 30. DVD may also change the Land descriptions as necessary or convenient to refer to any easements and other changes to title. It may include anything else that DVD deems necessary or appropriate, or that is required by law.

**B. AMENDMENT TO CONDOMINIUM MAP.** DVD may amend the Condominium Map but it does not have to do so unless the law requires it. The amendment may also contain any site plan, floor plans and elevations, or other drawings that DVD chooses to include.

### **23.4 WHAT HAPPENS WHEN AREAS ARE DELETED.**

A. The deletion of all or a part of the Possible Deletion Areas will be effective for all purposes when DVD records the amendment to this Declaration and any amendment to the Condominium Map required by Section 23.3. From then on, no Unit Owner and no other Interested Person except for DVD and its Mortgage Lender (if DVD signed a mortgage that covers any Possible Deletion Areas) will have any rights in or claims on (in legal terms, any "legal or equitable interest in or to") any part of the Land that is deleted. To be clear, DVD intends that title to the land deleted will belong only to DVD. Each Interested Person understands, acknowledges, accepts and agrees (i) that DVD and the Fee Owner will be the sole owners of any part of the Land deleted pursuant to this Section 21, and any Improvements located on the deleted Land, (ii) after the deletion takes effect, the land deleted (and the Improvements on it, and any

easements serving the deleted land but not serving any part of the remainder of Property) will no longer be part of the Condominium or subject to the Condominium Documents. In legal terms, the interest of the Unit Owners in the Possible Deletion Areas is a "defeasible interest."

**B.** Any part of the Land that is deleted as provided in this Section 21 will become an Adjacent Parcel. DVD has the right to sell, deed, convey, or otherwise deal with title to any Adjacent Parcel free of the covenants, conditions and restrictions of this Declaration and the Bylaws, but subject to the interest of the Fee Owner. For example, DVD may dedicate any Adjacent Parcel to the City and County of Honolulu, the State of Hawai'i, or any other governmental or quasi-governmental entity for use as a public street or roadway or for any other lawful purpose.

**24. DVD'S RESERVED RIGHT TO BUILD ADJACENT PROJECTS AND TO MERGE ADJACENT CONDOMINIUMS WITH THE PROJECT.**

No matter what else the Condominium Documents say, DVD reserves the right to develop one or more Adjacent Projects on any Adjacent Parcel or Parcels and/or to merge any Adjacent Condominium with the Condominium pursuant to the Declaration of Merger. DVD may do this more than once and at any time before the Development Period ends.

**24.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 24 are subject to these terms and conditions:

**A. WHEN MERGER IS PERMITTED.** DVD may only merge the Condominium and an Adjacent Condominium in accordance with the terms of and subject to the conditions to merger stated in the Declaration of Merger.

**B. PLANS AND SPECIFICATIONS.** A licensed architect or engineer must prepare plans and specifications for the Adjacent Project. The plans and specifications must be approved by the officer of the City and County of Honolulu having jurisdiction over the issuance of building permits. DVD cannot merge an Adjacent Condominium with the Condominium unless (i) the improvements of the Adjacent Condominium, as shown in the plans and specifications, will be substantially consistent with or better than the existing Improvements of the Condominium in terms of quality of construction and finish, as determined by DVD in its sole, absolute and unfettered discretion, and (ii) the Adjacent Condominium is constructed substantially in accordance with those plans and specifications.

**C. COST AND TIME FOR COMPLETION.** DVD must pay all costs of developing and constructing the Adjacent Project. DVD must complete each phase of any Adjacent Project within forty-eight (48) months after it starts building

that phase; provided that if DVD splits a phase into multiple smaller phases, this rule will apply only to each separate smaller phase instead of to the phase as originally described in this Declaration. If there is a delay for reasons beyond the control of DVD or its contractors, the construction must be completed in the additional time reasonably needed to finish it by working on it diligently.

**D. EXPENSES.** DVD must repair any damage to any Common Element roadway or driveway caused by the construction contractors. Any permanent walkway, driveway or roadway easement across the Common Elements in favor of any Adjacent Project must require that the Adjacent Project share the cost of any maintenance, upkeep, repair and replacement of the walkway, driveway or roadway, and the cost of liability insurance on it.

**E. INSURANCE.** DVD must arrange and pay for builder's risk insurance. The insurance must stay in effect during the entire course of the construction. The insurance must cover at least 100% of the estimated cost of construction. If the Board asks, DVD must see that the insurance policy names the Condominium Association and the Property Management Company as additional insureds (persons protected by the insurance) unless the coverage cannot be obtained or is unreasonably expensive. DVD must deposit evidence of the insurance with the Board and the Property Management Company if asked to do so.

**24.2 NATURE OF DVD'S RESERVED RIGHTS:** Subject to the limits stated in Section 24.1, DVD's Reserved Rights in this Section 24 include the right to do anything necessary or convenient to develop one or more Adjacent Projects on any Adjacent Parcel or Parcels and/or to merge any Adjacent Condominium with the Condominium. For example, DVD has these rights:

**A.** It can come onto the Condominium and authorize others to do so, using its easement under Section 7.11, as may be necessary or convenient to design, develop, construct, add, and complete the Adjacent Project according to plans and specifications approved by the officer of the City and County of Honolulu having jurisdiction over the issuance of building permits, or to sell Units, Vacation Interests or Fractional Interests in the Adjacent Project.

**B.** It can create noise, dust, vibrations, and so on using its easement rights under Section 7.2, whether the activities that give rise to the noise, dust, vibrations, and so on occur on the Condominium or on the Adjacent Parcel.

**C.** It can connect the Adjacent Project to utilities of the Condominium so long as either (i) there are separate meters, (ii) the share of each project is determined in some other way that is fair and equitable, or (iii) the Adjacent Project is a condominium that will be merged with the Condominium.

D. It can record a Certificate of Merger as provided in the Declaration of Merger.

E. It can take any steps needed to comply with the SMA Permit and any zoning or other land use requirements as provided in Section 28, or any SMA permits, zoning or other land use requirements that apply to the Adjacent Parcel.

F. It can amend any recorded deed or other document conveying or encumbering any Unit, Vacation Ownership Interest, or Fractional Ownership Interest, so that it conforms to the revised Declaration. It can also record a new deed or conveyance document for that purpose.

G. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to develop one or more Adjacent Projects on any Adjacent Parcel or Parcels, and/or to merge any Adjacent Condominium with the Condominium pursuant to the Declaration of Merger. For example, DVD may sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

#### **25. DVD'S RESERVED RIGHT TO CONVERT LIMITED COMMON ELEMENTS TO UNITS.**

No matter what else the Condominium Documents say, and except as otherwise provided by law, DVD reserves the right, at any time and from time to time, to convert all or any part of a Limited Common Element appurtenant to a Unit owned by DVD into one or more separate Units. Any Unit created in this way will be a New Unit.

**25.1 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 25 are subject to these terms and conditions:

**A. PLANS AND SPECIFICATIONS.** If DVD chooses to build any New Improvements or to make any changes to the existing Improvements when using its reserved rights in this Section 25, then these rules apply: A licensed architect or engineer must prepare plans and specifications for any New Improvements, and any changes to the existing Improvements, that require a building permit. The plans and specifications must be approved by the officer of the City and County of Honolulu having jurisdiction over the issuance of building permits. The plans and specifications must be drawn so that the changed or New Improvements will be substantially consistent with or better than the existing Improvements of the Condominium in terms of quality of construction and finish, as determined by DVD in its sole, absolute and unfettered discretion. DVD must build the New Improvements and make any changes to the existing Improvements substantially in accordance with the plans and specifications.

**B. CHANGES TO EXISTING IMPROVEMENTS.** The plans or specifications cannot require any material adverse change to or the demolition of any existing Unit or Limited Common Element; provided that:

1) DVD has right to connect to, use, relocate and/or realign existing, and/or to develop additional central and appurtenant installations for services to the New Units to provide electricity, hot and cold water, air conditioning and other applicable utilities and services. DVD must do this in a way that does not cause any interruption, other than a temporary interruption, in the service of utilities to any other part of the Condominium.

2) DVD can change or demolish all or any part of an existing Unit owned by DVD or where the Unit Owner consents to the change or demolition in writing. DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of the Unit Owner.

3) DVD can change or demolish all or any part of an existing Limited Common Element of a Unit owned by DVD or where the Unit Owner of the Unit to which the Limited Common Element is appurtenant consents to the change in writing. If the Limited Common Element is appurtenant to more than one Unit then the consent of the Unit Owners of all of those Units is necessary. DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of the Unit Owners.

**C. COST AND TIME FOR COMPLETION.** DVD must pay all costs of converting the Limited Common Element to a New Unit. DVD must finish making any changes to the Improvements within a reasonable time after its starts making them. If there is a delay for reasons beyond the reasonable control of DVD or its contractors, the construction must be completed in the additional time reasonably needed to finish it by working on it diligently.

**D. EXPENSES.** DVD must repair any damage to the Common Elements caused by the construction contractors.

**E. INSURANCE.** DVD must arrange and pay for builder's risk insurance. The insurance must stay in effect during the entire course of the construction. The insurance must cover at least 100% of the estimated cost of construction. The insurance policy must name the Condominium Association and the Property Management Company as additional insureds (persons protected by the insurance). DVD must deposit evidence of the insurance with the Board and the Property Management Company.

**25.2 NATURE OF DVD'S RESERVED RIGHTS.** Subject to the limits stated in Section 25.1, DVD's Reserved Rights in this Section 25 include the right to do anything necessary or convenient to convert all or any part of a Limited Common



Element appurtenant to a Unit owned by DVD into one or more separate Units. For example, DVD has these rights:

A. It can remove or change the Limited Common Elements to be converted and remove, change or add General Common Elements in the immediate vicinity of the Unit or Limited Common Element, as necessary or convenient (i) to establish the physical limits of each New Unit and/or its Limited Common Elements, (ii) to re-establish the physical limits of DVD's existing Unit and/or its Limited Common Elements, or (iii) otherwise to complete the conversion of the Limited Common Elements to a New Unit;

B. It can connect each New Unit to the utilities of the Condominium.

C. It can designate General Common Elements adjacent to the New Units, or Limited Common Elements appurtenant to a Unit owned by DVD, as Limited Common Elements appurtenant to one or more New Units. In legal terms, the interest of the Unit Owners and every other Interested Person, in the General Common Elements is a "defeasible interest" and is subject to this possible "defeasance."

D. It can sign, acknowledge and record one or more amendments to this Declaration and to the Condominium Map meeting the requirements of Section 25.3.

E. It can amend any recorded deed or other document conveying or encumbering any Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms to the revised Declaration. It can also record a new deed or conveyance document for that purpose.

F. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to convert all or any part of a Limited Common Element appurtenant to a Unit owned by DVD into one or more separate Units. For example, DVD may sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**25.3 DVD MUST AMEND THE CONDOMINIUM DOCUMENTS.** DVD must amend this Declaration and the Condominium Map in order to convert all or any part of a Limited Common Element appurtenant to a Unit owned by DVD into one or more separate Units.

**A. CONTENT OF AMENDMENT TO DECLARATION.** These rules apply to an amendment to the Declaration required or allowed by this Section 25.3:

1) It must state the unit number of each New Unit and describe its location, approximate area, number of rooms, immediate Common Elements to which it has access,

any parking stall designated as a Limited Common Element to it, and anything else needed to properly identify it.

2) It must change the description of the Limited Common Elements appurtenant to any Unit whose Limited Common Elements are being converted to a New Unit.

3) It must describe any material change in or addition to the Common Elements.

4) It must describe any additional or newly designated Limited Common Elements, if any, and identify the Units to which they are appurtenant.

5) It must list the Common Interest of each Unit in the Condominium. This includes both the existing Units and the New Units. The Common Interest for each Unit will be determined as stated in Section 30.

6) It must state the purposes for which each New Unit is intended and restricted as to use, if different from the provisions in this Declaration.

7) It may provide easements for access to and from the New Units and any Limited Common Elements, across the General Common Elements and any other Limited Common Elements. It may also grant new easements to the New Units and/or affirm the grant to the New Units of the right to use any existing easements.

8) It may include anything else that DVD deems necessary or appropriate in its sole, absolute and unfettered discretion, or that is required by law.

**B. CONTENT OF AMENDMENT TO CONDOMINIUM MAP.** These rules apply to an amendment to the Condominium Map required or allowed by this Section 25.3:

1) It must show the layout, location, boundaries, unit numbers, and dimensions of the New Units.

2) Unless specifically described in an amendment to this Declaration, it must show the layout, location, and numbers or other identifying information of the Limited Common Elements, if any.

3) It may contain any additional or amended site plans, floor plans and elevations, or other drawings as DVD deems necessary or appropriate in its sole, absolute and unfettered discretion, or that is required by law.

4) It must be accompanied by a certificate signed by a registered architect or professional engineer if the Improvements have been or will be materially changed or if the Condominium Law requires it. The certificate must comply with any requirements set forth in the Condominium Law.

**25.4 CONSEQUENCES OF CREATION OF NEW UNITS.** This is what happens when DVD records the amendments to the Declaration and the Condominium Map required by Section 25.3:

**A. CREATION OF UNITS.** The New Units become condominium Units and are part of the Condominium for all purposes. The Limited Common Elements designated in the amendment will be appurtenant to the Units to which they are assigned. The Unit Owner of a New Unit can deed it, lease it, mortgage it, encumber it, or otherwise deal with title to it just the same as any other Unit. The Limited Common Elements converted to New Units will no longer be Limited Common Elements.

**B. OWNERSHIP OF NEW UNITS.** DVD is the "Unit Owner" of each New Unit and its Common Interest until DVD deeds or otherwise conveys it to someone else. Nobody else except DVD will have any rights in the Unit or its Common Interest (except, of course, the Fee Owner, as to its interest in the Land). (In legal terms, no Unit Owner or other Interested Person except the Fee Owner will have any "legal or equitable interest in or to" the New Units.) Of course, if DVD signs a proper mortgage that covers the Limited Common Elements converted to a New Unit then that mortgage will be valid, even if construction of the New Unit is not yet complete.

**C. COMMON ELEMENTS; RESERVE FUNDS.** After the City and County of Honolulu issues a certificate of occupancy for a New Unit:

1) The Unit Owners of all of Units (including the New Units) will have the right to use the Common Elements in the Condominium to the same extent and subject to the same limits as if the Condominium had been developed with the New Units from the outset.

2) The Unit Owner of the New Unit must begin paying Assessments for Common Expenses of the Condominium. This does not require, however, that the Unit Owner pay Assessments for Common Expenses paid or incurred by the Condominium Association before the certificate of occupancy is issued for the New Unit.

3) All Reserve Account funds accumulated by the Condominium Association before DVD created the New Unit will become the property of all Unit Owners. Each Unit will have an interest in the Reserve Account funds proportionate to the Unit's percentage share of the Common Expenses. If it is necessary to assure that each Unit (including the New Unit) contributes a share of the Reserve Account funds equal to its percentage share of the Common Expenses, the Board may adjust the account of each Unit Owner by (i) refunding all or part of its money in the Reserve Account, (ii) giving a credit against future Assessments, (iii) charging a Special Assessment or series of

Special Assessments, or (iv) doing anything else that is consistent with generally accepted accounting principles. The Board cannot, however, charge any Unit Owner a Special Assessment for reserves in any one month which exceeds twenty percent (20%) of the Regular Assessment for other Common Expenses, after excluding any Assessment for Reserve Accounts.

**26. DVD'S RESERVED RIGHTS TO CONVERT UNITS TO LIMITED COMMON ELEMENTS, OR TO CONVERT UNITS OR LIMITED COMMON ELEMENTS TO GENERAL COMMON ELEMENTS.**

No matter what else the Condominium Documents say, and except as otherwise provided by law, DVD reserves the right, at any time and from time to time, to convert: (i) any part of any Unit owned by DVD into Limited Common Elements appurtenant to that Unit, or (ii) all or any part of any Unit owned by DVD, or its Limited Common Elements, into General Common Elements.

**A.** By adopting the Amended Declaration, DVD converted certain Units or parts of certain Units to Common Elements in the exercise of DVD's Reserved Rights pursuant to Section 26 of the Original Declaration, which conversion constituted a conveyance of the portion of such Units being converted to Common Elements. Such conveyance was made by DVD to the Owners, each in proportion to their respective undivided interest in the Common Elements, but saving, reserving and excepting from such conveyance (i) all rights and easements established, granted and/or reserved by DVD with respect to the same in the Amended Declaration, including but not limited to DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents, and (ii) all rights and easements otherwise established, granted and/or reserved with respect to the same as "New Common Elements." The Amended Declaration shall be construed as if it were a deed conveying the portion of such Units being converted to Common Elements to the Owners, each in proportion to their respective undivided interest in the Common Elements, but saving, reserving and excepting from such conveyance the rights and interests described in items (i) and (ii), above.

**B.** By adopting this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, DVD is converting part of Unit 2C-1 into a General Common Element in the exercise of DVD's Reserved Rights pursuant to Section 26 of the Amended Declaration, which conversion constitutes a conveyance of the part of such Unit being converted to Common Element. Such conveyance is made by DVD to the Owners, each in proportion to their respective undivided interest in the Common Elements, but saving, reserving and excepting from such conveyance (i) all rights and easements established, granted and/or reserved by DVD with respect to the same in

this Declaration, including but not limited to DVD's Reserved Rights in the Property, the Condominium and/or under the Condominium Documents, and (ii) all rights and easements otherwise established, granted and/or reserved with respect to the same as "New Common Elements." This Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium, shall be construed as if it were a deed conveying the part of the Unit being converted to Common Element to the Owners, each in proportion to their respective undivided interest in the Common Elements, but saving, reserving and excepting from such conveyance the rights and interests described in items (i) and (ii), above. DVD shall be the sole owner of the portion of the Unit that has not been converted to a Common Element.

**26.2 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 26 are subject to these terms and conditions:

**A. PLANS AND SPECIFICATIONS.** If DVD chooses to build any New Improvements or to make any changes to the existing Improvements when using its reserved rights in this Section 26, then these rules apply: A licensed architect or engineer must prepare plans and specifications for any New Improvements and any changes to the existing Improvements for which a building permit is required. The plans and specifications must be approved by the officer of the City and County of Honolulu having jurisdiction over the issuance of building permits. The plans and specifications must be drawn so that the changed or New Improvements will be substantially consistent with or better than the existing Improvements of the Condominium in terms of quality of construction and finish, as determined by DVD in its sole, absolute and unfettered discretion. DVD must build the New Improvements and make any changes to the existing Improvements substantially in accordance with the plans and specifications.

**B. CHANGES TO EXISTING IMPROVEMENTS.** The plans or specifications cannot require any material adverse change to or the demolition of any existing Unit or Limited Common Element; provided that:

1) DVD has the right to connect to, use, relocate and/or realign existing, and/or to develop additional central and appurtenant installations for services to:

(a) the remainder of the reduced Unit or its Limited Common Elements, if any, or

(b) any newly designated General Common Elements or Limited Common Elements,

to provide electricity, hot and cold water, air conditioning and other applicable utilities and services. DVD must do this in a way that does not cause any interruption, other than

a temporary interruption, in the service of utilities to any other part of the Condominium.

2) DVD can change or demolish all or any part of an existing Unit owned by DVD, or where the Unit Owner consents to the change or demolition in writing. DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of the Unit Owner.

3) DVD can change or demolish all or any part of an existing Limited Common Element of a Unit owned by DVD, or where the Unit Owner of the Unit to which the Limited Common Element is appurtenant consents to the change in writing. If the Limited Common Element is appurtenant to more than one Unit then the consent of the Unit Owners of all of those Units is necessary. DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of the Unit Owners.

**C. COST AND TIME FOR COMPLETION.** DVD must pay all immediate costs of converting (i) any part of a Unit to Limited Common Element, or (ii) all or any part of a Unit and/or its Limited Common Element to General Common Elements. DVD must finish making any changes to the Improvements within a reasonable time after it starts making them. If there is a delay for reasons beyond the reasonable control of DVD or its contractors, the construction must be completed in the additional time reasonably needed to finish it by working on it diligently.

**D. EXPENSES.** DVD must repair any damage to the Common Elements caused by any construction contractors.

**E. INSURANCE.** DVD must arrange and pay for builder's risk insurance. The insurance must stay in effect during the entire course of any construction. The insurance must cover at least 100% of the estimated cost of construction. The insurance policy must name the Condominium Association and the Property Management Company as additional insureds (persons protected by the insurance). DVD must deposit evidence of the insurance with the Board and the Property Management Company.

**F. MORTGAGE LENDER'S CONSENT.** If DVD's Unit has a recorded mortgage on it, then the conversion will not take effect until both of these things happen:

1) The Mortgage Lender must give its consent in a recorded document.

2) If any part of a Unit and/or its Limited Common Element is being converted to General Common Elements, the Mortgage Lender must release the converted property from the mortgage in a recorded document.

**26.3 NATURE OF DVD'S RESERVED RIGHTS.** Subject to the limits stated in Section 26.2, DVD's Reserved Rights in this Section 26 include the right to do anything necessary or

convenient to convert (i) any part of any Unit owned by DVD into Limited Common Elements appurtenant to that Unit, or (ii) all or any part of any Unit owned by DVD, or its Limited Common Elements, into General Common Elements. For example, DVD has these rights:

A. It can remove, change or add Common Elements in the immediate vicinity of the Unit or its Limited Common Elements, as necessary or convenient (i) to re-establish the physical limits of the remainder of the Unit or its Limited Common Elements, (ii) to establish the physical limits of the newly designated General Common Elements or Limited Common Elements, or (iii) otherwise to complete the conversion of any part of a Unit to Limited Common Element, or the conversion of all or any part of a Unit and/or its Limited Common Element to General Common Elements;

B. It can connect the remainder of the Unit or its Limited Common Elements to the utilities of the Condominium.

C. It can connect any newly designated General Common Elements or Limited Common Elements to the utilities of the Condominium.

D. It can sign, acknowledge and record one or more amendments to this Declaration and to the Condominium Map meeting the requirements of Section 26.4.

E. It can amend any recorded deed or other document conveying or encumbering any Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms to the revised Declaration. It can also record a new deed or conveyance document for that purpose.

F. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to convert (i) any part of a Unit owned by DVD into Limited Common Elements appurtenant to that Unit, or (ii) all or any part of a Unit owned by DVD, or its Limited Common Elements, into General Common Elements. For example, DVD may reconfigure the interior of the remainder of the Unit as permitted by Section 18.2A.1), or sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**26.4 DVD MUST AMEND THE CONDOMINIUM DOCUMENTS.** DVD must amend this Declaration and the Condominium Map in order to convert (i) any part of a Unit owned by DVD into Limited Common Elements appurtenant to that Unit, or (ii) all or any part of a Unit owned by DVD, or its Limited Common Elements, into General Common Elements.

**A. CONTENT OF AMENDMENT TO DECLARATION.** These rules apply to an amendment to the Declaration required or allowed by this Section 26.4:

1) It must state the unit number of DVD's Unit affected.

2) If DVD's Unit has been reduced in size but not eliminated, it must describe the location, approximate area, number of rooms, immediate Common Elements to which the Unit has access, and anything else needed to properly identify it.

3) It must describe any additional or newly designated Limited Common Elements of the Unit.

4) If the Limited Common Elements have been reduced or eliminated, it must change the description of the Limited Common Elements appurtenant to the Unit.

5) It must describe any material change in or addition to the Common Elements.

6) It must list the Common Interest for each Unit in the Condominium. The Common Interest for each Unit will be determined as stated in Section 30.

7) It may include anything else that DVD deems necessary or appropriate or that is required by law.

**B. CONTENT OF AMENDMENT TO CONDOMINIUM MAP.** These rules apply to an amendment to the Condominium Map required or allowed by this Section 26.4:

1) If the Unit has been reduced in size but not eliminated, it must show the layout, location, boundaries, unit number, and dimensions of the remainder of the Unit.

2) If the Unit has been eliminated, it must change the floor plans to reflect that the Unit has been eliminated.

3) It may contain any additional or amended site plans, floor plans and elevations, or other drawings as may be necessary or appropriate as determined in DVD's sole, absolute and unfettered discretion.

4) It must be accompanied by a certificate signed by a registered architect or professional engineer if the Improvements have been or will be materially changed or if the Condominium Law requires it. The certificate must comply with any requirements set forth in the Condominium Law.

**26.5 CONSEQUENCES OF CONVERSION.** This is what happens when DVD records the amendments to the Declaration and the Condominium Map required by Section 26.4 and any consent or release of a Mortgage Lender required by Section 26.2F:

**A. NEW LIMITED COMMON ELEMENT.** Any part of the Unit converted to Limited Common Element will become a Limited Common Element appurtenant to that Unit for all

purposes. DVD and all later Owners of that Unit will have these rights:

1) They will have the right to use the newly designated Limited Common Element to the same extent and subject to the same limits as if it had been appurtenant to Unit from the time that the Condominium was first developed.

2) They can deed the Unit with its newly designated Limited Common Elements, lease it, mortgage it, encumber it, or otherwise deal with title to it just the same as any other Unit.

**B. NEW GENERAL COMMON ELEMENTS.** Any part of the Unit or any Limited Common Element converted to General Common Element will become a General Common Element for all purposes. All Unit Owners will own the newly designated General Common Elements just as they own all other Common Elements. The Unit Owners of all of the Units will have the right to use the Common Elements in the Condominium, including the newly designated General Common Elements, to the same extent and subject to the same limits as if the Condominium had been developed with the newly designated General Common Elements from the outset. These rights will be subject to any easements created, relocated, and so on, which affect the newly designated General Common Elements.

**C. BOUNDARIES OF UNIT OR LIMITED COMMON ELEMENTS.** If the Unit is reduced in size but not eliminated, then the new boundaries of the Unit and/or its Limited Common Elements will be changed as stated in the amendments to the Declaration and the Condominium Map required by Section 26.4 for all purposes.

**D. RESERVE FUNDS.** After:

1) DVD converts (i) any part of a Unit owned by DVD into Limited Common Elements appurtenant to that Unit, or (ii) all or any part of a Unit owned by DVD, or its Limited Common Elements, into General Common Elements, and

2) any construction is substantially completed,

all Reserve Account funds accumulated by the Condominium Association up to that time will become the property of all Unit Owners in the Condominium in proportion to the share of Common Expenses to be charged to each of them. The Board will not refund to DVD all or any part of the Reserve Account funds paid on account of any part of the Unit or its Limited Common Elements that is converted to General Common Elements.

**27. DVD'S RESERVED RIGHT TO CHANGE THE CONDOMINIUM TO COMPLY WITH LAW.**

No matter what else the Condominium Documents say, and except as otherwise provided by law, DVD reserves the right, at any time and from time to time, to change the Units, the General Common Elements, the Limited Common Elements, and/or to amend the Condominium Documents as required to comply with any laws that apply to the Condominium or to the Condominium Association, any Vacation Owners Association, any Fractional Owners Association, or DVD. This includes, for example, the federal Fair Housing Act, 42 U.S.C. §§3601 *et seq.*, and the Americans With Disabilities Act 42 U.S.C. §§12101 *et seq.*, (the "ADA"), and any rules and regulations adopted under either of them. For example, DVD could use this right: (i) to re-stripe or reconfigure parking stalls to comply with the ADA, or (ii) to change the slope of a ramp for wheelchairs to comply with the ADA. DVD may also use any of the other of DVD's Reserved Rights described in this Declaration in connection with the use of its rights under this Section 27. For example, DVD may sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**28. DVD'S RESERVED RIGHTS REGARDING ZONING AND LAND USE LAWS.**

No matter what else the Condominium Documents say, and except as otherwise provided by law, DVD reserves the right to do all things necessary or convenient to satisfy the requirements of any zoning or other land use requirements that apply to the Condominium or any Adjacent Parcel from time to time. DVD may do this more than once and at any time before the Development Period ends.

**28.1 LIMITS OF DVD'S RESERVED RIGHTS.** DVD must pay all of the immediate costs arising out of the use of DVD's Reserved Rights under this Section 28. DVD does not, however, have to pay the costs of the Condominium's ongoing compliance with any zoning and land use requirements that apply to the Condominium. The Condominium Association is responsible for ongoing compliance with all zoning and land use requirements, and must pay the cost to do so.

It is understood that ongoing costs are simply costs of owning property in Hawai'i. DVD is responsible for compliance with the zoning and land use requirements pertaining to the initial construction of any New Improvements and its initial remodeling of any existing Improvements, and must pay the cost to do so. DVD, however, has no obligation to comply with zoning or land use requirements that do not apply to DVD's initial construction of any New Improvements or its initial remodeling of any existing Improvements. If DVD chooses to do more than that, then it must also pay the cost of doing so.

**28.2 NATURE OF DVD'S RESERVED RIGHTS.** Subject to the limits stated in Section 28.1, DVD's Reserved Rights under this Section 28 include the right to do anything necessary or convenient to satisfy the requirements of any zoning or land use requirements that apply to the Condominium or any Adjacent Parcel from time to time. For example, DVD has these rights:

A. It can do anything required by the zoning or land use laws. For example, the law may require that construction stop if historic, archaeological, or cultural sites are discovered. This would extend both the Development Period and the time period within which DVD must finish constructing New Improvements on the Condominium or any Adjacent Parcel, or remodeling existing Improvements.

B. It can enter into any agreements with the City and County of Honolulu or the State of Hawai'i, or any agency of either of them. It can also record those agreements so that they are binding on the Condominium, and it can do the things required by those agreements.

C. It can defend any challenge to any zoning or land use licenses and permits sought or obtained with respect to the Condominium. It can also enter into settlement agreements with anyone who challenges those zoning or land use licenses and permits or who otherwise intervenes in the licensing or permitting process, and do the things required by the settlements. It can also record those agreements so that they are binding on the Condominium, the Condominium Association, and/or the Unit Owners.

D. It can seek or agree to changes to the zoning or land use licenses and permits. However, DVD may not do so if the change would impose an unreasonable financial burden on the Condominium Association.

E. It can amend the Condominium Documents.

F. It can amend any recorded deed or other document conveying or encumbering a Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms to the revised Condominium Documents. It can also record a new deed or conveyance document for that purpose.

G. It can use any of the other of DVD's Reserved Rights as may be necessary or convenient to satisfy any zoning or other land use requirements that apply to the Condominium from time to time. For example, DVD may sign, acknowledge, record and deliver documents and do other things in its own right and/or using its power of attorney under Section 29.3.

**28.3 APPOINTMENT OF CONDOMINIUM ASSOCIATION FOR NOTICES.** Each Unit Owner and every other Interested Person appoints the Condominium Association as its agent, and gives the Condominium Association a special power of attorney, to accept service of process and otherwise to

receive and receipt for any notice to be given to the Unit Owners or other Interested Persons with respect to any zoning or land use matters relating to the Condominium or any Adjacent Parcel, or any proceedings relating to any of these things. Upon receiving service of process or any such notice, the Condominium Association must send a copy of it to each Unit Owner in the same manner that notice of Condominium Association meetings is given as provided in the Bylaws, but any failure by the Condominium Association to do so shall not make the notice or service of process invalid. A Unit Owner will be responsible to provide a copy of any such notice to any Interested Person who has an interest through that Unit Owner, but any failure by a Unit Owner to do so shall not make the notice or service of process invalid.

## **29. DVD'S RESERVED RIGHTS GENERALLY.**

**29.1 RELATIONSHIP TO INCREMENTAL OR PHASED DEVELOPMENT.** DVD has adopted an incremental plan of development for the Condominium under which the Condominium will be developed in two or more stages. These stages are called "increments" or "phases." Some of DVD's Reserved Rights are or may be necessary or helpful to developing the Condominium in phases as described elsewhere in this Declaration. Even so, the use of DVD's Reserved Rights is not limited to the development of the Condominium in phases except to the extent that this Declaration expressly states otherwise.

**29.2 NATURE OF DVD'S RESERVED RIGHTS.** DVD may use DVD's Reserved Rights separately or in one or more combinations and at one or more times. DVD has no duty to use DVD's Reserved Rights. Nothing contained in the Condominium Documents can be deemed to be a representation that it will do so. For example, DVD has no duty to create any New Units, build any New Improvements, remodel any existing Improvements, and so on. Conversely, the use of these rights on one occasion does not limit or otherwise affect DVD's right to use them again from time to time. DVD's Reserved Rights are reserved and preserved to and may be used by DVD regardless of anything stated in or that may be inferred from any provision of the Condominium Documents or any other document creating, governing, or encumbering the Condominium or any part of it.

**29.3 CONSENT; SPECIAL POWER OF ATTORNEY.** DVD may use DVD's Reserved Rights without being required to obtain the approval, consent, or joinder of anyone else, and without having to give notice to anyone else. This includes, but is not limited to, the Condominium Association, any Unit Owner, any Mortgage Lender, or any other Interested Person.

A. When a Unit Owner or any other Interested Person acquires a Unit or any other interest in a Unit or the

Condominium, such person automatically does each of these things:

1) It takes its interest in the Condominium subject to DVD's Reserved Rights, and each and every exercise and/or assignment of them.

2) It acknowledges, approves, consents to, agrees to and accepts:

(a) DVD's Reserved Rights and its use of them from time to time;

(b) That this may change the Condominium;

(c) That this may result in the recalculation of the Common Interest of some or all Units in some cases; and

(d) That DVD can sign, file and/or record any and all documents that DVD deems necessary or convenient to the use of its rights. This includes, but it is not limited to, amendments to some or all of the Condominium Documents.

3) It agrees, promptly after being asked to do so, to join in, consent to, sign (and have notarized if asked), deliver, and record all documents and do all other things that DVD in its sole, absolute and unfettered discretion determines to be necessary or convenient to the use of DVD's Reserved Rights or to accomplish the purposes for which those rights were reserved (as determined by DVD in its sole, absolute and unfettered discretion). This promise includes but is not limited to the duty to sign, have notarized, deliver, and record a special power of attorney in the form attached as Exhibit G (with any changes needed to be able to record it).

4) It appoints DVD as its attorney-in-fact to join in, consent to, sign, have notarized, deliver and record all documents and to do all things on its behalf. This means that DVD can act in the place of the Unit Owner and/or any other Interested Person. DVD can do anything that they could do, and they ratify, accept and confirm anything that DVD does using this power of attorney.

(a) This power of attorney appointment is permanent. In legal terms, it is *coupled with an interest*, it is *irrevocable*, it is a *durable power of attorney*, and it will not be affected by any disability of the Unit Owner or any other Interested Person.

(b) It includes "*full power of substitution*." This means that DVD can let someone else act in its place as a substitute attorney-in-fact.

(c) Each Unit Owner and every other Interested Person gives DVD this power of attorney whether or not it expressly says so in the deed, mortgage, or other

document by which the Unit Owner or other Interested Person obtained any interest in the Condominium.

(d) It is a "*special power of attorney*." This means that DVD has the power to do only the things stated or intended by the Condominium Documents (as determined by DVD in its sole, absolute and unfettered discretion). This includes, however, the power to do anything else that DVD deems necessary or convenient to accomplish the stated or intended goal and anything incidental to it (as determined by DVD in its sole, absolute and unfettered discretion). Ambiguities must be resolved in favor of giving, not denying, DVD the power to act.

To be clear, and regardless of the preceding language of this Section 29.3, DVD intends and this Declaration should be construed to provide, to the fullest extent permitted by law, that:

(1) Any amendment to the Condominium Documents made in connection with the use of DVD's Reserved Rights, and any other action taken by DVD using DVD's Reserved Rights, requires the vote or written consent of only DVD and does not require the vote or consent of any Unit Owner or any other Interested Person, and

(2) To the extent that the vote or written consent of any Unit Owner or other Interested Person is required, or if DVD deems it useful, then DVD may use this power of attorney to cast that vote or give that consent on behalf of that Unit Owner or other Interested Person.

B. When this Section 29.3 or any other Section of this Declaration dealing with DVD's Reserved Rights refers to "documents," it means documents and instruments of any kind. For example, it includes Land Court petitions and orders, Land Court maps, deeds and other conveyance instruments, grants of easements, releases, amendments to the Condominium Documents, applications to governmental agencies or authorities, and so on.

C. Certain parts of this Declaration permit DVD to record a new deed or conveyance document in connection with a change to the Condominium or the Condominium Documents. This is one way in that DVD can satisfy certain requirements of the Land Court. In such cases, it may be necessary for DVD to record a deed or other conveyance document from the Unit Owner back to DVD prior to recording the new deed or conveyance document from DVD to the Unit Owner. DVD has the authority to do so and may use its power of attorney under this Section 29.3 to sign any or all such documents as DVD deems necessary or useful in its sole discretion. A deed or other conveyance back to DVD, however, may only be used in connection with, and subject to the express limitations of this Declaration on, the exercise of DVD's Reserved Rights.

**29.4 LIMITS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights in this Section 29 are subject to these terms and conditions:

A. DVD cannot use its power of attorney under Section 29.3A.4) to do any of these things:

1) It cannot give up (in legal terms, "waive or release") any right that a Unit Owner has, under the Condominium Law to cancel the purchase of a Unit.

2) It cannot give up (in legal terms, "waive or release") any right that a Unit Owner has, under the Time Share Act, to cancel the purchase of a Vacation Ownership Interest.

3) It cannot mortgage an Owner's Unit (if the Unit Owner owns the whole Unit), Vacation Ownership Interest or Fractional Ownership Interest.

4) It cannot otherwise encumber an Owner's Unit (if the Unit Owner owns the whole Unit), Vacation Ownership Interest, or Fractional Ownership Interest unless this Declaration expressly permits it. For an example of express permission, see DVD's rights to grant utility easements and so on as provided in Section 7.4 or DVD's Reserved Rights to amend this Declaration or the other Condominium Documents.

B. DVD cannot use DVD's Reserved Rights in a way that prevents a Unit Owner from occupying his or her Unit or from having access to and from his or her Unit. This rule does not apply, however, to limits under any Vacation Plan Documents, Fractional Plan Documents, or the Master Declaration on the times when the Owner of a Vacation Interest or Fractional Interest can occupy his or her Unit or come onto the Condominium.

**29.5 TRANSFER OF DVD'S RIGHTS.**

A. If DVD signs and records a document that expressly transfers to someone else some or all of DVD's Reserved Rights, or any of DVD's other rights under the Condominium Documents, then that person will become "DVD" to the extent of the rights transferred. The new "DVD" can likewise transfer the rights it has. Each Unit Owner and other Interested Person, by acquiring a Unit or other interest in the Condominium, automatically consents to this and agrees to recognize the transferee as "DVD" under the Condominium Documents to the extent of the rights transferred.

B. DVD may also transfer its rights as collateral for a loan. If so, the lender will not have the rights of "DVD" until (i) it forecloses the loan, (ii) it holds the rights of DVD outright, and (iii) it records a document that says so. The lender will also have the rights of "DVD" if DVD assigns its rights to the lender, pursuant to Section 29.5A, in place of

foreclosure, except as otherwise provided by the Condominium Law.

C. No deed, lease, mortgage, or other conveyance of any Unit, Vacation Ownership Interest, or Fractional Ownership Interest (or any interest in any of them) will transfer any of DVD's Reserved Rights, or any of its other rights under the Condominium Documents, unless the document expressly says so and unless it describes the rights transferred.

**30. RECALCULATION OF COMMON INTERESTS.**

Except where this Declaration says otherwise, if this Declaration requires that the Common Interest for two or more Units be recalculated, it will be determined as follows:

**30.1 COMMON INTEREST.** Each Unit will have an appurtenant undivided percentage interest in the Common Elements of the Condominium. The undivided percentage interest appurtenant to a particular Unit is based on the following fraction:

The net living area of that Unit  
The sum of the net living areas  
for all Units in the Condominium

The percentage Common Interest appurtenant to a Unit is equal to the result of this fraction, rounded as provided in Section 30.4. Note that the term "net living area" is not limited to the area of a Unit that is suitable for occupancy. Rather the Hawai'i Condominium Regulations use the term "net living area" to refer to the floor area of a Unit.

**30.2 CALCULATION OF NET LIVING AREA.**

A. For purposes of Section 30.1, the net living area of each Resort Unit will be calculated in the manner described in Exhibit C.

B. For purposes of Section 30.1, the net living area of each Standard Commercial Unit will be calculated in the manner described in Exhibit C.

C. The boundaries of Air Space Units are defined by spatial coordinates rather than by reference to specific Improvements, and the interior area of each Air Space Unit will be based on measurements taken from the boundaries of the Air Space Unit regardless of whether the Unit includes any Improvements within its boundaries. For purposes of Section 30.1, the net living area of the Air Space Units for purposes of the Common Interest calculations shall be equal to five percent (5.0%) of the interior area based on measurements taken from the boundaries of the Air Space Unit.

D. DVD's architect calculated the initial net living area for each Unit and those areas are listed in Exhibit C. DVD



can have a registered Hawai'i architect calculate the net living area of any newly created or changed Unit. The architect's calculations (subject to change if necessary when the "as built" certificate is filed for any Units) will be conclusive and binding upon all Unit Owners, and all other Interested Persons, unless the calculation is clearly and materially wrong.

**30.3 UNITS IN FUTURE PHASES.** When New Units are created, DVD has the right to reallocate the Common Interests among the existing Units and the New Units. This includes the right to change the Common Interests of existing Units. A change in the Common Interests may require that all existing deeds or conveyance documents be amended or replacement deeds or conveyance documents recorded. Since the Land is registered in the Land Court, a change in the Common Interest of existing Units might require issuance of new certificates of title. Since each Unit, each Vacation Ownership Interest and each Fractional Ownership Interest has a separate certificate of title, this would be impractical, costly and time-consuming.

To avoid changing the Common Interest of existing Units, DVD has estimated the net living areas of certain future phases based on DVD's current plans for those phases (although these plans may change). The sum of the estimated net living areas for these potential future Units has been assigned to the Gazebo Unit (Unit 4001) as shown on Exhibit C, and the Common Interests have been calculated accordingly.

If and when DVD creates New Units, DVD has the right to reallocate a portion of the Common Interest of the Gazebo Unit to the New Units. It does this by reducing the fictional net living area of the Gazebo Unit by an amount equal to the net living area of the New Units. In effect, the net living area assigned to the New Units will be taken from the net living area of the Gazebo Unit, and the net living area of the Gazebo Unit will be reduced by that amount.

If at any time DVD decides not to proceed with the development of any further phases, or if not all phases are built before the end of the Development Period, then DVD may do either of the following things:

**A.** DVD may revise the Common Interests so that the Common Interest for each Unit actually constructed will be determined in the manner provided in Sections 30.1 and 30.2. DVD may sign, acknowledge and record one or more amendments to this Declaration reflecting the changes to the Common Interests. DVD may also amend any previously recorded deed or other document conveying or encumbering a Unit, Vacation Ownership Interest, or Fractional Ownership Interest so that it conforms with the revised Declaration and/or to record a new deed or conveyance instrument for that purpose. DVD may do so in its own right and/or using its power of attorney under Section 29.3.

**B.** DVD may record a deed or other conveyance document transferring the Gazebo Unit to a trustee in trust for the benefit of the Condominium Association. This would save the cost of amending this Declaration, any deeds or conveyance documents that must be amended, and any Land Court Certificates of Title.

These rights are among DVD's Reserved Rights.

**30.4 ROUNDING.** It is important that the total of all Common Interests for all Units adds up to one hundred percent (100%). To make sure that this happens, DVD will round off the Common Interests to the nearest ten-thousandths of a percent (0.0001%). The Common Interests of one or more Units may be rounded up or down if it is necessary to reach a total of one hundred percent (100%), even if this results in identical Units having different Common Interests. DVD has absolute discretion in choosing the Units that will have their Common Interests rounded up or down, and in deciding whether to round them up or down by more than one ten-thousandths of a percent (0.0001%).

### **31. MASTER DECLARATION.**

**31.1 MASTER DECLARATION.** DVD is developing a multi-use master planned resort project (the "*Resort*"), which will consist of retail, restaurant, hotel and timeshare components. The Resort shall also include certain Shared Areas, including roads, parking, support facilities, open space and other facilities.

The Condominium is one part of the Resort. The Hotel, which is also a condominium, is part of the Resort as well. DVD also may develop other hotels, condominium projects, vacation ownership plans, time share plans, or fractional ownership plans in the Ko Olina Resort and include them in the Resort.

DVD contemplates that the Resort will have various facilities, some of which will be part of the Condominium and some of which will be part of the Hotel. DVD has provided a way for the owners and occupants of both properties and any other projects included in the Resort to share the use of certain facilities located within the Resort, regardless of whether they are located in Condominium, the Hotel, or elsewhere. DVD also wants to be sure that any improvements that may be developed on the Resort will be designed, constructed, used and maintained in conformity with the Disney Standard, to provide the means to update and enhance them over the years to keep up with modern trends for destination resorts, and to provide for the common use of and the sharing of expenses for the maintenance and repair of certain "Shared Areas." Finally, DVD intends to reserve the right to use some of these facilities for its own purposes.

For these and other reasons, DVD recorded the Master Declaration.

**31.2 IMPOSITION OF STANDARDS.** Among other things, the Master Declaration is intended to preserve and enhance the desirability and attractiveness of the Master Property and to ensure that all permitted development on the Master Property will be designed, constructed and at all times operated, managed and maintained in compliance with all applicable laws and the Master Declaration, and in conformity with the Disney Standard, as determined by the Architectural Review Officer designated in or pursuant to the Master Declaration ("ARO") in its sole, absolute and unfettered discretion. To that end, all Open Areas, Shared Areas and Improvements will be subject at a minimum to the standards set in the Master Declaration and to the Disney Standard. The ARO and the Master Declarant shall have the right to require all Owners and the Condominium Association to comply with the Disney Standard, as determined by the ARO in its sole, absolute and unfettered discretion. The Condominium Association will have to pay, as a Common Expense, all costs for the Condominium to comply with the Disney Standard.

**31.3 AMENDMENT.** No matter what else the Condominium Documents say, no change to the Condominium Documents that materially and adversely changes, terminates, or otherwise impacts this Section 31 or any other rights or easements of the Master Declarant will be effective unless it is signed by the Master Declarant and, during the Development Period, DVD. This Subsection 31.3 does not limit the exercise by DVD of DVD's Reserved Rights.

### **32. DEVELOPMENT OF KO OLINA RESORT.**

**32.1 KO OLINA RESORT.** Each Owner and every other Interested Person understands, acknowledges, agrees and accepts that the Condominium is part of Ko Olina Resort and that it is subject to and governed by the Ko Olina Documents.

**32.2 KO OLINA ASSOCIATIONS.** Each Owner and every other Interested Person understands, acknowledges, agrees and accepts that (a) the Ko Olina Resort Documents require that each Owner be a member of both the Ko Olina Community Association and the Ko Olina Resort Operators Association, (b) the Condominium Association must pay assessments to both the Ko Olina Community Association and the Ko Olina Resort Operators Association, and (c) the amounts paid are a Common Expense and each Owner must pay a Fair Share of it.

**32.3 OBSTRUCTION OF VIEWS; NOISE; TRAFFIC.** The owners of other property in Ko Olina Resort have the right to develop their land but do not have to do so. Each Owner understands, acknowledges, agrees and accepts that the views, if any, available from the Condominium or the Units

may be obstructed, and that noise, dust, odors, vibrations, traffic and/or other nuisances in the vicinity of the Condominium may increase when (i) New Improvements are constructed on the Condominium, or (ii) any Adjacent Project is constructed, or (iii) any improvements are constructed elsewhere in Ko Olina Resort. Each Owner and every other Interested Person gives up (in legal terms, "waives, releases and discharges") any rights, claims or actions that such person may have, now or in the future, against DVD and its Representatives, and each of their successors and assigns, and arising directly or indirectly out of or from such obstruction of views, additional noise, dust, odors, vibrations, traffic and/or other nuisances by reason of such further development.

### **33. MORTGAGES.**

**33.1 NOTICE TO CONDOMINIUM ASSOCIATION.** If a Unit Owner mortgages his or her interest in a Unit (or in a Vacation Ownership Interest or Fractional Ownership Interest), he or she must notify the Condominium Association of the name and address of the Mortgage Lender.

**33.2 LENDER PROTECTION.** Regardless of anything else stated in the Condominium Documents:

A. The Condominium Documents do not give a Unit Owner or anyone else priority over the rights of any Mortgage Lender under its mortgage in the case of a distribution to the Unit Owner of insurance or condemnation proceeds; provided, however, that this does not change the provision of the Declaration allocating proceeds as between DVD and the Unit Owners with respect to DVD's right to compensation or damages paid on account of loss of DVD's Reserved Rights.

B. No amendment to this Section 33.2 will affect the rights of any Mortgage Lender whose mortgage is recorded before the amendment unless the Mortgage Lender signs or approves (in legal terms, "joins in") the amendment in writing.

### **34. DISCLOSURES AND LIMITATIONS ON LIABILITIES.**

**34.1 GOLF COURSES.** The Condominium is located near one or more golf courses and driving ranges. The Golf Course and driving range are NOT part of the Condominium.

A. Each Unit Owner and every other Interested Person understands, acknowledges, agrees and accepts that:

1) The proximity of the Condominium to the Golf Course creates inherent and potentially dangerous conditions and risks of personal injury and/or property damage to Unit Owners and anyone else present on the Condominium. For

example, there is a risk of being struck by an errant golf ball (in addition to the risk of hearing profane speech in multiple languages and/or seeing overt demonstrations of anger, frustration, and dismay). There are various other risks as well, such as the risk that stray golf balls may dent or break the windows of vehicles going to and from the Condominium, startle persons on the Condominium, and so on.

2) Normal use and operation of the Golf Course may result in increased traffic, noise, gathering of crowds (especially if there is a tournament), trespassers, and related inconveniences or nuisances.

3) Operation, maintenance, repairs, and renovation of the Golf Course may include, for example, mowing and trimming, irrigating, fertilizing, grading, plowing, hauling, storing, herbicide and pesticide spraying, water diversion, the existence of water hazards, and all other activities incidental to the ownership, operation, maintenance, repair, and periodic renovation of a golf course. These activities may from time to time cause surface water runoff, noise, soot, smoke, dust, light, heat, vapors, odors, chemicals, particulates, insect infestations, vibrations and other substances and phenomena of every description (collectively, the "Golf Course By-Products") to be discharged, emitted, or transmitted over and upon the Condominium. The Golf Course By-Products may result in nuisances or hazards to persons or property including, for example, personal injury and property damage to Unit Owners and anyone else occupying or using the Condominium.

**B. DVD, the Condominium Association, the Property Management Company, and each Unit Owner here and now gives notice of the activities and effects described above (the "Golf Activities") and of the risks of personal injury and/or property damage resulting from or incidental to the Golf Course Activities (the "Golf Course Risks"). Each Interested Person and anyone else who is present on the Property:**

1) Assumes all risks of personal injury, death, or loss or damage to property resulting from or incidental to any of the Golf Course Activities or the Golf Course Risks, and

2) Gives up (in legal terms, "waives, releases and discharges") all rights, claims and actions that such person may have against the Protected Persons, now or in the future, for personal injury, death, or loss or damage to property arising from or related to the Golf Course Activities or the Golf Course Risks. The "Protected Persons" are (i) DVD and all of its affiliates (including any affiliates that may own, operate and/or manage one or more Golf Courses next to or near the Condominium), the Unit Owners, the Condominium Association, the Hotel Condominium Association, the

Property Management Company, and the Fee Owner; (ii) the Representatives of each person listed in item (i); and (iii) the successors and assigns of each person listed in items (i) and (ii).

C. Deductibles payable on account of an insured loss caused by errant golf balls shall be the responsibility of the person who suffers the loss, without limitation of that person's right to recover from the Golf Course owner or golfer as provided by law, but under no circumstances shall DVD, the Condominium Association, be responsible.

**D. DVD makes no representation as to the continued existence, configuration, or use of the Golf Course.** This includes, but is not limited to, the continued existence of any view planes across the Golf Course, the presence or absence of any plants or water features now or hereafter located on the Golf Course, and so on. It is possible that some or all of the land currently occupied by the Golf Course may be used for other purposes at some point in the future. This may include, for example, the development of low-rise or high-rise hotels or condominiums, or any other use permitted by law, now or in the future.

**34.2 SUGAR CANE AND OTHER AGRICULTURAL OPERATIONS.** Each Owner and every other Interested Person understands, acknowledges, agrees and accepts that (i) the Condominium is located on a site previously used and operated for farming sugar cane and for other agricultural operations, and (ii) the Condominium is located near or next to other land used for the same purposes. These operations include, for example, open burning, percolating, evaporating, milling, generating power, trucking, plowing, hauling, fertilizing, grading, storing, herbicide and pesticide spraying, crop dusting, water diversion, irrigating, and all other activities incidental to planting, cultivating, harvesting, and processing crops. This activity may from time to time cause surface water runoff, noise, soot, smoke, dust, light, heat, vapors, odors, chemicals, vibrations, and other substances and phenomena of every description (collectively, the "Agricultural Effects") to be discharged, emitted, or transmitted over and upon the Project. The Agricultural Effects may be a bother or a nuisance to an Owner or anyone else occupying or using the Condominium. Each Owner also hereby acknowledges that the Hawai'i Right to Farm Act (Chapter 165 of the Hawai'i Revised Statutes) and Hawai'i law limit the circumstances under which farming operations may be deemed to be a nuisance. Each Owner and every other Interested Person gives up (in legal terms, "waives and releases") any rights, claims or actions that he or she may have, now or in the future, against DVD or the State of Hawai'i, and each of their Representatives, licensees, invitees, successors and assigns arising directly or indirectly out of or from the Agricultural Effects as to the Project.

**34.3 SECURITY.** The Condominium Association, DVD, the Master Declarant and/or the Property Management Company

may, but need not, take steps designed to make the Association Property, the Condominium and/or the Master Property safer than it otherwise might be. The Condominium Association, the Master Declarant, the Property Management Company, and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC), and each of their respective Representatives, are not in any way to be considered insurers or guarantors of safety or security within the Association Property, the Condominium, or the Master Property, nor can any of them be held liable for any loss or damage by reason of failure to provide adequate or effective safety or security measures. The Condominium Association, the Master Declarant, the Property Management Company and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC) make no representation or warranty that any fire protection, burglar alarm, or other safety or security system or measures, including anything intended to limit access to the Condominium, (i) will be effective in all cases and cannot be compromised or circumvented; (ii) will prevent all losses; (iii) will limit access to the Condominium or to any Unit; or (iv) will provide the detection or protection which it is designed or intended to provide. Each Unit Owner and every other Interested Person, including but not limited to each occupant of each Vacation Home, acknowledges, understands, and agrees that the Condominium Association, the Master Declarant, the Property Management Company and The TWDC Companies (including but not limited to DVD, DVCHMC and BVTC) are not insurers and each person present on the Condominium or the Master Property assumes all risks of personal injury, death, or loss or damage to property resulting from the acts of third parties.

**34.4 WARRANTIES.** DVD is the developer of the Condominium, but DVD is not the contractor or related to the contractor that is constructing the Condominium. DVD makes no warranties, express or implied, about the Units, the Condominium, or the Master Property (whether or not located within the Condominium), or about consumer products or anything else now or hereafter installed or contained in the Units, the Condominium, or the Master Property. This includes, but is not limited to, warranties of merchantability, habitability, workmanlike construction, fitness for a particular purpose, or sufficiency of design. All rights and interests in the Units, the Condominium and/or the Master Property

are sold by DVD "as is" and "where is," with all defects, whether visible or hidden, and whether known or not known. This means, among other things, that neither DVD nor any of its affiliates (including but not limited to DVCHMC, BVTC and any other of The TWDC Companies) have to correct or fix, or pay to have someone else correct or fix, any defect no matter what causes it or when it is discovered. Each Unit Owner and every other Interested Person, and all of their respective Guests, gives up (in legal terms, "waives and releases") any and all rights and claims such person (or such person's successors and assigns) may have, now or in the future, against DVD, its affiliates (including but not limited to DVCHMC, BVTC and any other of The TWDC Companies), their respective Representatives, and each of their respective successors and assigns, for (i) any defects in the Units, the Condominium, or the Master Property, or any consumer products or anything else installed or contained in the Units, the Condominium, or the Master Property, and (ii) for injury to persons or property arising from any such defects. This means that neither DVD nor any affiliate of DVD (including but not limited to any of The TWDC Companies) will have to pay for any injury or damage to people or things as a result of any defect.

Finally, without limiting the other parts of this Section, nothing in the Condominium Map is intended to be or is a representation or warranty by DVD (or by any of The TWDC Companies).

The provisions of this Section 34.4 shall also apply to any New Improvements added by DVD from time to time.

A. Unit 1A of this Condominium includes a portion of a building located partly in air space unit H-6A, partly in air space unit H-6B and partly in air space unit H-6C of the Hotel. In accordance with the requirements of Section 514B-33(a)(2) of the Condominium Law, the Condominium Map has been modified to include depictions of the building and other improvements of the Hotel. Except for the portion of the building comprising a part of air space unit H-6B or H-6C of the Hotel, and except for improvements comprising a part of any other portion of the Vacation Support Property, none of the improvements of the Hotel shown on the Condominium Map for this Condominium are a part of this Condominium and they are not shown on the Condominium Map for this Condominium for the purpose of establishing legal rights, interests and/or duties under the Condominium Documents. The depiction of the building or other improvements of the Hotel are not intended to constitute any representation or warranty by DVD (or by any of The TWDC Companies). Subject to the limitations of the

Master Declaration, the owner of air space unit H-6A of the Hotel has reserved the right to change nearly anything in the building situated within air space units H-6A, H-6B and H-6C of the Hotel in accordance with the Hotel Condominium Declaration, and may do so without the consent, approval or joinder of (i) the Condominium Association for this Condominium, or (ii) any of the Owners in this Condominium.

**34.5 DISCLOSURES AS TO DISNEY BRAND.** DVD has entered into certain agreements with TWDC and/or The TWDC Companies that provide DVD, among other things, with the rights to utilize the name "Disney," certain "Disney" caricatures, fanciful characters, logos or other trademarked symbols registered by one or more of The TWDC Companies (individually and collectively, the "Disney Brand") in sales and marketing materials. Each Owner agrees that neither use by DVD of the Disney Brand nor licensing of the Disney Brand to the Condominium or the Condominium Association, shall make TWDC or any of The TWDC Companies other than DVD: (1) a developer of, or seller of any interest in, or marketing or sales agent for, the Master Property or the Condominium, or (2) the entity offering or promoting the Condominium or any other product offered by DVD, DVCHMC or BVTC, including but not limited to any Vacation Ownership Interests and/or Fractional Ownership Interests. Each Owner waives (gives up) any claims, whether specific or not, that TWDC or The TWDC Companies, other than DVD, is liable or responsible as such developer, seller, and marketing and sales agent with respect to the Master Property or the Condominium. The terms "developer", "seller", "entity offering" and "marketing" and "sales agent" as used in this paragraph shall have expansive definitions and shall include as many activities, direct or tangential, as may be undertaken in each of these capacities. Neither the Condominium Association nor any of the Unit Owners are intended third party beneficiaries of any contractual obligations between (i) TWDC and/or The TWDC Companies, and (ii) DVD, DVCHMC and/or BVTC. Among other things, this means that the Condominium Association and the Unit Owners have no right to enforce any such contractual obligations.

### **35. TRANSFER OF COMMERCIAL UNITS TO CONDOMINIUM ASSOCIATION.**

A Commercial Unit Owner has the right (but no duty) to deed or otherwise convey his or her Unit and its Common Interest to the Condominium Association or to the trustee of a trust where the Condominium Association is a beneficiary. The Unit Owner must give notice to the Condominium Association at least thirty (30) days in advance. The Condominium Association must accept the Unit and Common Interest or the beneficial interest in a trust. If the Unit Owner requests it, the Condominium Association must sign the deed or conveyance document or, in case of a trust, any document required to establish the trust or to transfer the

beneficial interest to the Condominium Association. This Section cannot be amended without the consent of all Unit Owners of Commercial Units in the Condominium and each Mortgage Lender having a mortgage on a Commercial Unit.

### **36. AMENDMENT AND RESTATEMENT OF DECLARATION.**

#### **36.1 GENERAL.**

**A. GENERAL RULE.** The Unit Owners may amend this Declaration by vote or written consent of at least sixty-seven percent (67%) of the Total Voting Interests. An amendment will take effect only after if it is signed by the proper officers of the Condominium Association and is recorded. The rules in this Section 36.1A apply except where this Declaration or the Condominium Law provide otherwise.

**B. SUPER-MAJORITY VOTE.** Despite what Section 36.1A says, the percentage of the voting power necessary to amend a specific clause or provision will not be less than the percentage of affirmative votes prescribed for action to be taken under that clause. For example, if this Declaration says a proposal not to repair or rebuild the Condominium after it is damaged must be approved by eighty percent (80%) of the Total Voting Interests, then the vote of eighty percent (80%) of the Total Voting Interests is necessary to amend that provision despite what Section 36.1A says.

**36.2 CHANGES BY DVD OR A UNIT OWNER.** Despite what Section 36.1 says, Unit Owners who change or alter their Unit(s), the Common Elements and/or the Limited Common Elements pursuant to Section 18.2A may amend this Declaration and/or the Condominium Map as permitted by Section 18.4. The same rules apply to changes made by DVD pursuant to Section 18.2A or otherwise in the exercise of DVD's Reserved Rights. Neither the Unit Owner nor DVD needs the consent of anyone else who owns a Unit, Vacation Ownership Interest, or Fractional Ownership Interest, or any other Interested Person. It is not necessary for any officers of the Condominium Association to sign the amendment, but the amendment must be recorded to be effective.

#### **36.3 DVD'S RESERVED RIGHTS TO AMEND.**

**A.** Despite what Section 36.1 says, DVD's Reserved Rights include the right to change the Condominium Documents as follows:

1) It may change them in any way and for any purpose before the date when DVD first records a deed, other conveyance document or agreement of sale transferring a Unit, Vacation Ownership Interest, or Fractional Ownership Interest to someone other than (i) DVD, (ii) any of The TWDC Companies, or (iii) any lender.

2) It may change them to file the "as-built" certification (with plans, if necessary or convenient) required by the Condominium Law. DVD may do this each time a phase or increment of the Condominium, whether remodeling or New Improvement, is completed. It may also do this at any other time required by law or permitted by this Declaration. DVD does not need the consent of anyone else who owns a Unit, Vacation Ownership Interest, or Fractional Ownership Interest, or any other Interested Person.

3) It may change them to comply with the laws and regulations in effect in the State of Hawai'i, or the requirements of any government agency in Hawai'i.

4) It may change them to comply with the laws or regulations of any place (for example, the State of New York) or the requirements of any government agency (such as the California Department of Real Estate) in connection with the registration of the (i) Condominium, (ii) any Vacation Plan that includes one or more Units, (iii) any Fractional Plan that includes one or more Units, (iv) any Adjacent Project, or (v) the Disney Vacation Club® (if any Owner is a member), to permit the sale of Units, Vacation Interests, or Fractional Interests (or any Units, Vacation Interests, or Fractional Interests in an Adjacent Project) there.

5) It may change them to satisfy requests for changes made by any commercial lender loaning money to DVD, by any investor in mortgages initially made in favor of DVD, or by any title company licensed to do business in the State of Hawai'i.

6) It may change them to facilitate the operation and management of the Condominium, any Vacation Plan that includes one or more Units, any Fractional Plan that includes one or more Units, any Adjacent Project, or the Disney Vacation Club®; or

7) It may change them to correct any errors or mistakes reflected in any of the Condominium Documents. For example, DVD can amend this Declaration to correct a mistake in the legal description of the Land, to add any missing words, to delete words that should have been deleted, to state the correct Common Interest, and so on.

**B.** DVD may use these rights at any time and it may use them more than once. DVD may sign, record and deliver amendments in its own name and/or in the name of the Condominium Association, Unit Owners or other Interested Persons pursuant to its power of attorney under Section 29.3. It does not have to be signed or approved by anyone else.

#### **36.4 LIMITS ON AMENDMENTS.**

**A. CHANGES TO UNIT BOUNDARY, COMMON INTEREST OR USES.** Despite what Sections 36.1, 36.3A.4) and 36.3A.5) say, and except as otherwise provided in this Declaration, no amendment to this Declaration may materially and adversely: (1) decrease the size of a Unit, (2) change the location of the Unit, (3) change any exclusive easement appurtenant to the Unit, (4) change the Common Interest of the Unit, or (5) change the permitted uses and restrictions on the use of the Unit or its Limited Common Elements. This rule does not affect amendments made and/or recorded in connection with DVD's exercise of DVD's Reserved Rights. This rule does not apply to Units where the Unit Owner and each Mortgage Lender having a mortgage on the Unit signs the amendment. DVD cannot use its power of attorney under Section 29.3 to give this consent on behalf of a Unit Owner or its Mortgage Lender.

**B. CHANGES TO DVD'S RESERVED RIGHTS.** Regardless of anything else stated in the Condominium Documents, no amendment to any of the Condominium Document(s) that changes, terminates, or otherwise affects any of DVD's Reserved Rights, or any other rights or privileges of DVD under the Condominium Documents or the Master Declaration, will be effective unless DVD gives its written consent and signs the amendment, and the amendment is recorded.

**36.5 RESTATEMENT.** Whenever DVD amends this Declaration, the Articles of Incorporation or the Bylaws in the exercise of DVD's Reserved Rights, it may also restate this Declaration, the Articles of Incorporation and/or the Bylaws, and incorporate the amendment in the restated document. It may also replace the Condominium Map with a new one. Although Part VI of the Condominium Property Act does not apply to the Condominium, the Condominium Association may restate this Declaration, the Articles of Incorporation and/or the Bylaws in the same manner as provided in Part VI of the Condominium Property Act, just as though it applied.

#### **37. MISCELLANEOUS.**

**37.1 SPECIAL POWER OF ATTORNEY.** Whenever this Declaration, the Articles of Incorporation or the Bylaws provides that a person gives the Condominium Association or a Unit Owner a "power of attorney" or appoints the Condominium Association or a Unit Owner as "attorney-in-fact," the following rules apply (unless a particular section, like Section 29.3, says something different):

**A.** The power of attorney appointment is permanent (in legal terms, it is *coupled with an interest*, it is *irrevocable*, it is a *durable power of attorney*, and it will not be affected by any disability of the person who gives it).

B. The person gives the power of attorney whether or not it expressly says so in the deed or other legal document by which he or she obtained any interest in the Condominium.

C. It is a "special power of attorney." This means that the person appointed as the attorney-in-fact has the power to do only the things stated or intended by the Condominium Documents. This includes, however, the power to do anything else necessary or convenient to accomplish the stated or intended goal, or incidental thereto. Ambiguities must be resolved in favor of giving, not denying, the attorney-in-fact the power to act.

D. The person appointed as the attorney-in-fact has "full power of substitution." This means that the attorney-in-fact may let someone else act in his or her place as a substitute attorney-in-fact.

E. If asked by the attorney-in-fact, the person who is giving the special power of attorney must promptly deliver a signed and notarized special power of attorney in the form requested by the attorney-in-fact.

**37.2 EFFECT OF INVALID PROVISIONS.** The provisions of this Declaration are "severable." This means that if any part of it is not legal or valid, that part can be ignored. But the rest of this Declaration will remain in effect and everyone must obey it.

**37.3 CHANGES IN THE LAW.** If any law that applies to the Condominium changes after this Declaration and the Bylaws are recorded, the change in law will control over the provisions of the Declaration, the Articles of Incorporation or the Bylaws, but only to the extent that:

A. The legislative body that enacted the change in law expressly provides that the changes in law will control over inconsistent provisions in existing Condominium Documents, or

B. The law permits the Condominium Association to elect to be subject to the law, and the Condominium Association elects to do so.

**37.4 EFFECT OF FAILURE TO ENFORCE.** A violation of any part of the Condominium Documents by one person does not excuse that person or anyone else from his or her duty to obey that and all other parts of the Condominium Documents. Any failure to enforce any provision of this Declaration does not limit or take away the right to enforce that provision later. This will be true no matter how many times a violation is ignored or otherwise overlooked.

**37.5 CAPTIONS; INTERPRETATION.** DVD has tried to divide this Declaration into useful sections and to provide captions describing each section. DVD has also included a table of contents. The captions and table of contents are provided for convenience only. They do not define, limit or describe the scope or intent of the provisions of this Declaration. Unit Owners must read with care each and every part of this Declaration, not just the captions or the table of contents.

Where this Declaration or the other Condominium Documents say things like "for example", it means that there may be other examples besides the examples given. Likewise, when the Condominium Documents use language such as "among other things," "including," and similar terms and phrases, the effect of those Sections is not limited to the examples given unless it clearly says so.

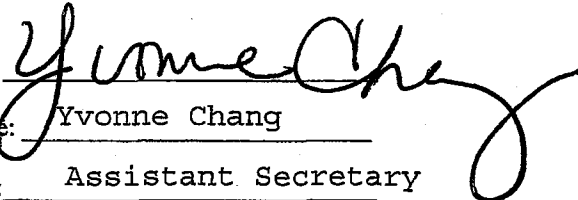
**37.6 PRONOUNS.** Pronouns (for example, "his" or "her") used in the Condominium Documents include the male, female, and neuter genders and include the singular and plural numbers, as the case may be.

**37.7 COMPLIANCE WITH CODES.** The Condominium is or will be in compliance with all zoning and building ordinances and codes, and all other permitting requirements pursuant to section 514B-5 of the Condominium Act.

[SIGNATURES ON NEXT PAGE]

DVD and ABC have signed this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium on December 19<sup>th</sup> 2013. It will take effect when it is recorded.

**DISNEY VACATION DEVELOPMENT, INC.,**  
a Florida corporation, for itself and as attorney-in-fact for all Unit Owners and other Interested Persons

By   
Name: Yvonne Chang  
Title: Assistant Secretary

ABC joins in this Declaration for the sole purpose of permitting DVD to comply with the requirements relating to the submission of the Land to a condominium property regime pursuant to the Act. ABC has not reviewed this Declaration for adequacy or compliance with law, and expressly disclaim any responsibility for this Declaration, the matters set forth herein, and/or any other documents or agreements relating to the Condominium, including, but not limited to, the Bylaws and any public report issued under the Condominium Property Act or any public report issued under Chapter 514B of the Hawai'i Revised Statutes relating to the Condominium or any disclosure statement issued under Chapter 514E of the Hawai'i Revised Statutes relating to the Condominium or any Vacation Plan established with respect to it. DVD, the Condominium Association, all Unit Owners, Mortgage Lenders, vendors and vendees under Agreements of Sale, tenants and occupants of Units and their employees, business invitees and any other persons who may use any part of the Condominium do so with the understanding that ABC has no liability hereunder, and each and every one of the foregoing shall be deemed to the fullest extent permitted by law to have waived as against ABC, and to have released ABC, as to any claim relating to the Condominium. No action taken by DVD or any other person pursuant to this Declaration shall be deemed to be the act of ABC, unless such action is expressly authorized or approved by ABC in writing in each instance. Notwithstanding anything provided to the contrary, under no circumstances will ABC have any liability for expenses under this Declaration except to the extent that ABC is a Unit Owner. In the event ABC is found to be liable in any claim relating to this Declaration, any recovery shall be limited to ABC's interest in the Land, and shall not extend to any other assets of ABC or the individual officers, directors, agents and employees of ABC.

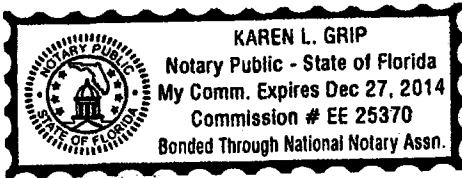
**ABC, INC.,**  
a New York corporation

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



STATE OF Florida )  
 ) ss:  
COUNTY OF Osceola )

On this 19<sup>th</sup> day of December, 2013, before me personally appeared Yvonne Chang, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.



Karen L. Grip  
Name: Karen L. Grip  
Notary Public, State of Florida  
My Commission expires: December 27, 2014

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of December, 2013, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

DVD and ABC have signed this Second Amended and Restated Declaration of Condominium Property Regime For Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium on December \_\_\_\_\_, 2013. It will take effect when it is recorded.

**DISNEY VACATION DEVELOPMENT, INC.,**  
a Florida corporation, for itself and as attorney-  
in-fact for all Unit Owners and other Interested Persons

By \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

ABC joins in this Declaration for the sole purpose of permitting DVD to comply with the requirements relating to the submission of the Land to a condominium property regime pursuant to the Act. ABC has not reviewed this Declaration for adequacy or compliance with law, and expressly disclaim any responsibility for this Declaration, the matters set forth herein, and/or any other documents or agreements relating to the Condominium, including, but not limited to, the Bylaws and any public report issued under the Condominium Property Act or any public report issued under Chapter 514B of the Hawai'i Revised Statutes relating to the Condominium or any disclosure statement issued under Chapter 514E of the Hawai'i Revised Statutes relating to the Condominium or any Vacation Plan established with respect to it. DVD, the Condominium Association, all Unit Owners, Mortgage Lenders, vendors and vendees under Agreements of Sale, tenants and occupants of Units and their employees, business invitees and any other persons who may use any part of the Condominium do so with the understanding that ABC has no liability hereunder, and each and every one of the foregoing shall be deemed to the fullest extent permitted by law to have waived as against ABC, and to have released ABC, as to any claim relating to the Condominium. No action taken by DVD or any other person pursuant to this Declaration shall be deemed to be the act of ABC, unless such action is expressly authorized or approved by ABC in writing in each instance. Notwithstanding anything provided to the contrary, under no circumstances will ABC have any liability for expenses under this Declaration except to the extent that ABC is a Unit Owner. In the event ABC is found to be liable in any claim relating to this Declaration, any recovery shall be limited to ABC's interest in the Land, and shall not extend to any other assets of ABC or the individual officers, directors, agents and employees of ABC.

**ABC, INC.,**  
a New York corporation

By 

Name: Marsha L. Reed

Title: Secretary

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of December, 2013, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

State of California )  
 ) ss  
County of Los Angeles )

On December 23, 2013, before me, Tracy Selfe, a Notary Public, personally appeared Marsha L. Reed, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Tracy Selfe  
Name: \_\_\_\_\_ Tracy Selfe \_\_\_\_\_  
Notary Public, State of California  
My Commission expires: 5/27/2015

## Exhibit A

(to Second Amended and Restated Declaration of Condominium Property Regime for  
Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium)

All of those certain parcels of land situate at Honouliuli, District of Ewa, Honolulu, City and County of Honolulu, State of Hawai'i, described as follows:

### PARCEL FIRST (Portion of TMK (1) 9-1-057-035)

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai'i, described as follows:

Lot 4604-B, area 4.531 acres, more or less, as shown on Map 1325, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased;

Being the land described in Transfer Certificate of Title No. 879,925, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2011-134262.

NOTE: Lot 4604-B shall have access over Lots 4633 and 4639, said Lot 4633 shall have an outlet to Farrington Highway, indirectly over Easements 108 and 118 in Exclusion 2 of Land Court Application No. 1069, and also over Lots 4597, 4599, 4600, 4601 and 4602, as shown on Map 450, as set forth by Land Court Order No. 92806, filed March 6, 1989.

### PARCEL SECOND (Portion of TMK (1) 9-1-057-035)

All of that certain parcel of land situate at Honouliuli, District of Ewa, City and County of Honolulu, State of Hawai'i, described as follows:

Lot 5345-B, area 4.995 acres, more or less, as shown on Map 1325, filed in said Office with Land Court Application No. 1069 of the Trustees under the Will and of the Estate of James Campbell, deceased;

Being the land described in Transfer Certificate of Title No. 879,927, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 2011-134264.

NOTE: Lot 5345-B shall have access to Farrington Highway across Lots 4633 and 4638, said Lot 4633 shall have an outlet to Farrington Highway, indirectly over Easements 108 and 118 in Exclusion 2 of Land Court Application No. 1069, and also over Lots 4745 and 4744, as shown on Map 476 filed with Land Court Application No. 1069, and also over Lots 4599, 4600 and 4602, as shown on Map 450 filed with Land Court Application No. 1069, as set forth by Land Court Order No. 96075, filed December 5, 1989.

**PARCEL THIRD (TMK (1) 9-1-057-34 CPR NOS. SHOWN BELOW)**

Those certain nine (9) condominium units listed in the following table:

1. CPR No.	2. Unit No.	3. Common Interest	4. Former Certificate of Title No.	5. Bureau of Conveyances Document No. for Former Certificate of Title
1	H-1	12.079352%	879924 & 879926	2011-134261 & 2011-134263
4	H-4	3.262060%	879924 & 879926	2011-134261 & 2011-134263
5	H-5	0.333911%	879924 & 879926	2011-134261 & 2011-134263
Not Yet Assigned	H-6B	0.005316%	879924 & 879926	2011-134261 & 2011-134263
Not Yet Assigned	H-6C	0.016059%	879924 & 879926	2011-134261 & 2011-134263
9	H-9	8.616109%	879924 & 879926	2011-134261 & 2011-134263
11	H-11	4.156533%	879924 & 879926	2011-134261 & 2011-134263
To be assigned.	H-12	13.422708%	879924 & 879926	2011-134261 & 2011-134263
To be assigned.	H-13	3.181986%	879924 & 879926	2011-134261 & 2011-134263

Each of said nine (9) condominium units is listed on a separate line in the table set forth above, and each such condominium unit is more particularly described as follows:

**FIRST:**

The condominium unit identified by the unit number listed in Column 2 of the table shown above (the "**Hotel Condominium Unit**") in the condominium property regime known as "Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium" (herein called the "Hotel Condominium"), (i) as established by and described in that certain Amended and Restated Declaration of Condominium Property Regime for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium, dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150333 and 2011-150334 (herein, with any amendments and supplements thereto, called the "**Hotel Condominium Declaration**"), which said instrument amended and restated that certain Declaration of Condominium Property Regime For Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i Condominium, dated April 20, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957905, and (ii) as shown on the plans of the Hotel Condominium recorded in the Bureau of Conveyances of the State of Hawaii as Condominium Map No. 5025 (herein with any amendments called the "**Hotel Condominium Map**"), to which reference is hereby made and which said plans amended and restated the plans of the Hotel Condominium filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Condominium Map No. 2048.

**TOGETHER WITH** the following appurtenant easements:

1. The right to use the limited common elements, if any, described in the Hotel Condominium Declaration as being appurtenant to the Hotel Condominium Unit together with such other persons, if any, having the right to use the same;

2. Nonexclusive easements for use of the common elements of the Hotel Condominium designed for such purposes for ingress to, egress from, utility services for, and support, maintenance and repair of the Hotel Condominium Unit; in the other common elements of the Hotel Condominium for use according to their respective purposes, subject always to the exclusive use of the limited common elements (if any) as provided in the Hotel Condominium Declaration; and in all other units and limited common elements (if any) abutting the Hotel Condominium Unit, for support;

3. Nonexclusive easements across certain other condominium units of the Hotel Condominium for ingress to and egress from the Hotel Condominium Unit to the extent provided in Section 7.1.D. of the Hotel Condominium Declaration, as more particularly provided in the Hotel Condominium Declaration;

4. Nonexclusive easements for use of portions of certain other condominium units of the Hotel Condominium to the extent that the same comprise "Common Area," as that term is defined in the Hotel Condominium Declaration, as more particularly described in the Hotel Condominium Declaration; and

5. If the Hotel Condominium Unit or its limited common elements (if any) now or later encroaches on any other unit, common elements or limited common elements of the Hotel Condominium, then a valid easement for the encroachment and the maintenance of it will remain in effect for so long as such encroachment continues. If any building is partly or totally destroyed and then rebuilt, or in the event of any shifting, settlement or movement of any part of the Hotel Condominium, minor encroachments of any parts of the common elements or units or limited common elements of the Hotel Condominium due to that construction, shifting, settlement or movement are permitted and valid easements for those encroachments and the maintenance of them will exist for so long as the encroachments continue.

**EXCEPTING AND RESERVING AND SUBJECT TO:**

1. Easements for encroachments appurtenant to other units of the Hotel Condominium as they arise in the manner set forth in the preceding paragraph, now or hereafter existing thereon;

2. Easements for access to the Hotel Condominium Unit from time to time during reasonable hours as may be necessary for the operation of the Hotel Condominium or for making emergency repairs therein to prevent damage to the common elements or to another unit or units of the Hotel Condominium or for the installation, repair or replacement of any common elements of the Hotel Condominium;

3. Nonexclusive easements across the Hotel Condominium Unit for ingress to and egress from certain other condominium units of the Hotel Condominium to the extent provided in Section 7.1.D. of the Hotel Condominium Declaration;

4. Nonexclusive easements for use of any portion of the Hotel Condominium Unit to the extent that the same comprises "Common Area," as that term is defined in the Hotel Condominium Declaration, as more particularly described in the Hotel Condominium Declaration;

5. Nonexclusive easements through the Hotel Condominium Unit appurtenant to the common elements of the Hotel Condominium and to all other condominium units of the Hotel Condominium for support, maintenance and repair of the common elements, limited common elements and other condominium units of the Hotel Condominium; and

6. All easements, rights and interests granted or reserved in the Hotel Condominium Declaration and/or the Master Declaration, including but not limited to the easements, rights and interests granted or

reserved in Sections 7.1 and/or 7.2 of the Hotel Condominium Declaration, or now or hereafter granted pursuant to Sections 7.3 and/or 7.4 of the Hotel Condominium Declaration.

**SECOND:**

An undivided percentage interest appurtenant to the Hotel Condominium Unit, equal to percentage interest specified in Column 3 of the table shown above, in all common elements of the Hotel Condominium, including the land, as described in the Hotel Condominium Declaration, or such other percentage interest as hereafter may be established for the Hotel Condominium Unit by any amendment of the Hotel Condominium Declaration, as tenant in common with the other owners of condominium units in the Hotel Condominium. The land of the Hotel Condominium is described in the Hotel Condominium Declaration and that description, as it may be amended from time to time, is hereby incorporated herein by this reference.

**TOGETHER WITH, AS TO FIRST AND SECOND**, appurtenant easements described in (i) the Hotel Condominium Declaration, (ii) that certain Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium Declaration of Merger of Condominium Phases, dated April 12, 2010, and recorded as Land Court Document No. 3957569, (herein with any amendments called the "**Declaration of Merger**"), and/or (iii) that certain Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i, dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150332 (herein, with any amendments and supplements thereto, called the "**Master Declaration**"), which said instrument amended and restated that certain Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i dated April 12, 2010, and recorded as Land Court Document No. 3957567, but **SUBJECT TO, AS TO FIRST AND SECOND**, the easements, encumbrances, restrictions, covenants, agreements, obligations, conditions, exceptions, reservations, and other provisions set forth in:

1. The Master Declaration;
2. That certain Master Cotenancy Agreement Declaration of Covenants, Conditions and Restrictions, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii on April 22, 2010, as Document No. 3957568 (herein with any amendments called the "**Master Cotenancy Agreement**");
3. The Declaration of Merger;
4. The Hotel Condominium Declaration, the Articles of Incorporation of the Ali'i Nui Hotel Condominium Association, Inc., a Florida not-for-profit corporation (herein, with any amendments and supplements thereto, called the "**Hotel Condominium Association Articles**"), the Amended and Restated Bylaws of Ali'i Nui Hotel Condominium Association, Inc., dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150335 and 2011-150336 (herein, with any amendments and supplements thereto, called the "**Hotel Condominium Association Bylaws**"), which said instrument amended and restated those certain Bylaws of Ali'i Nui Hotel Condominium Association, Inc., dated April 12, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957906, and any rules and regulations adopted by or on behalf the Ali'i Nui Hotel Condominium Association, Inc. (herein, with any amendments and supplements thereto, called the "**Hotel Condominium Rules**"), as any of the same may be amended from time to time, and the Hotel Condominium Map, to which reference is hereby made; and
5. All easements, rights and interests granted or reserved in this Declaration with respect to the "Vacation Support Property" and/or the "New Common Elements", including but not limited to the easements, rights and interests granted or reserved in Sections 7.1 and/or 7.2 of this Declaration, or now or hereafter granted pursuant to Sections 7.3 and/or 7.4 of this Declaration.

**BEING A PORTION OF THE PREMISES** described in the Certificate of Title Numbers listed in Column 4 of the table shown above, which Certificate of Title was recorded in the Bureau of Conveyances of the State of Hawaii as shown in Column 5 of the table shown above.

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**SUBJECT, AS TO PARCELS FIRST, SECOND AND THIRD, HOWEVER, TO THE FOLLOWING ENCUMBRANCES:**

1. The lien of real property taxes not yet due and owing.
2. The property borders on the ocean and is subject to the provisions of Hawaii Revised Statute 205A, Sections 41 to 49 relative to shoreline setbacks and prohibitions on use, and to the regulations of the Land Use Commission and the County Planning Department.
3. AS TO PARCELS FIRST (LOT 4604-B), SECOND (LOT 5345-B) AND THIRD:
  - a. Title to all mineral and metallic mines reserved to the State of Hawai'i.
  - b. CERTIFICATE AND AUTHORIZATION dated October 8, 1985, filed in said Office as Land Court Document No. 1328029, and also recorded in the Bureau of Conveyances of the State of Hawai'i in Book 19004, Page 123.

The foregoing Certificate and Authorization was amended by AMENDMENT TO CERTIFICATE AND AUTHORIZATION dated July 3, 1994, recorded in said Bureau as Document No. 94-120723.

- c. UNILATERAL AGREEMENT AND DECLARATION FOR CONDITIONAL ZONING dated February 21, 1986, filed in said Office as Land Court Document No. 1354687.

The foregoing instrument was amended by RELEASE OF DEVELOPMENT AGREEMENT AND PARTIAL SATISFACTION OF UNILATERAL AGREEMENT dated November 12, 1993, filed in said Office as Land Court Document No. 2090355, and also recorded in said Bureau as Document No. 93-195382.

- d. UNRECORDED AMENDED AND RESTATED KO OLINA RESORT DEVELOPMENT AGREEMENT by and between the TRUSTEES UNDER THE WILL AND OF THE ESTATE OF JAMES CAMPBELL, DECEASED, "CE", and WEST BEACH ESTATES, a Hawai'i general partnership, "WBE", dated December 1, 1986.

The foregoing unrecorded Amended and Restated Ko Olina Resort Development Agreement was confirmed by SHORT FORM DEVELOPMENT AGREEMENT dated December 1, 1986, filed in said Office as Land Court Document No. 1419770.

The foregoing unrecorded Amended and Restated Ko Olina Resort Development Agreement was amended by UNRECORDED FIRST AMENDMENT TO AMENDED AND RESTATED KO OLINA RESORT DEVELOPMENT AGREEMENT dated March 19, 1993.

The foregoing unrecorded First Amendment to Amended and Restated Ko Olina Resort Development Agreement was confirmed by SHORT FORM FIRST AMENDMENT TO AMENDED AND RESTATED KO OLINA RESORT DEVELOPMENT AGREEMENT dated April 7, 1994, filed in said Office as Land Court Document No. 2141539.

The interest of West Beach Estates in the foregoing Unrecorded Amended and Restated Ko Olina Resort Development Agreement, as amended, was assigned to KO OLINA COMPANY, LLC, a Delaware limited liability company, by ASSIGNMENT OF DEVELOPMENT AGREEMENT dated August 20, 1998, filed in said Office as Land Court Document No. 2479691.

The foregoing unrecorded Amended and Restated Ko Olina Resort Development Agreement, as amended, was further amended by UNRECORDED SECOND AMENDMENT TO AMENDED AND RESTATED KO OLINA RESORT DEVELOPMENT AGREEMENT dated June 25, 1999.



The foregoing unrecorded Second Amendment to Amended and Restated Ko Olina Resort Development Agreement was confirmed by SHORT FORM OF SECOND AMENDMENT TO AMENDED AND RESTATED KO OLINA RESORT DEVELOPMENT AGREEMENT dated December 21, 1999, filed in said Office as Land Court Document No. 2600070.

The interest of the Trustees under the Will and of the Estate of James Campbell in the foregoing Second Amendment, was assigned to JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, by UNRECORDED OMNIBUS ASSIGNMENT dated January 22, 2007.

The foregoing unrecorded Omnibus Assignment was confirmed by ASSIGNMENT OF RIGHTS KO OLINA RESORT effective as of August 29, 2007, filed in said Office as Land Court Document No. 3649643.

The foregoing unrecorded Amended and Restated Ko Olina Resort Development Agreement, as amended, was further amended by UNRECORDED THIRD AMENDMENT AND RESTATEMENT AND PARTIAL ASSIGNMENT OF KO OLINA RESORT DEVELOPMENT AGREEMENT dated August 29, 2007.

The foregoing unrecorded Third Amendment and Restatement was confirmed by SHORT FORM OF THIRD AMENDMENT AND RESTATEMENT AND PARTIAL ASSIGNMENT OF KO OLINA RESORT DEVELOPMENT AGREEMENT effective as of August 29, 2007, filed in said Office as Land Court Document No. 3649644.

e. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS dated December 1, 1986, filed in said Office as Land Court Document No. 1419771.

The foregoing Declaration was amended by instruments dated December 7, 1989, filed in said Office as Land Court Document No. 1702235, dated ----, filed in said Office as Land Court Document No. 2829644, and dated March 12, 2004, filed in said Office as Land Court Document No. 3083061.

Consent thereto by West Beach Estates, a Hawai'i general partnership, filed concurrently in said Office as Land Court Document No. 1702236.

Consent thereto by Ko Olina Company, LLC, Pacific Northwest, Ltd., Ko Olina Chapel, LLC, 300 Corporation, HRT, Ltd., Honolulu Limited, Ko Olina 300, LLC, Centex Homes, and Ko Olina Beach Lagoon Estates, LLC, filed concurrently in said Office as Land Court Document No. 3083062.

The interest of the Trustees under the Will and of the Estate of James Campbell in the foregoing Declaration, was assigned to JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, by UNRECORDED OMNIBUS ASSIGNMENT dated January 22, 2007.

The foregoing unrecorded Omnibus Assignment was confirmed by ASSIGNMENT OF RIGHTS KO OLINA RESORT effective as of August 29, 2007, filed in said Office as Land Court Document No. 3649643.

Certain rights of James Campbell Company LLC in the foregoing Declaration, were assigned to KO OLINA DEVELOPMENT COMPANY, LLC, a Delaware limited liability company, by PARTIAL ASSIGNMENT AND MODIFICATION OF KO OLINA DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS effective as of August 29, 2007, filed in said Office as Land Court Document No. 3649645.

f. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in TRUSTEES' LIMITED WARRANTY DEED dated December 1, 1986, filed in said Office as Land Court Document No. 1419772.

The foregoing instrument was amended by AMENDMENT OF DEED dated May 8, 1991, filed in said Office as Land Court Document No. 1821776.

The foregoing instrument, as amended, was further amended by AGREEMENT FOR PARTIAL TERMINATION OF CONSTRUCTION EASEMENT AND RIGHT OF WAY AND RELEASE OF DEED RESTRICTION dated October 9, 1991, filed in said Office as Land Court Document No. 1857006.

g. Covenants, conditions, restrictions, reservations, agreements, obligations, easements and other provisions set forth in DECLARATION OF COVENANTS FOR KO OLINA COMMUNITY ASSOCIATION dated December 1, 1986, filed in said Office as Land Court Document No. 1419773.

The foregoing Declaration was amended by instruments dated June 27, 1995, filed in said Office as Land Court Document No. 2249998, dated April 16, 1997, filed in said Office as Land Court Document No. 2377790, and dated September 24, 1999, filed in said Office as Land Court Document No. 2583045.

Consent to Amended Declaration of Covenants for Ko Olina Community Association and Agreement, dated June 27, 1995, filed in said Office as Land Court Document No. 2249999.

The interest of West Beach Estates in the foregoing Declaration, as amended, was assigned to KO OLINA DEVELOPMENT, LLC, a Delaware limited liability company, by ASSIGNMENT OF DECLARANT RIGHTS dated August 20, 1998, filed in said Office as Land Court Document No. 2479692.

AMENDED AND RESTATED DECLARATION OF COVENANTS FOR KO OLINA COMMUNITY ASSOCIATION; CONSENT OF THE ESTATE OF JAMES CAMPBELL; CONSENT OF DECLARANT'S MORTGAGEE (herein called the "Ko Olina Declaration") dated March 13, 2006, filed in said Office as Land Court Document Nos. 3426805 through 3426807.

The interest of the Trustees under the Will and of the Estate of James Campbell in the foregoing Amended and Restated Declaration, was assigned to JAMES CAMPBELL COMPANY LLC, a Delaware limited liability company, by UNRECORDED OMNIBUS ASSIGNMENT dated January 22, 2007.

The foregoing unrecorded Omnibus Assignment was confirmed by ASSIGNMENT OF RIGHTS KO OLINA RESORT dated August 29, 2007, filed in said Office as Land Court Document No. 3649643.

Certain rights of James Campbell Company LLC in the foregoing Amended and Restated Declaration, were assigned to KO OLINA DEVELOPMENT COMPANY, LLC, a Delaware limited liability company, by ASSIGNMENT OF RIGHTS UNDER AMENDED AND RESTATED DECLARATION OF COVENANTS FOR KO OLINA COMMUNITY ASSOCIATION effective as of August 29, 2007, filed in said Office as Land Court Document No. 3649646.

h. AGREEMENT FOR ISSUANCE OF CONDITIONAL USE PERMIT UNDER SECTION 21-5.380 OF THE LAND USE ORDINANCE (LUO) dated June 14, 2006, filed in said Office as Land Court Document No. 3446051.

The foregoing instrument was amended by instrument filed in said Office as Land Court Document No. 3843447.

i. Terms, provisions, reservations, covenants, conditions and restrictions as contained in LIMITED WARRANTY DEED WITH ACKNOWLEDGEMENT (ESTATE FOR YEARS) filed in said Office on October 5, 2007, as Land Court Document No. 3664877.

j. Terms, provisions, reservations, covenants, conditions and restrictions as contained in LIMITED WARRANTY DEED WITH ACKNOWLEDGEMENT (REMAINDER INTEREST) filed in said Office on October 5, 2007, as Land Court Document No. 3664878.

k. Terms, provisions, reservations, covenants, conditions and restrictions as contained in DECLARATION OF RESTRICTIVE COVENANTS REGARDING USE; RESERVED POWER TO GRANT OR MODIFY EASEMENTS, filed in said Office on October 5, 2007, as Land Court Document No. 3664879.

l. The terms and provisions contained in SHORT FORM MEMORANDUM OF HOTEL PORTION LIMITED RIGHT OF FIRST OFFER (ESTATE FOR YEARS) by and between DISNEY VACATION DEVELOPMENT, INC., a Florida corporation, KO OLINA PARCEL 15 LLC, KO OLINA PARCEL 13-1 LLC, KO OLINA PARCEL 13-2 LLC, and KO OLINA PARCEL 13-3 LLC, each a Hawai'i limited liability company, filed in said Office on October 5, 2007, as Land Court Document No. 3664882.

m. The terms and provisions contained in SHORT FORM MEMORANDUM OF HOTEL PORTION LIMITED RIGHT OF FIRST OFFER (REMAINDER INTEREST) by and between ABC, INC., a New York corporation, KO OLINA PARCEL 15 LLC, KO OLINA PARCEL 13-1 LLC, KO OLINA PARCEL 13-2 LLC, and KO OLINA PARCEL 13-3 LLC, each a Hawai'i limited liability company, filed in said Office on October 5, 2007, as Land Court Document No. 3664883.

n. Terms, provisions, reservations, covenants, conditions and restrictions as contained in DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VACATION AND RECREATION EXPERIENCE PRESERVATION filed in said Office on October 5, 2007, as Land Court Document No. 3664884.

o. The terms and provisions contained in KO OLINA RESORT PARCEL 19 HEIGHT LIMITATION AGREEMENT by and between KO OLINA CHAPEL, LLC, a Hawai'i limited liability company, DISNEY VACATION DEVELOPMENT, INC., a Florida corporation, and ABC, INC., a New York corporation, filed in said Office on October 5, 2007, as Land Court Document No. 3664885.

p. The terms and provisions contained in WAIVER OF GOLF TERMINATION RIGHTS by and between DISNEY VACATION DEVELOPMENT, INC., a Florida corporation, ABC, INC., a New York corporation, and KO OLINA INTANGIBLES, LLC, a Delaware limited liability company, filed in said Office on October 5, 2007, as Land Court Document No. 3664889.

q. The terms and provisions contained in KO OLINA DEVELOPMENT LLC ESTOPPEL STATEMENT filed in said Office on October 5, 2007, as Land Court Document No. 3664890.

r. The terms and provisions contained in JAMES CAMPBELL COMPANY LLC ESTOPPEL STATEMENT filed in said Office on October 5, 2007, as Land Court Document No. 3664891.

s. The terms and provisions contained in KO OLINA DEVELOPMENT LLC ESTOPPEL STATEMENT REGARDING UNIT COUNTS filed in said Office on October 5, 2007, as Land Court Document No. 3664892.

t. The terms and provisions contained in SHORT FORM MEMORANDUM OF FLOOR AREA ALLOCATION AGREEMENT filed in said Office on April 3, 2009, as Land Court Document No. 3844930.

u. The terms and provisions contained in LIMITED WARRANTY DEED WITH ACKNOWLEDGMENT (ESTATE FOR YEARS), filed in said Office on April 22, 2010, as Land Court Document No. 3957506.

v. Terms, provisions, reservations, covenants, conditions and restrictions as contained in AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR AULANI, A DISNEY RESORT & SPA, KO OLINA, HAWAII, dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150332, which said instrument amended and restated that certain Declaration of Covenants, Conditions, Easements and Restrictions for Aulani, A Disney Resort & Spa, Ko Olina, Hawai'i, dated April 12, 2010, filed in said Office on April 22, 2010, as Land Court Document

No. 3957567, all rules and policies adopted pursuant to it, and any changes and additions made to any of them from time to time.

w. Terms, provisions, reservations, covenants, conditions and restrictions as contained in MASTER COTENANCY AGREEMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS dated April 12, 2010, filed in said Office on April 22, 2010, as Land Court Document No. 3957568 and all changes and additions made to it from time to time.

x. Terms, provisions, reservations, covenants, conditions and restrictions as contained in AULANI, DISNEY VACATION CLUB® VILLAS, KO OLINA, HAWAII CONDOMINIUM DECLARATION OF MERGER OF CONDOMINIUM PHASES dated April 12, 2010, filed in said Office on April 22, 2010, as Land Court Document No. 3957569.

4. AS TO PARCEL FIRST (LOT 4604-B) ONLY:

a. Easement 1918 for communication lines and utility purposes as shown on Map 451, as set forth by Land Court Order No. 92806.

b. Easement 1925 for shoreline access purposes as shown on Map 451, as set forth by Land Court Order No. 92806.

5. AS TO PARCELS FIRST (LOT 4604-B) AND SECOND (LOT 5345-B) ONLY:

a. Easement 2130 shoreline parkway purposes as shown on Map 474 as set forth by Land Court Order No. 93926.

b. Easement 2282 for open space parkway purposes as shown on Map 497, as set forth by Land Court Order No. 96075.

c. A Grant of Easement for public access and utility purposes over Easement 2130, in favor of The City and County of Honolulu, a Hawai'i municipal corporation, filed December 21, 1993 as Land Court Document No. 2099737.

6. AS TO PARCEL THIRD:

a. Terms, provisions, reservations, covenants, conditions and restrictions of the Hotel Condominium Declaration, the Hotel Condominium Association Articles, the Hotel Condominium Association Bylaws, the Hotel Condominium Map and the Hotel Condominium Rules (herein together referred to as the "Hotel Documents"), including but not limited to:

(1) As to Units H-1 and H-9, a possibility of reverter in and to any "Additional Air Space Units" established pursuant to Section 22.5 of the Hotel Declaration (as the quoted term is defined in the Hotel Condominium Declaration); and

(2) All other of "DVD's Reserved Rights" under the Hotel Documents (as the quoted term is defined in the Hotel Condominium Declaration).

b. All of the encumbrances described in Exhibit "A" to the Hotel Condominium Declaration, each of which is incorporated herein by this reference.

-NOTE:- THERE IS HEREBY OMITTED FROM ANY COVENANTS, CONDITIONS AND RESERVATIONS CONTAINED IN ANY INSTRUMENT DESCRIBED HEREIN, ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT OR RESTRICTION

(A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

**End of Exhibit A**

## **Exhibit B**

(to Declaration of Condominium Property Regime)

### **Description of Hotel Documents**

The “**Hotel Documents**,” consisting of the following documents and all changes and additions made to any of them from time to time:

(i) The Amended and Restated Declaration of Condominium Property Regime for Aulani, A Disney Resort & Spa, Ko Olina, Hawai‘i Condominium, dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150333 and 2011-150334 (herein with any amendments called the “**Hotel Condominium Declaration**”), which said instrument amended and restated that certain Declaration of Condominium Property Regime For Aulani, A Disney Resort & Spa, Ko Olina, Hawai‘i Condominium, dated April 20, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957905;

(ii) The Articles of Incorporation of the Ali‘i Nui Hotel Condominium Association, Inc. (Amended and Restated), on file with the Florida Secretary of State;

(iii) The Amended and Restated Bylaws of Ali‘i Nui Hotel Condominium Association, Inc., dated September 7, 2011, recorded in the Bureau of Conveyances of the State of Hawaii as Document Nos. 2011-150335 and 2011-150336 (herein with any amendments called the “**Hotel Condominium Association Bylaws**”), which said instrument amended and restated those certain Bylaws of Ali‘i Nui Hotel Condominium Association, Inc., dated April 12, 2010, recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 3957906;

(iv) Any rules and regulations adopted by or on behalf the Ali‘i Nui Hotel Condominium Association, Inc. (herein with any amendments called the “**Hotel Condominium Rules**”);

(v) The plans of the Hotel Condominium recorded in the Bureau of Conveyances of the State of Hawaii as Condominium Map No. 5025 (herein with any amendments called the “**Hotel Condominium Map**”), which said plans amended and restated the plans of the Hotel Condominium filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Condominium Map No. 2048; and

(vi) The Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai‘i Condominium Declaration of Merger of Condominium Phases, dated April 12, 2010, and recorded as Land Court Document No. 3957569, (herein with any amendments called the “**Declaration of Merger**”).

## **End of Exhibit B**

## Exhibit C

(to Declaration of Condominium Property Regime)

### RESORT UNITS

1. **AREA OF RESORT UNITS.** Resort Units have a floor plan type, net living area and initial Common Interest as shown on Schedule 1 to this Exhibit C.

a. **SINGLE VACATION HOME.** If a Resort Unit consists of a single Vacation Home, then:

i. The approximate net living area for the Resort Unit consists of the net interior floor area as listed in Schedule 1 to this Exhibit C.

ii. The net interior floor areas listed in Schedule 1 to this Exhibit C are based on measurements taken from the interior surfaces of the perimeter walls, windows and window frames, doors and their door frames. Floor areas were not reduced, however, to account for interior walls, ducts, vents, shafts, stairways and so on located within those interior surfaces of the Unit.

b. **MULTIPLE VACATION HOMES.** If a Resort Unit consists of more than one Vacation Home, then:

i. The approximate net living area for the Resort Unit consists of the net interior floor area as listed in Schedule 1 to this Exhibit C.

ii. In keeping with the requirements of the Condominium Regulations the net interior floor areas listed in Schedule 1 to this Exhibit C are based on measurements taken from the interior surfaces of the perimeter walls, windows and window frames, doors and their door frames of the entire Resort Unit even though the Unit may be comprised of multiple Vacation Homes. Floor areas were not reduced to account for interior walls, ducts, vents, shafts, stairways and so on located within those interior surfaces of the Unit or for walls, etc., separating the Vacation Homes comprising the Resort Unit.

c. **CALCULATION OF UNIT AREAS.** The net interior floor areas, net lanai floor areas, and net living areas listed in Schedule 1 to this Exhibit C are not exact. Instead, they are estimates based on the floor plans of each type of Vacation Home and Resort Unit. The measurements are based upon the requirements of the Condominium Regulations and do not necessarily follow the boundaries of the Units in every detail. Because the Condominium Regulations do not normally contemplate that a single Resort Unit may consist of multiple Vacation Homes, the measurements may not accurately reflect the actual usable floor area of the Vacation Homes or Resort Units. **DVD makes no representation or warranty as to the actual area of any Resort Unit.**

2. **BOUNDARIES OF THE RESORT UNITS.** The Resort Units consist of a Unit interior.

a. **UNIT INTERIOR.** The boundaries of the Unit interior consist of the interior surface of the perimeter walls, windows and window frames, doors and door frames, floors, and ceilings

b. **THINGS THAT ARE PART OF THE RESORT UNITS.** These things are part of each Resort Unit:

- ❖ All of the walls and partitions that are not load-bearing and that are located inside of the Unit's boundaries.
- ❖ All movable lanai doors and the door frames.
- ❖ All doors and door frames located inside of the Unit's boundaries.

- ❖ The inner decorated or finished surfaces of all boundary walls, windows and window frames, doors and their door frames, floors and ceilings.
- ❖ All fixtures originally installed in the Units and all replacements of those fixtures.

c. **THINGS THAT ARE NOT PART OF THE RESORT UNITS.** These things are not part of the Resort Units:

- ❖ The boundary walls, windows and window frames, doors and their door frames (except movable lanai doors and door frames), floors and ceilings. However the decorated or finished surfaces located within the Unit interior are part of the Unit.
- ❖ Any load-bearing walls or columns inside of the Unit. However the decorated or finished surfaces are part of the Unit.
- ❖ The foundations, footings, girders, beams, floor slabs, supports, floors and ceilings surrounding each Resort Unit.
- ❖ Any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust, or air conditioning running through or otherwise located within a Unit if they are used for or serve more than one Unit, the General Common Elements, or the Limited Common Elements of any other Unit.
- ❖ Any Improvements located above the lanai. This would include, for example the underside of the lanai for a Unit on the next floor up, or the underside of the roof and/or the support beams or other Improvements comprising the roofing system located above a lanai.

All of these things are Common Elements. This is so regardless of the net living areas listed in Schedule 1 to this Exhibit C and the way in which they were measured.

### **COMMERCIAL UNITS**

1. **AREA AND UNIT TYPES OF THE COMMERCIAL UNITS.** The approximate area of each Commercial Unit is described in Schedule 1 to this Exhibit C.

a. **AIR SPACE UNITS.** Units L-1, L-2, L-3, L-4 and L-6 through L-8 are "Air Space Units." The boundaries of those Units are defined by spatial coordinates rather than by reference to specific Improvements. The approximate interior area for each Air Space Unit listed in Schedule 1 to this Exhibit C is based on measurements taken from the boundaries of the Unit. The net living area of the Air Space Units for purposes of the Common Interest calculations is equal to five percent (5.0%) of the interior area. In addition, the Condominium Regulations require that this Declaration report the net living area of any enclosed portion of the Unit and any lanai. These areas are determined as follows:

i. The net interior floor area of any enclosed portion of an Air Space Unit is based on measurements taken from the interior surface of the perimeter walls, windows and window frames, doors and their door frames. In all cases, floor areas were not reduced to account for interior walls, ducts, vents, shafts, stairways and so on located within the interior surfaces of the enclosed portion of the Air Space Unit.

ii. The net lanai floor area of any lanai of an Air Space Unit is based on measurements taken from the interior surface of any walls, railings, support posts, or other physical Improvements used to mark the boundaries of the lanai. If the Condominium Map does not use walls, railings, support posts, or other physical Improvements to mark the boundaries of the lanai, then the boundary will consist of an imaginary vertical plane in the location shown by a line drawn on the Condominium Map.



iii. To the extent that an Air Space Unit includes any enclosed area or lanai that is not located entirely within the boundaries of the Air Space Unit, then the area of any such additional space is based on measurements taken in the manner provided in Subsection 1.a.i (as to enclosed portions) and Subsection 1.a.ii (as to lanais or other areas).

b. **STANDARD COMMERCIAL UNITS.** Units 2001 through 2006 and Unit 4001, are Standard Units. The approximate net living area for each standard Commercial Unit consists of the net interior floor area plus, if the Unit has one or more lanais, the net lanai floor area as listed in Exhibit C.

i. The net interior floor areas listed in Exhibit C are based on measurements taken from the interior surface of the perimeter walls, windows and window frames, doors and their door frames. In all cases, floor areas were not reduced to account for interior walls, ducts, vents, shafts, stairways and so on located within those interior surfaces of the Unit.

ii. All net lanai floor areas listed in Exhibit C are based on measurements taken from the boundaries of the Unit lanais.

c. **CALCULATION OF UNIT AREAS.** The interior areas, net living areas, net interior floor areas and net lanai floor areas set forth in Schedule 1 to this Exhibit C are not exact. Instead, they are estimates based on the plans of each Commercial Unit as shown on the Condominium Map. The measurements are based upon the requirements of the Condominium Regulations and do not necessarily follow the boundaries of the Units. **DVD makes no representation or warranty as to the actual area of any Commercial Unit.**

## 2. **BOUNDARIES OF THE COMMERCIAL UNITS.**

### a. **AIR SPACE UNITS.**

i. **UNIT BOUNDARIES.** The boundaries of the Air Space Units are as follows:

1) The vertical boundaries of an Air Space Unit consist of a series of imaginary vertical planes in the locations shown on the Condominium Map as the Unit's boundary lines. The vertical boundaries extend down to the point of intersection with the lower boundary of the Unit, and up to the point of intersection with the upper boundary of the Unit.

2) The upper boundary of an Air Space Unit consists of an imaginary horizontal plane in the location shown on the Condominium Map. The upper boundary extends in all directions to the point of intersection with the vertical boundaries.

3) The lower boundary extends in all directions to the point of intersection with the vertical boundaries. The location of the lower boundary of each Air Space Unit is shown on the Condominium Map.

ii. **THINGS THAT ARE PART OF THE AIR SPACE UNITS.** Except to the extent specifically excluded by Subsection 2.a.iii, these things are part of each Air Space Unit:

1) All of the Land located within the boundaries of the Air Space Unit.

2) All buildings and other Improvements located within the boundaries of the Air Space Unit. This includes, but is not limited to:

a) All exterior and interior walls and partitions, doors and door frames, windows and window frames, floors, ceilings, roofs, crawl spaces, plenums, attics, and basements.

b) All foundations, footings, girders, beams, floor slabs, columns, and supports of any building or other Improvements located within the Air Space Unit.

c) All offices, dwelling or lodging rooms or apartments, stairways, meeting rooms, banquet rooms, exhibition halls, dining rooms, restaurants and bars, food and beverage preparation, handling, and storage facilities, bathrooms, and employee locker rooms and break rooms.

d) All lobby areas, elevators, elevator lobbies, walkways, corridors, entrances, entry ways and exits of each building, all storage rooms, maintenance rooms, elevator machine rooms, mechanical rooms, electrical rooms, service yards, loading docks, fire pump rooms, boiler rooms, telephone rooms, and chillers.

e) All fixtures originally installed in any such buildings or other Improvements, and all replacements of those fixtures.

3) All lanais, yards, grounds, walkways, walkway railings, water features, gardens, decorative rocks and other landscaping, and all refuse facilities located within the boundaries of the Air Space Unit.

4) All roads, driveways, parking stalls and parking areas, access lanes, paved areas, ramps, fire lanes and loading areas located within the boundaries of the Air Space Unit.

5) Any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust, or air conditioning running through or otherwise located within or beneath the Air Space Unit if they are used for or serve only that particular Air Space Unit.

6) Anything else located within the boundaries of the Air Space Unit.

iii. **THINGS THAT ARE NOT PART OF THE AIR SPACE UNITS.** These things are not part of an Air Space Unit:

1) Any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust, or air conditioning running through or otherwise located within or beneath the Air Space Unit if they are used for or serve the Common Elements or more than one Unit.

All of these things are Common Elements. This is so regardless of the net living areas listed in Schedule 1 to this Exhibit C and the way in which they were measured.

b. **BOUNDARIES OF STANDARD COMMERCIAL UNITS.** The boundaries of the standard Commercial Units are as follows:

i. **UNIT INTERIOR.** The boundaries of the Unit interior consist of: (i) the centerline of all perimeter walls or floors that separate one Commercial Unit from another, (ii) the interior surface of all other perimeter walls, and (iii) interior surface of all perimeter windows and window frames, doors and door frames, floors, and ceilings. If the Condominium Map does not use walls or other physical Improvements to mark the boundaries of the Unit interior, then the boundary will consist of an imaginary vertical plane in the location shown by a line drawn on the Condominium Map.

1) For purposes of this Subsection and Sections 2.b.iii and 2.b.iv, the "ceiling" of any standard Commercial Unit (or part of a standard Commercial Unit) is the surface of the underside of the floor above it. If there is no floor above it, then the "ceiling" will be the underside of the roofing structure above it. This means that the Commercial Units include any crawl space or plenum between the "ceiling" and any acoustic tiles or other ceiling system.

ii. **LANAI.** The lanai boundaries consist of these things:

1) The decorated or finished surfaces of the lanai floor.

2) The decorated or finished surfaces of the outside walls of the building that separate the lanai from the Unit interior.

3) The outside surface of any doors, door frames, windows and window frames that separate the lanai from the Unit interior.

4) The interior decorated surface of any railings or support posts, and any other walls or other Improvements enclosing the lanai. If the Condominium Map does not use walls or other physical Improvements to mark the boundaries of the lanai, then the boundary will consist of an imaginary vertical plane in the location shown by a line drawn on the Condominium Map.

5) An imaginary horizontal plane located just below the lowest point of and parallel to the underside of the floor of the lanai of the Unit on the next floor up, provided that:

a) If the underside of the lanai floor for the next Unit up consists of exposed support beams, then the boundary will consist of an imaginary horizontal plane located just below the lowest point of the exposed support beams, and parallel to the floor of the lanai of the Unit on the next floor up.

b) If there is no lanai on the next floor up, the boundary will be an imaginary horizontal plane located just below the lowest point of, and parallel to, the underside of the roof and/or the support beams or other Improvements comprising the roofing system located above the lanai.

c) If there is no lanai floor or roofing system above the lanai, then the boundary will be an imaginary horizontal plane located parallel to and ten (10) feet above the lanai floor, but excluding from it any area occupied by other Improvements of the Condominium.

iii. **THINGS THAT ARE PART OF THE STANDARD COMMERCIAL UNITS.** These things are part of each Standard Commercial Unit:

- ❖ All of the walls and partitions that are not load-bearing and that are located inside of the Unit's boundaries.
- ❖ All movable lanai doors and the door frames.
- ❖ All doors and door frames located inside of the Unit's boundaries.
- ❖ The inner decorated or finished surfaces of all boundary walls, windows and window frames, doors and their door frames, floors and ceilings.
- ❖ All fixtures originally installed in the Units and all replacements of those fixtures.

iv. **THINGS THAT ARE NOT PART OF THE STANDARD COMMERCIAL UNITS.** These things are not part of the Standard Commercial Units:

- ❖ The boundary walls (except for any part within the centerline of the boundary walls that separate one Commercial Unit from another). However the decorated or finished surfaces located within the Unit interior are part of the Unit.
- ❖ The boundary windows and window frames, doors and their door frames (except movable lanai doors and door frames).
- ❖ Any load-bearing walls or columns inside of the Unit. However, the decorated or finished surfaces of all load-bearing walls or columns located within the Unit are part of the Unit.
- ❖ The foundations, footings, girders, beams, floor slabs, supports, floors and ceilings surrounding each Commercial Unit.

- ❖ Any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust, or air conditioning running through or otherwise located within a Unit if they are used for or serve the Common Elements or more than one Unit.

All of these things are Common Elements. This is so regardless of the net living areas listed in Schedule 1 to this Exhibit C and the way in which they were measured.

## **Schedule 1 to Exhibit C**

**IMPORTANT NOTE: ALL FLOOR AREAS FOR RESORT AND COMMERCIAL UNITS AS SHOWN IN THIS EXHIBIT OR IN SCHEDULE 1 TO THIS EXHIBIT ARE APPROXIMATE. DVD MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACTUAL AREA OF ANY PARTICULAR UNIT. THE AREAS OF PARTICULAR UNITS ARE LIKELY TO VARY.**

The following Schedule 1 lists the Units by unit number, and shows the net interior floor area, net lanai floor area, and net living area of the Units and Common Interest of each Unit.

**Schedule 1 to Exhibit C**

1	2	3	4	5	6
Condominium Unit Number	Air Space Unit Interior Area (See Note 1 below)	Standard Unit Net Interior Floor Area	Standard Unit Net Lanai Floor Area	Net Living Area	Common Interest
1A	n/a	3,314.19	662.18	3,314.19	0.548162%
4A	n/a	2,258.93	384.24	2,258.93	0.373624%
6A	n/a	2,258.93	384.24	2,258.93	0.373624%
10A	n/a	2,258.93	384.24	2,258.93	0.373624%
11A	n/a	2,258.93	384.24	2,258.93	0.373624%
12A	n/a	2,258.93	384.24	2,258.93	0.373624%
13A	n/a	2,258.93	384.24	2,258.93	0.373624%
14A	n/a	2,258.93	384.24	2,258.93	0.373624%
15A	n/a	2,258.93	384.24	2,258.93	0.373624%
16A	n/a	2,258.93	384.24	2,258.93	0.373624%
17A	n/a	2,258.93	384.24	2,258.93	0.373624%
18A	n/a	2,258.93	384.24	2,258.93	0.373624%
19A	n/a	2,258.93	384.24	2,258.93	0.373624%
20A	n/a	2,258.93	384.24	2,258.93	0.373624%
21A	n/a	2,258.93	384.24	2,258.93	0.373624%
22A	n/a	2,258.93	384.24	2,258.93	0.373624%
3A	n/a	2,258.93	384.24	2,258.93	0.373624%
5A	n/a	2,258.93	384.24	2,258.93	0.373624%
7A	n/a	2,258.93	384.24	2,258.93	0.373624%
8A	n/a	2,258.93	384.24	2,258.93	0.373624%
9A	n/a	2,258.93	384.24	2,258.93	0.373624%
1B	n/a	2,383.23	291.23	2,383.23	0.394183%
3B	n/a	2,383.23	291.23	2,383.23	0.394183%
3C	n/a	2,383.23	291.23	2,383.23	0.394183%
5B	n/a	2,383.23	291.23	2,383.23	0.394183%
7B	n/a	2,383.23	291.23	2,383.23	0.394183%
7C	n/a	2,383.23	291.23	2,383.23	0.394183%
9B	n/a	2,383.23	291.23	2,383.23	0.394183%
15C	n/a	2,383.23	291.23	2,383.23	0.394183%
17B	n/a	2,383.23	291.23	2,383.23	0.394183%
17C	n/a	2,383.23	291.23	2,383.23	0.394183%
19B	n/a	2,383.23	291.23	2,383.23	0.394183%
19C	n/a	2,383.23	291.23	2,383.23	0.394183%
21B	n/a	2,383.23	291.23	2,383.23	0.394183%
21C	n/a	2,383.23	291.23	2,383.23	0.394183%
23A	n/a	2,383.23	291.23	2,383.23	0.394183%
23B	n/a	2,383.23	291.23	2,383.23	0.394183%
25A	n/a	2,383.23	291.23	2,383.23	0.394183%
25B	n/a	2,383.23	291.23	2,383.23	0.394183%
27A	n/a	2,383.23	291.23	2,383.23	0.394183%

**Schedule 1 to Exhibit C**

1	2	3	4	5	6
Condominium Unit Number	Air Space Unit Interior Area (See Note 1 below)	Standard Unit Net Interior Floor Area	Standard Unit Net Lanai Floor Area	Net Living Area	Common Interest
28A	n/a	2,383.23	291.23	2,383.23	0.394183%
28B	n/a	2,383.23	291.23	2,383.23	0.394183%
29A	n/a	2,383.23	291.23	2,383.23	0.394183%
30A	n/a	2,383.23	291.23	2,383.23	0.394183%
30B	n/a	2,383.23	291.23	2,383.23	0.394183%
15B	n/a	2,383.23	291.23	2,383.23	0.394183%
3D	n/a	2,383.23	291.23	2,383.23	0.394183%
3E	n/a	2,383.23	291.23	2,383.23	0.394183%
7D	n/a	2,383.23	291.23	2,383.23	0.394183%
7E	n/a	2,383.23	291.23	2,383.23	0.394183%
10G	n/a	2,383.23	291.23	2,383.23	0.394183%
10H	n/a	2,383.23	291.23	2,383.23	0.394183%
10I	n/a	2,383.23	291.23	2,383.23	0.394183%
4E	n/a	2,383.23	291.23	2,383.23	0.394183%
4F	n/a	2,383.23	291.23	2,383.23	0.394183%
4G	n/a	2,383.23	291.23	2,383.23	0.394183%
6F	n/a	2,383.23	291.23	2,383.23	0.394183%
6G	n/a	2,383.23	291.23	2,383.23	0.394183%
6H	n/a	2,383.23	291.23	2,383.23	0.394183%
8G	n/a	2,383.23	291.23	2,383.23	0.394183%
8H	n/a	2,383.23	291.23	2,383.23	0.394183%
8I	n/a	2,383.23	291.23	2,383.23	0.394183%
11B	n/a	2,383.23	291.23	2,383.23	0.394183%
11C	n/a	2,383.23	291.23	2,383.23	0.394183%
11D	n/a	2,383.23	291.23	2,383.23	0.394183%
11E	n/a	2,383.23	291.23	2,383.23	0.394183%
12G	n/a	2,383.23	291.23	2,383.23	0.394183%
12H	n/a	2,383.23	291.23	2,383.23	0.394183%
12I	n/a	2,383.23	291.23	2,383.23	0.394183%
13B	n/a	2,383.23	291.23	2,383.23	0.394183%
14G	n/a	2,383.23	291.23	2,383.23	0.394183%
14H	n/a	2,383.23	291.23	2,383.23	0.394183%
14I	n/a	2,383.23	291.23	2,383.23	0.394183%
15D	n/a	2,383.23	291.23	2,383.23	0.394183%
15E	n/a	2,383.23	291.23	2,383.23	0.394183%
16G	n/a	2,383.23	291.23	2,383.23	0.394183%
16H	n/a	2,383.23	291.23	2,383.23	0.394183%
16I	n/a	2,383.23	291.23	2,383.23	0.394183%
17D	n/a	2,383.23	291.23	2,383.23	0.394183%
17E	n/a	2,383.23	291.23	2,383.23	0.394183%

**Schedule 1 to Exhibit C**

1	2	3	4	5	6
Condominium Unit Number	Air Space Unit Interior Area (See Note 1 below)	Standard Unit Net Interior Floor Area	Standard Unit Net Lanai Floor Area	Net Living Area	Common Interest
18G	n/a	2,383.23	291.23	2,383.23	0.394183%
18H	n/a	2,383.23	291.23	2,383.23	0.394183%
18I	n/a	2,383.23	291.23	2,383.23	0.394183%
19D	n/a	2,383.23	291.23	2,383.23	0.394183%
19E	n/a	2,383.23	291.23	2,383.23	0.394183%
20G	n/a	2,383.23	291.23	2,383.23	0.394183%
20H	n/a	2,383.23	291.23	2,383.23	0.394183%
20I	n/a	2,383.23	291.23	2,383.23	0.394183%
21D	n/a	2,383.23	291.23	2,383.23	0.394183%
21E	n/a	2,383.23	291.23	2,383.23	0.394183%
22G	n/a	2,383.23	291.23	2,383.23	0.394183%
22H	n/a	2,383.23	291.23	2,383.23	0.394183%
22I	n/a	2,383.23	291.23	2,383.23	0.394183%
23C	n/a	2,383.23	291.23	2,383.23	0.394183%
23D	n/a	2,383.23	291.23	2,383.23	0.394183%
24F	n/a	2,383.23	291.23	2,383.23	0.394183%
24G	n/a	2,383.23	291.23	2,383.23	0.394183%
24H	n/a	2,383.23	291.23	2,383.23	0.394183%
25C	n/a	2,383.23	291.23	2,383.23	0.394183%
25D	n/a	2,383.23	291.23	2,383.23	0.394183%
26F	n/a	2,383.23	291.23	2,383.23	0.394183%
26G	n/a	2,383.23	291.23	2,383.23	0.394183%
26H	n/a	2,383.23	291.23	2,383.23	0.394183%
27B	n/a	2,383.23	291.23	2,383.23	0.394183%
28F	n/a	2,383.23	291.23	2,383.23	0.394183%
28G	n/a	2,383.23	291.23	2,383.23	0.394183%
29B	n/a	2,383.23	291.23	2,383.23	0.394183%
30F	n/a	2,383.23	291.23	2,383.23	0.394183%
30G	n/a	2,383.23	291.23	2,383.23	0.394183%
1C	n/a	3,577.04	445.04	3,577.04	0.591637%
5C	n/a	3,577.04	445.04	3,577.04	0.591637%
9C	n/a	3,577.04	445.04	3,577.04	0.591637%
13C	n/a	3,577.04	445.04	3,577.04	0.591637%
10B	n/a	3,611.36	406.82	3,611.36	0.597314%
12B	n/a	3,611.36	406.82	3,611.36	0.597314%
14B	n/a	3,611.36	406.82	3,611.36	0.597314%
16B	n/a	3,611.36	406.82	3,611.36	0.597314%
18B	n/a	3,611.36	406.82	3,611.36	0.597314%
1D	n/a	3,611.36	406.82	3,611.36	0.597314%
4B	n/a	3,611.36	406.82	3,611.36	0.597314%



**Schedule 1 to Exhibit C**

1	2	3	4	5	6
Condominium Unit Number	Air Space Unit Interior Area (See Note 1 below)	Standard Unit Net Interior Floor Area	Standard Unit Net Lanal Floor Area	Net Living Area	Common Interest
5D	n/a	3,611.36	406.82	3,611.36	0.597314%
6B	n/a	3,611.36	406.82	3,611.36	0.597314%
8B	n/a	3,611.36	406.82	3,611.36	0.597314%
9D	n/a	3,611.36	406.82	3,611.36	0.597314%
13D	n/a	3,611.36	406.82	3,611.36	0.597314%
20B	n/a	3,611.36	406.82	3,611.36	0.597314%
22B	n/a	3,611.36	406.82	3,611.36	0.597314%
24A	n/a	3,611.36	406.82	3,611.36	0.597314%
26A	n/a	3,611.36	406.82	3,611.36	0.597314%
2D	n/a	3,555.59	685.64	3,555.59	0.588090%
4D	n/a	3,555.59	685.64	3,555.59	0.588090%
10D	n/a	3,555.59	685.64	3,555.59	0.588090%
6D	n/a	3,555.59	685.64	3,555.59	0.588090%
8D	n/a	3,555.59	685.64	3,555.59	0.588090%
10J	n/a	3,555.59	685.64	3,555.59	0.588090%
12D	n/a	3,555.59	685.64	3,555.59	0.588090%
12J	n/a	3,555.59	685.64	3,555.59	0.588090%
14D	n/a	3,555.59	685.64	3,555.59	0.588090%
14J	n/a	3,555.59	685.64	3,555.59	0.588090%
16D	n/a	3,555.59	685.64	3,555.59	0.588090%
16J	n/a	3,555.59	685.64	3,555.59	0.588090%
18D	n/a	3,555.59	685.64	3,555.59	0.588090%
18J	n/a	3,555.59	685.64	3,555.59	0.588090%
20D	n/a	3,555.59	685.64	3,555.59	0.588090%
20J	n/a	3,555.59	685.64	3,555.59	0.588090%
22D	n/a	3,555.59	685.64	3,555.59	0.588090%
22J	n/a	3,555.59	685.64	3,555.59	0.588090%
24C	n/a	3,555.59	685.64	3,555.59	0.588090%
24I	n/a	3,555.59	685.64	3,555.59	0.588090%
26C	n/a	3,555.59	685.64	3,555.59	0.588090%
26I	n/a	3,555.59	685.64	3,555.59	0.588090%
28C	n/a	3,555.59	685.64	3,555.59	0.588090%
28H	n/a	3,555.59	685.64	3,555.59	0.588090%
30C	n/a	3,555.59	685.64	3,555.59	0.588090%
30H	n/a	3,555.59	685.64	3,555.59	0.588090%
10E	n/a	3,555.63	685.64	3,555.63	0.588096%
10F	n/a	3,555.63	685.64	3,555.63	0.588096%
12E	n/a	3,555.63	685.64	3,555.63	0.588096%
12F	n/a	3,555.63	685.64	3,555.63	0.588096%
14E	n/a	3,555.63	685.64	3,555.63	0.588096%

**Schedule 1 to Exhibit C**

1	2	3	4	5	6
Condominium Unit Number	Air Space Unit Interior Area (See Note 1 below)	Standard Unit Net Interior Floor Area	Standard Unit Net Lanai Floor Area	Net Living Area	Common Interest
14F	n/a	3,555.63	685.64	3,555.63	0.588096%
16E	n/a	3,555.63	685.64	3,555.63	0.588096%
16F	n/a	3,555.63	685.64	3,555.63	0.588096%
18E	n/a	3,555.63	685.64	3,555.63	0.588096%
18F	n/a	3,555.63	685.64	3,555.63	0.588096%
20E	n/a	3,555.63	685.64	3,555.63	0.588096%
20F	n/a	3,555.63	685.64	3,555.63	0.588096%
22E	n/a	3,555.63	685.64	3,555.63	0.588096%
22F	n/a	3,555.63	685.64	3,555.63	0.588096%
24D	n/a	3,555.63	685.64	3,555.63	0.588096%
24E	n/a	3,555.63	685.64	3,555.63	0.588096%
26D	n/a	3,555.63	685.64	3,555.63	0.588096%
26E	n/a	3,555.63	685.64	3,555.63	0.588096%
28D	n/a	3,555.63	685.64	3,555.63	0.588096%
28E	n/a	3,555.63	685.64	3,555.63	0.588096%
30D	n/a	3,555.63	685.64	3,555.63	0.588096%
30E	n/a	3,555.63	685.64	3,555.63	0.588096%
6E	n/a	3,555.63	685.64	3,555.63	0.588096%
8E	n/a	3,555.63	685.64	3,555.63	0.588096%
8F	n/a	3,555.63	685.64	3,555.63	0.588096%
6I	n/a	2,379.07	463.48	2,379.07	0.393495%
8J	n/a	2,379.07	463.48	2,379.07	0.393495%
2A	n/a	2,398.16	271.11	2,398.16	0.396652%
2B	n/a	2,398.16	271.11	2,398.16	0.396652%
2E	n/a	2,398.16	271.11	2,398.16	0.396652%
2F	n/a	2,398.16	271.11	2,398.16	0.396652%
2C	n/a	1,551.99	180.24	1,551.99	0.256697%
10C	n/a	3,627.05	433.93	3,627.05	0.599909%
12C	n/a	3,627.05	433.93	3,627.05	0.599909%
14C	n/a	3,627.05	433.93	3,627.05	0.599909%
16C	n/a	3,627.05	433.93	3,627.05	0.599909%
18C	n/a	3,627.05	433.93	3,627.05	0.599909%
4C	n/a	3,627.05	433.93	3,627.05	0.599909%
6C	n/a	3,627.05	433.93	3,627.05	0.599909%
8C	n/a	3,627.05	433.93	3,627.05	0.599909%
20C	n/a	3,627.05	433.93	3,627.05	0.599909%
22C	n/a	3,627.05	433.93	3,627.05	0.599909%
24B	n/a	3,627.05	433.93	3,627.05	0.599909%
26B	n/a	3,627.05	433.93	3,627.05	0.599909%
2001	n/a	307.00	0.00	307.00	0.050777%

**Schedule 1 to Exhibit C**

1	2	3	4	5	6
Condominium Unit Number	Air Space Unit Interior Area (See Note 1 below)	Standard Unit Net Interior Floor Area	Standard Unit Net Lanai Floor Area	Net Living Area	Common Interest
2002	n/a	5,503.39	0.00	5,503.39	0.910253%
2003	n/a	1,584.12	298.14	1,882.26	0.311323%
2004	n/a	15,834.48	75.66	15,910.14	2.631515%
2005	n/a	1,299.28	0.00	1,299.28	0.214899%
2006	n/a	3,134.32	0.00	3,134.32	0.518412%
L-1	5,627.17	n/a	n/a	281.36	0.046536%
L-2	18,393.57	n/a	n/a	919.68	0.152114%
L-3	16,473.79	n/a	n/a	823.69	0.136237%
L-4	829.16	n/a	n/a	41.46	0.006857%
L-5				0.00	0.000000%
L-6	20,770.87	n/a	n/a	1,038.54	0.171774%
L-7	16,922.00	n/a	n/a	846.10	0.139944%
L-8	29,569.31	n/a	n/a	1,478.47	0.244536%
L-9				0.00	0.000000%
L-10	0.00	n/a	n/a	0.00	0.000000%
L-11				0.00	0.000000%
L-12				0.00	0.000000%
4001	n/a	64.00	0.00	64.00	0.010562%
<b>218</b>	<b>108,585.87</b>	<b>598,797.00</b>	<b>85,004.74</b>	<b>604,600.09</b>	<b>100.000000%</b>

NOTE 1: THE INTERIOR AREA OF EACH AIR SPACE UNIT IS BASED UPON MEASUREMENTS TAKEN FROM THE BOUNDARIES OF THE UNIT. FOR PURPOSES OF DETERMINING THE COMMON INTEREST OF EACH AIR SPACE UNIT THE NET LIVING AREA OF EACH AIR SPACE UNIT EQUALS THE INTERIOR AREA MULTIPLIED BY 5%.

**End of Schedule 1 to Exhibit C**

**End of Exhibit C**

## **Exhibit D**

(to Declaration of Condominium Property Regime)

### **Limited Common Elements**

#### **RESORT UNITS**

**A. LIMITED COMMON ELEMENTS OF RESORT UNITS.** Each Resort Unit has appurtenant to it the lanai or lanais accessible from the interior of the Resort Unit via the intervening lanai door.

All net lanai floor areas listed in Schedule 1 to Exhibit C are based on measurements taken from the boundaries of the lanais of the entire Resort Unit. Because of the manner in which lanai boundaries are set, the net lanai floor areas for a Resort Unit consisting of more than one Vacation Home Unit is essentially equal to the sum of the lanai areas for each of the Vacation Homes comprising the Resort Unit.

**B. RESORT UNIT LANAI BOUNDARIES.** The boundaries of the Resort Unit lanais consist of the following:

1) The decorated or finished surfaces of the outside walls of the building that separate the lanai from the Unit interior.

2) The outside surface of any doors, door frames, windows and window frames that separate the lanai from the Unit interior.

3) The interior decorated surface of any railings or support posts, and any other walls or other Improvements enclosing the lanai. If the Condominium Map does not use walls, railings, support posts, or other physical Improvements to mark the boundaries of the lanai, then the boundary will consist of an imaginary vertical plane in the location shown by a line drawn on the Condominium Map.

4) An imaginary horizontal plane located just below the lowest point of and parallel to the underside of the floor of the lanai of the Unit on the next floor up, provided that:

- If the underside of the lanai floor for the next Unit up consists of exposed support beams, then the boundary will consist of an imaginary horizontal plane located just below the lowest point of the exposed support beams, and parallel to the floor of the lanai of the Unit on the next floor up.
- If there is no lanai on the next floor up, the boundary will be an imaginary horizontal plane located just below the lowest point of, and parallel to, the underside of the roof and/or the support beams or other Improvements comprising the roofing system located above the lanai.
- If there is no lanai floor or roofing system above the lanai, then the boundary will be an imaginary horizontal plane located parallel to and eight (8) feet above the lanai floor, but excluding from it any area occupied by other Improvements of the Condominium.

In the case of Unit 1A, the lanai boundaries shall not exceed the boundaries of air space units H-6B and H-6C of the Hotel, as established in the Hotel Documents.

**C. THINGS THAT ARE NOT PART OF THE RESORT UNIT LANAIS.** The following are General Common Elements and are not part of the Resort Unit Lanais:

- The boundary walls, windows and window frames, doors and their door frames, floors and ceilings. However the decorated or finished surfaces of boundary walls and floors located within the lanais are part of the lanais.

- Any load-bearing walls or columns inside of the lanais. However the decorated or finished surfaces are part of the lanai.
- The foundations, footings, girders, beams, floor slabs, supports, floors and ceilings surrounding each lanai.
- Any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust, or air conditioning running through or otherwise located within a lanai if they are used for or serve more than one Unit, the General Common Elements, or the Limited Common Elements of any other Unit.
- Any Improvements located above the lanai. This would include, for example the underside of the lanai for a Unit on the next floor up, or the underside of the roof and/or the support beams or other Improvements comprising the roofing system located above a lanai.

### COMMERCIAL UNITS.

**A. LIMITED COMMON ELEMENTS OF COMMERCIAL UNITS.** Certain Commercial Units have one or more lanais appurtenant to them as shown on the Condominium Map. The net lanai floor areas listed in Schedule 1 to Exhibit C are based on measurements taken from the boundaries of the lanais.

**B. COMMERCIAL UNIT LANAI BOUNDARIES.** The boundaries of the Commercial Unit lanais consist of the following:

- 1) The decorated or finished surfaces of the outside walls of the building that separate the lanai from the Unit interior.
- 2) The outside surface of any doors, door frames, windows and window frames that separate the lanai from the Unit interior.
- 3) The interior decorated surface of any railings or support posts, and any other walls or other Improvements enclosing the lanai. If the Condominium Map does not use walls, railings, support posts, or other physical Improvements to mark the boundaries of the lanai, then the boundary will consist of an imaginary vertical plane in the location shown by a line drawn on the Condominium Map.
- 4) An imaginary horizontal plane located just below the lowest point of and parallel to the underside of the floor of the lanai of the Unit on the next floor up, provided that:
  - If the underside of the lanai floor for the next Unit up consists of exposed support beams, then the boundary will consist of an imaginary horizontal plane located just below the lowest point of the exposed support beams, and parallel to the floor of the lanai of the Unit on the next floor up.
  - If there is no lanai on the next floor up, the boundary will be an imaginary horizontal plane located just below the lowest point of, and parallel to, the underside of the roof and/or the support beams or other Improvements comprising the roofing system located above the lanai.
  - If there is no lanai floor or roofing system above the lanai, then the boundary will be an imaginary horizontal plane located parallel to and eight (8) feet above the lanai floor, but excluding from it any area occupied by other Improvements of the Condominium.

**C. THINGS THAT ARE NOT PART OF THE COMMERCIAL UNIT LANAIS.** The following are General Common Elements and are not part of the Commercial Unit Lanais:

- The boundary walls, windows and window frames, doors and their door frames, floors and ceilings. However the decorated or finished surfaces of boundary walls and floors located within the lanais are part of the lanais.

- Any load-bearing walls or columns inside of the lanais. However the decorated or finished surfaces are part of the lanai.
- The foundations, footings, girders, beams, floor slabs, supports, floors and ceilings surrounding each lanai.
- Any pipes, wires, vents, shafts, ducts, conduits or other utility or service lines or enclosed spaces for wiring, pipes, air exhaust, or air conditioning running through or otherwise located within a lanai if they are used for or serve more than one Unit, the General Common Elements, or the Limited Common Elements of any other Unit.
- Any Improvements located above the lanai. This would include, for example the underside of the lanai for a Unit on the next floor up, or the underside of the roof and/or the support beams or other Improvements comprising the roofing system located above a lanai.

### **End of Exhibit D**

## Exhibit E

(to Declaration of Condominium Property Regime)

### **ARTICLES OF INCORPORATION OF ALFI NUI VILLAS CONDOMINIUM ASSOCIATION, INC. (Amended and Restated)**

All terms used in these Articles of Incorporation of ALFI NUI VILLAS CONDOMINIUM ASSOCIATION, INC. (the "Articles") shall have the same meaning as the identical terms used in the Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium (the "Declaration"), unless the context otherwise requires.

#### **ARTICLE I - Name**

The name of the corporation shall be ALFI NUI VILLAS CONDOMINIUM ASSOCIATION, INC. (the "Condominium Association").

#### **ARTICLE II - Purposes**

1. The purpose for which the Condominium Association is organized is to be the unit owners association required by Chapter 514B, Hawai'i Revised Statutes, for a condominium, to be known as the Aulani, *Disney Vacation Club*® Villas, Ko Olina, Hawai'i Condominium (the "Condominium").
2. The Condominium Association shall have no capital stock and shall make no distribution of income or profit to its members, directors or officers.

#### **ARTICLE III - Powers**

1. Except to the extent of any conflict with these Articles, the Declaration or any applicable law, the Condominium Association has and may exercise any or all of these powers and has each of these duties and obligations:
  - a. The powers, duties and obligations granted to or imposed on the Condominium Association in the Declaration, these Articles or the Bylaws;
  - b. The powers, duties and obligations of a corporation not-for-profit under the Florida Not For Profit Corporation Act, Chapter 617, Florida Statutes;
  - c. The powers, duties and obligations of an association of condominium unit owners as provided in the Chapter 514B, Hawai'i Revised Statutes and Chapter 16-107, Hawai'i Administrative Rules; provided that neither the Condominium nor the Condominium Association shall be subject to Part VI of the Condominium Property Act except to the extent that Chapter 514B requires compliance with Section 514B-132, Hawai'i Revised Statutes; and
  - d. Any other duties and obligations imposed on it by law and any powers granted to it by law or that are necessary or helpful to carry out the functions of the Condominium Association under the Declaration, these Articles or the Bylaws, or that otherwise promote the general benefit of the Owners, including but not limited to the following:

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(1) To adopt a budget and make and collect Assessments against Owners to defray the costs of the Condominium.

(2) To use the proceeds of Assessments in the exercise of its powers and duties.

(3) To maintain, manage, repair, replace and operate the Property.

(4) To reconstruct improvements after casualty and construct further improvements to the Property.

(5) To promulgate and amend the Condominium Rules and Regulations respecting the use of the Property.

(6) To enforce by legal means the provisions of the various Condominium Documents.

(7) To contract for the management of the Condominium, and to delegate to such contractor all powers and duties of the Condominium Association except such as are specifically required by Hawaii law or the various Condominium Documents to have approval of the Board or the Owners. Notwithstanding any provisions contained in these Articles to the contrary, it is the intent of these Articles that the Board shall not have the power to independently terminate the Property Management Agreement except as explicitly set forth in the Property Management Agreement. The Property Management Agreement may only be terminated in accordance with its own terms.

(8) To maintain, manage, repair, replace and operate the property of the single condominium resulting from a merger of this Condominium with another independent and separate condominium pursuant to the merger provisions of the Declaration and the Declaration of Merger.

(9) To acquire title to and hold, convey or mortgage property in accordance with the Declaration.

2. All funds and the titles to all property acquired by the Condominium Association and the proceeds thereof shall be held only for the benefit of the Owners in accordance with the provisions of the Condominium Documents.

3. The powers of the Condominium Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration, the Master Cotenancy Agreement and the Master Declaration.

#### **ARTICLE IV - Owners**

The qualifications of Owners, the manner of their admission to the Condominium Association, and voting by Owners shall be as follows:

1. All Owners shall be members of the Condominium Association, and no other persons or entities shall be entitled to membership. Each Unit shall be entitled to a percentage vote in the Condominium Association equal to the Common Interest appurtenant to that Unit as set forth in the Declaration, or in any amendment to the Declaration. The vote for each Unit shall be cast by its Voting Representative. Voting Representatives for Units owned by more than one person or by a corporation or other entity shall be cast by the Voting Representative named in a Voting



Certificate signed or accepted by all of the Owners of that Unit and filed with the secretary of the Condominium Association.

2. Changes in membership in the Condominium Association shall be established by the recording of a deed or other instrument establishing a change of record title in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i or the Bureau of Conveyances of the State of Hawai'i, as required by Hawai'i law. The Condominium Association shall register a change in membership upon delivery to the Condominium Association of (i) a Notice of Transfer in the form required by the Declaration, (ii) payment of all unpaid Assessments due, and (iii) payment of any service charge for registration charged by the Property Management Company in accordance with the Declaration. The new Owner designated by such instrument shall thereby become a member of the Condominium Association. The membership of the prior Owner shall be thereby terminated.

3. The share of Owners in the funds and assets of the Condominium Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to their Unit.

#### **ARTICLE V - Directors**

1. The affairs of the Condominium Association will be managed by a board of directors of not less than three (3) nor more than seven (7) directors as shall be determined by the Bylaws, and in the absence of such determination the board of directors shall consist of three (3) directors.

2. Directors of the Condominium Association shall be appointed or elected at the annual Owners' meeting in the manner determined by the Bylaws.

#### **ARTICLE VI - Officers**

The affairs of the Condominium Association shall be administered by a president, a vice president, a secretary, a treasurer, and as many assistant vice presidents, assistant secretaries and assistant treasurers as the Board shall from time to time determine. Such officers shall be elected by the Board at its first meeting following the annual Owners' meeting. Officers shall serve without compensation at the pleasure of the Board. The same person may hold two offices, the duties of which are not incompatible; provided, however, that the offices of president and vice president shall not be held by the same person, nor shall the offices of president and secretary or assistant secretary or treasurer or assistant treasurer be held by the same person.

#### **ARTICLE VII - Indemnification**

Every director and every officer of the Condominium Association shall be indemnified by the Condominium Association against all expenses and liabilities, including, without limitation, attorneys' and other professionals' fees, reasonably incurred by or imposed upon such officer or director in connection with any proceeding to which he or she may be a party, or in which such officer or director may become involved by reason of his or her being or having been a director or officer at the time such expenses are incurred, except in such cases wherein the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her

duties; provided that in the event of a settlement, the indemnification herein shall apply only when the Board has approved such settlement and reimbursement as being in the best interests of the Condominium Association. The foregoing indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

#### **ARTICLE VIII - Bylaws**

The Bylaws shall be adopted by the Board and may be altered, amended or rescinded as provided in the Bylaws.

#### **ARTICLE IX - Amendments**

Amendments to these Articles of Incorporation shall be proposed and adopted in the following manner:

1. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

2. Until the election of directors at the first annual Owners meeting, proposal of an amendment and approval thereof shall require the affirmative action of three-fourths (3/4) of the entire membership of the Board, and no meeting of the Owners or any approval thereof is required.

3. After the election of directors at the first annual Owners meeting, a resolution approving a proposed amendment may be proposed by either the Board or by the Owners, and after being proposed and approved by one of such bodies, requires the approval of the other body. Except as otherwise provided herein, such approvals must be by not less than three-fourths (3/4) of the entire membership of the Board and by vote of not less than a three-fourths (3/4) of the Voting Interests of the Condominium Association at a duly called meeting of the Condominium Association.

4. Once adopted, an amendment shall be effective when filed with the Secretary of State of the State of Florida and recorded in the Office of the Assistant Registrar of the Land Court of the State of Hawai'i or the Bureau of Conveyances of the State of Hawai'i in accordance with Hawai'i law.

5. Notwithstanding the foregoing, these Articles may be amended by Disney Vacation Development, Inc., a Florida corporation ("DVD"), if necessary, to make the same consistent or compatible with the provisions of the Declaration, the Master Cotenancy Agreement, the Master Easement or the Master Declaration, to conform these Articles to meet the requirements of any governmental entity or statute, as may be in the best interests of the Condominium Association, and as it may deem appropriate, in its sole, absolute and unfettered discretion, to carry out the purposes of the Condominium and to expand or enhance any Vacation Ownership Plan or Fractional Ownership Plan established with respect to the Condominium, or the Disney Vacation Club.

**ARTICLE X - Term**

The term of the Condominium Association shall be the life of the Condominium plus such additional period as shall be necessary to wind up the affairs of the Condominium Association upon termination of the condominium property regime. The Condominium Association shall be terminated by the termination of the condominium property regime in accordance with the Declaration and shall thereupon wind up all of its affairs.

**ARTICLE XI - Special Meetings**

Special Owners' meetings shall be held whenever called by the president or vice president or by a majority of the Board and must be called by such officers upon receipt of a written request from Owners of fifty percent (50%) of the Total Voting Interests, unless otherwise provided by law.

**ARTICLE XII - Incorporator**

The name and address of the incorporator of the corporation is as follows: John M. McGowan, 1375 Buena Vista Drive, 4th Floor North, Lake Buena Vista, Florida 32830-1000.

**ARTICLE XIII - Registered Agent**

The Condominium Association hereby appoints Jeffrey H. Smith, as its Registered Agent to accept service of process within the State of Florida, with the Registered Office located at 1375 Buena Vista Drive, 4th Floor North, Lake Buena Vista, Florida 32830-1000.

**ARTICLE XIV - Principal Office**

The mailing address of the principal office of the Condominium Association is 1390 Celebration Boulevard, Celebration, Florida 34747.

IN WITNESS WHEREOF the incorporator has affixed his signature this 19 day of March, 2010.

  
\_\_\_\_\_  
John M. McGowan

**REGISTERED AGENT CERTIFICATE**

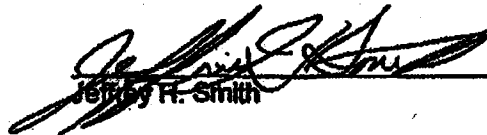
Pursuant to the Florida Not-For-Profit Corporation Act, the following is submitted, in compliance with said statute:

That ALFI NUI VILLAS CONDOMINIUM ASSOCIATION, INC., with its registered office as indicated in the Articles of Incorporation, has named Jeffrey H. Smith, located at said registered office, as its registered agent to accept service of process and perform such other duties as are required in the State of Florida.

**ACKNOWLEDGMENT:**

Having been named to accept service of process and serve as registered agent for the above-stated Corporation at the place designated in this Certificate, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provision of said statute relative to keeping open said office, and further states that he is familiar with Section 617.0501, Florida Statutes.

Dated: March 19, 2010.

  
Jeffrey H. Smith

## **Exhibit F**

(to Declaration of Condominium Property Regime)

### **Rules and Regulations**

#### **CONDOMINIUM RULES AND REGULATIONS FOR AULANI, DISNEY VACATION CLUB® VILLAS, KO OLINA, HAWAII**

Each Owner at Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii shall be governed by and shall comply with the terms of the Condominium Documents and these Condominium Rules and Regulations adopted pursuant to the Condominium Documents. All terms used in these Condominium Rules and Regulations shall have the same meaning as the identical terms used in the Declaration of Condominium Property Regime of Aulani, Disney Vacation Club Villas, Ko Olina, Hawaii. Failure of an Owner to comply with the provisions of the Condominium Documents and these Condominium Rules and Regulations shall entitle the Condominium Association or other Owners to pursue any and all legal and equitable remedies for the enforcement of such provisions, including, without limitation, an action for damages, an action for injunctive relief or an action for declaratory judgment. These Condominium and Regulations, which generally govern the use of the Condominium Property, are in addition to the Vacation Ownership Rules and Regulations, which generally govern the use of the Vacation Homes.

1. Use of Common Elements. Except for DVD, no Owner, lessee, guest, exchanger, occupant or invitee may use any recreational facilities or Common Elements at any time other than during the time that such person has properly reserved accommodations. Except for use by DVD, the Condominium Management Company or other TWDC Company, use of recreational facilities and Common Elements, for commercial purposes or any purposes other than the personal use is expressly prohibited. The provisions of this Section 1 do not apply to DVD, the Condominium Management Company or any other TWDC Company.

2. Use of Commercial Units and Commercial Unit LCEs. It is expressly contemplated that Commercial Units and Commercial Unit LCEs may be operated as, and portions of the Master Property are and will continue to be operated as, commercial spaces containing stores, restaurants, entertainment areas and other public establishments which may have nighttime hours of operation and which may result in noise or light levels in excess of that typically occurring in areas consisting solely of residential accommodations, including, without limitation, conventions, fireworks, concerts, weddings, luaus and other events. Nothing contained within these Condominium Rules and Regulations shall be deemed to prohibit such commercial activity.

3. Common Elements and Limited Common Elements. The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended as set forth in the Declaration.

4. Nuisances. No nuisance shall be allowed on the Condominium Property nor within a Unit, nor any use or practice that is the source of annoyance to Owners or which interferes with the peaceful possession and proper use of the property by the Owners. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist. No Owner shall permit any use of a Unit or make any use of the Common Elements that will increase the cost of insurance upon the Condominium Property beyond the cost generally charged for intended use.

5. Non-Smoking Policy. Smoking in any Units, common areas, limited common areas, commercial areas, or any other areas (including but not limited to balconies, sidewalks, entrances, driveways, passages, vestibules, and stairways) of the Condominium Property, other than those areas specifically designated for smoking, is expressly prohibited. The Condominium Association may charge a cleaning fee for any violation of this policy in an amount to be determined at the sole discretion of

the Condominium Association and the Condominium Management Company.

6. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or a Unit, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

7. Tenants. All of the terms and provisions of the Condominium Documents and these Condominium Rules and Regulations shall be applicable and enforceable against any person occupying all or any portion of a Unit as a tenant to the same extent as against an Owner. Any lease or rental agreement, whether oral or written and whether specifically expressed in such agreement or not, shall be deemed to contain a covenant on the part of each such tenant designating the Condominium Association as the Owner's agent for the purpose of and with the authority to terminate any such lease or rental agreement in the event of violations by the tenant of the terms and provisions of the Condominium Documents or these Condominium Rules and Regulations. All leasing or rental agreements relating to the use, occupancy and possession of any part of a Unit must be in writing and must set forth an acknowledgment and consent on the part of the lessee-sublessee-tenant to use, occupy and possess the Unit in conformance and compliance with the provisions of the Condominium Documents and these Condominium Rules and Regulations. In the event an Owner fails to secure a written leasing or rental agreement, the Condominium Association reserves the right to request the lessee-sublessee-tenant to execute an acknowledgment to use and occupy the rented or leased Unit in conformance and compliance with the Condominium Documents and these Condominium Rules and Regulations.

8. Signs. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the Common Elements, Limited Common Elements or Units, except that the right is specifically reserved in DVD, to place and maintain "For Sale" and "For Rent" signs for so long as it may have Units or Ownership Interests to sell or lease in this Condominium or any other DVC Resort, and except as permitted by the Board from time to time.

9. Prohibited Vehicles. No trucks, motorcycles, trailers or commercial vehicles (excluding those vehicles owned by DVD or the Condominium

Management Company) shall be parked in any parking space, except such temporary parking spaces provided for the purpose as may be necessary to effectuate deliveries to the Condominium, the Condominium Association, the Vacation Owners Association or the Owners. Bicycles and motorcycles shall not be stored on the Condominium Property, except in such areas designated for this purpose or except as permitted by the Board.

10. No Pets. All pets are prohibited. No pets of any type are allowed on Condominium Property. The provisions of this paragraph shall not apply to service animals, as defined by the Americans With Disabilities Act.

11. Exterior Appearance. No Owner shall decorate or alter any part of a Unit so as to affect the appearance of a Unit from the exterior. Such decoration or alteration shall include painting or illumination of the exterior of a Unit, display of plants or other objects upon balconies or railings or exterior window sills or ledges, reflective film or other window treatments, draperies, window shades, screen doors and lights. The Condominium Association shall have the sole discretion, which may be based on aesthetic principles only, to determine compliance with this provision.

12. Antennas. No antennas or satellite transmission receivers of any type designed to serve all or any part of a Unit shall be allowed on the Common Elements or Limited Common Elements, except as provided by the Condominium Association to serve as a master antenna for the benefit and use of the Condominium. Notwithstanding such restriction, the Owners of Commercial Units may place such antennas or satellite transmission receivers upon Commercial Units or Commercial Unit LCEs. No electrical or other equipment may be operated on the Condominium Property which interferes with television signal reception, except for permitted equipment on the Commercial Units or Commercial Unit LCEs.

13. Noise. Should noise transmission within the Condominium create a disturbance or a nuisance, the responsibility is with the Owner to abate the noise transmission and not with the Condominium Association. In order to insure the comfort of all Owners and authorized users, radio, stereo and television sets, and any and all other such audio equipment generating noise should be turned down to a minimum volume so as not to disturb other persons

between the hours of 11:00 p.m. and 8:00 a.m. All other unnecessary noises between these hours should be avoided. Nothing contained within this paragraph shall be deemed to prohibit commercial activity occurring within any Commercial Unit or on any Commercial Unit LCE.

14. Obstructions. Sidewalks, entrances, driveways, passages, patios, courts, vestibules, stairways, corridors, halls and/or all other areas intended for common use must be kept open and shall not be obstructed in any manner. Rugs or mats, except those either permitted or placed by the Condominium Association, must not be placed outside of doors or in corridors. No sign, notice or advertisement shall be inscribed or exposed on or at any window of a Unit or any part of the Condominium Property, except such as shall have been approved in writing by the Board or as is permitted to DVD pursuant to these Condominium Rules and Regulations or the Condominium Documents; nor shall anything be projected out of any window in the Condominium Property without similar approval. No personal property of Owners will be stored outside of a Unit.

15. Children. Children are to play only in areas either designated or clearly intended for play, and they are not to play in public halls, on stairways, or other common areas which would cause an obstruction. Reasonable supervision by parents or guardians must be exercised at all times when children are playing on the Condominium Property.

16. Balconies. Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges or balconies, except as permitted by the Board. No objects shall be hung from balconies or window sills. No cloth, clothing, rugs or mops shall be hung up or shaken from windows, doors or balconies. No cooking shall be permitted on any balcony of a Unit. Owners shall not allow anything to be thrown or to fall from windows, doors, balconies or the interior of the building from hall doors.

17. Hallways. Bicycles, garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls or on staircase landings. No Owner shall allow doors to the corridor to remain open for any purpose other than for immediate ingress and egress.

18. Entry for Emergencies. In case of emergency originating in or threatening any Unit, regardless of whether or not the Owner is present at the time of such emergency, the Board, the Condominium Management Company or any other person authorized by them, shall have the right to enter any Vacation Home or any other area of such Unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. To facilitate entry into Units in the event of any such emergency, the Condominium Association or its designee shall be allowed to retain keys to all Vacation Homes and any other area of each Unit.

19. Plumbing. Plumbing shall not be used for any other purpose than those for which it was constructed, and no sweepings, rubbish, rags or other foreign substances shall be deposited into the plumbing.

20. Roof. Owners are not permitted on the roof of any building within the Condominium Property for any purpose without the express written approval of the Board or Condominium Management Company.

21. Solicitation. There shall be no solicitation by any person anywhere on the Condominium Property for any cause, charity or purpose whatsoever, unless specifically authorized in writing by the Board or the Condominium Management Company, except for solicitation by DVD in marketing Ownership Interests or related products.

22. Parking. No vehicle belonging to any Owner or to a member of the family of an Owner or guest, tenant or employee of an Owner shall be parked in any unauthorized area or in such manner as to impede or prevent access to another Owner's or authorized user's parking space or any fire lanes. The Condominium Association or Condominium Management Company has the right to limit the number of vehicles permitted to be parked on the Condominium Property in connection with occupancy of a Unit. No repair of vehicles shall be made within the Condominium Property. No Owner shall store or leave boats, trailers, mobile homes, recreational vehicles and the like on the Condominium Property, except in areas, if any, designated for same; provided, however, that boats, trailers, mobile homes, recreational vehicles and the like may be parked on the Condominium Property if the vehicle is less than the width of the interior of the lines of one (1) individual parking space and does not exceed twenty-

four (24) feet in length. If the vehicle is wider than the width of the interior lines of one (1) individual parking space or if the vehicle exceeds twenty-four (24) feet in length, then such vehicle may not be parked on the Condominium Property without the prior permission of the Condominium Association or Condominium Management Company. No trucks or buses may be parked anywhere on Condominium Property, except for those of the Condominium Association, Vacation Owners Association, DVD, the Condominium Management Company or other TWDC Company, if any. Parking spaces are not assigned as appurtenances to particular Units. As such, each space may be used by any Owner, family member, lessee or guest. Owners may not park vehicles in spaces designated for handicapped persons, unless they fall within this category of individuals, and the Condominium Association or Condominium Management Company shall have the right to notify local authorities of any such violations. All vehicles shall be parked within the painted lines of one individual parking space and in no event shall a vehicle exceed, in width, the interior of the painted lines of one individual space. The Owners, their employees, servants, agents, visitors, licensees and the Owner's family will obey all posted parking regulations. Vehicles parked in any unauthorized area or impeding or preventing access to another Owner's or authorized user's parking space or any fire lanes are subject to being towed away at the Owner's or authorized user's sole expense. Owners' use of parking facilities is subject to the use rules and restrictions imposed from time to time (which may include the obligation to pay parking fees).

**23. Use of Swimming Pools, Whirlpools, and/or Other Facilities.** Owners and authorized users of the swimming pools, whirlpools and/or other facilities do so at their own risk. All users are requested to obey the posted rules. Children under ten (10) years of age using any swimming pools, whirlpools, and/or other available facilities must be accompanied and supervised by a responsible adult.

Swimming in the pools and/or whirlpools and use of other facilities is permitted only during the posted hours of operation. Since the facilities are not guarded, persons using the facilities do so at their own risk. Persons using all facilities must be appropriately attired.

The following are the basic rules for persons using the swimming pools and/or whirlpools:

a. Shower thoroughly each and every time before entering.

b. Pneumatic floats or other items of similar nature, except for Board-approved floatation devices, are not permitted in the pools or whirlpools.

c. Running and/or ball playing or throwing objects is not permitted in the general pool area except in designated areas and in connection with various activities as permitted by the Board from time to time.

d. Beverages may be consumed within the pool areas, but absolutely no glass, glass bottles or other glass containers shall be allowed within the pool area. Anyone who hosts or participates in serving or consuming beverages will be held strictly responsible for cleaning up after such refreshments have been consumed and will further be held strictly liable for any injury resulting from broken glass.

e. If suntan oils, creams or lotions are used, a towel or other form of protection must be placed on pool furniture to protect the attire of others who use the furniture.

f. No children in diapers will be allowed in the pools and/or whirlpools.

g. Pool towels are provided at the pool for your convenience. No person or party may leave personal items, including towels to reserve pool chairs.

h. There will be no swimming or fishing allowed in any lakes, retention ponds and/or lagoons.

**24. Storage of Dangerous Items.** No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any Unit, Common Element or Limited Common Element except as are required for normal household use. This provision shall not apply to the storage of such materials in Commercial Units or Commercial LCEs where such storage is for commercial purposes.

**25. Employees/Agents Control and Entry of Units for Maintenance.** Employees and/or agents of the Condominium Association or Condominium Management Company, and employees and/or agents of DVD's on-going sales program, shall not be sent off the Condominium Property by any Owner or authorized user at any time for any purpose. No



Owner or authorized user shall direct, supervise or in any manner attempt to assert any control over the employees of the Condominium Management Company or the Condominium Association. Violations of these Condominium Rules and Regulations, or other matters of concern, should be brought to the attention of the Condominium Management Company for proper resolution. Employees or agents of the Condominium Management Company shall be permitted to enter Units for maintenance and repairs during reasonable hours.

26. Complaints. Complaints regarding the operation of the Condominium shall be made in writing first to the Condominium Management Company, as long as the Condominium Management Agreement remains in effect, and thereafter, to the Board.

27. Payment of Maintenance Fees, Special Charges and Fines. Payment of maintenance fees, special charges, and fines shall be made at the office of the Condominium Management Company or at such other location as designated by the Condominium Management Company from time to time. Payments made in the form of checks shall be made to the order of such party as the Condominium Management Company shall designate.

28. Weapons. No explosives, firearms, or weapons of any kind shall be permitted in any Unit or Vacation Home or anywhere on the Condominium Property without the approval of the Board.

29. Non-Payment of Assessment. Any Owners who are delinquent in payment of their assessments may be denied access to the Condominium Property in accordance with the Condominium Documents, until all delinquent assessments are paid in full. In addition, the Board or the Condominium Management Company may rent the delinquent Owner's Ownership Interest in accordance with the Condominium Documents. Assessments and installments on such assessments paid on or before fifteen (15) days after the date when due shall not bear interest, but all sums not paid on or before fifteen (15) days after the date when due shall bear interest at the highest rate permitted by law from the date when due until paid. In addition to such interest, the Condominium Association may charge an administrative late fee on delinquent accounts in an amount not to exceed the amount permitted under Hawaii law. In addition, the Condominium Association may authorize the

Condominium Management Company to charge a non-sufficient funds fee on all returned checks or dishonored electronic debits in an amount not to exceed the amount permitted under Hawaii law.

30. No Private Watercraft. No boats, jet-skis, waverunners or watercraft of any kind shall be used, stored or brought onto the Condominium Property by any Owner, lessee, guest, exchanger or invitee except in such areas and under such conditions as may be determined by the Board from time to time.

31. Security. Owners shall at all times lock and secure their unattended motor vehicles parked or located upon the Condominium Property, and they shall not leave any valuables in plain sight within or upon such vehicles. During their occupancy, Owners shall at all times lock and secure all doors, windows, balconies or other points of possible entry with respect to their accommodations (except when any such point of entry is in use by Owners or their lessees, guests, exchangers or invitees). Neither the Condominium Management Company nor the Condominium Association shall be responsible for the safekeeping or protection of personal property brought onto the Condominium Property.

32. Repairs and Replacements. Each Owner shall bear in their entirety any expenses for repairs or replacements to the Condominium Property occasioned by the specific use or abuse of such Owner or any lessee, guest, exchanger, tenant, or invitee of said Owner.

33. Timeshare Plans, Fractional Plans and Clubs. Except as provided in the Declaration, no timeshare plans, fractional plans, exchange programs or clubs, or travel or vacation clubs comprised of a trust, corporation, cooperative, limited liability company, partnership, equity plan, non-equity plan, membership program, or any such other similar programs, structures, schemes, devices or plans of any kind (a) shall be created, established, operated or maintained with respect to the Condominium Property or the Ownership Interests; (b) shall acquire or accommodate Condominium Property or Ownership Interests; or (c) shall be permitted to incorporate an Ownership Interest into such entity, program, structure, scheme, device or plan, except by the Developer or except with the prior written authorization from the Developer, which authorization may be given or withheld in the Developer's sole and absolute discretion, and which authorization shall be

evidenced by a written instrument executed by the Developer, recorded in the Public Records, and containing a reference to the Declaration.

34. Violations of Condominium Rules and Regulations. If and to the extent that any of the foregoing, Condominium Rules and Regulations are violated, the Condominium Association and the Condominium Management Company shall have the right to exercise all rights and remedies available

under applicable law against those individuals or entities violating the Condominium Rules and Regulations. In addition, if and to the extent that any violations, in the Board's judgment, (1) involve safety or security, (2) are crimes, or (3) adversely affect the reasonable enjoyment of the Condominium Property by other owners; those individuals committing such violations may be removed from the Condominium Property to the fullest extent permitted by law.

## Exhibit G

### Form of Special Power of Attorney

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RETURN BY MAIL ( ) PICK-UP ( ) TO:

This document contains \_\_\_ pages

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TMK No. \_\_\_\_\_  
CPR No.: \_\_\_\_\_

### SPECIAL POWER OF ATTORNEY

By signing below, you appoint DISNEY VACATION DEVELOPMENT, INC., a Florida corporation, with its principal place of business and post office address at 1390 Celebration Blvd., Celebration, Florida 34747 ("DVD"), as your true and lawful attorney-in-fact to do any and all acts and things which DVD deems necessary or convenient to the exercise by DVD of DVD's Reserved Rights under the Declaration of Merger, Condominium Documents, Hotel Documents, Master Declaration, any Vacation Plan Documents and/or any Fractional Plan Documents. Any capitalized terms not defined in this Special Power of Attorney will have the meaning given to them in the Condominium Declaration.

#### 1. DEFINITIONS.

**1.1 RECORD.** In this document, "record", "recorded" and "recording" refer to recording in the Bureau of Conveyances of the State of Hawai'i or the Office of the Assistant Registrar of the Land Court of the State of Hawai'i, whichever is appropriate; provided that if Hawai'i law is amended to require that documents be filed elsewhere, then "record", "recorded" and "recording" will refer to such place to the extent required by law.

**1.2 CONDOMINIUM.** In this document, "Condominium" means the Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium.

**1.3 CONDOMINIUM DOCUMENTS.** The Condominium Documents consist of: (1) the "Second Amended and Restated Declaration of Condominium Property Regime for Aulani, *Disney Vacation Club*<sup>®</sup> Villas, Ko Olina, Hawai'i Condominium" recorded as Document No. \_\_\_\_\_ (the "Condominium Declaration"); (2) the "Articles of Incorporation of Ali'i Nui Villas Condominium Association, Inc. (Amended and Restated)"; (3) the "Amended and Restated Bylaws of Ali'i Nui Villas Condominium Association, Inc." recorded as Document No. 2011-150339 and 2011-150340; (4) Condominium Map No. 5026; (5) any Condominium Rules and Regulations; and (5) any amendments and supplements to any of those documents. The description of the "Land" contained in the Condominium Declaration, as it may be amended from time to time, is hereby made a part of this document.

**1.4 DECLARATION OF MERGER.** In this document, "Declaration of Merger" means the Declaration of Merger of Condominium Phases, dated April 12, 2010, and recorded in the Land Court as Document No. 3957569, and any amendments to it.

2. **DESCRIPTION OF RESERVED RIGHTS.** DVD's Reserved Rights include, but are not limited to, all of the following rights:

**A. RIGHTS RESERVED UNDER THE CONDOMINIUM DOCUMENTS.** The term "DVD's Reserved Rights" is defined in the Condominium Documents. That description is made a part of this power of attorney. With respect to the Condominium, DVD's Reserved Rights are set forth in the Condominium Declaration and Bylaws. For example, under the Condominium Documents, DVD has reserved the right to do, among other things, the following: (1) to annex into the Condominium and the condominium property regime any Adjacent Parcel and any Improvements on the Adjacent Parcel (Section 19); (2) to create additional New Units and to designate Limited Common Elements appurtenant to any New Unit (Section 20); (3) to design, develop, install, build, add and complete New Improvements on the Land (including the right to construct one or more buildings and other Improvements within any Unit) (Section 21); (4) to subdivide the Land of the Condominium and/or to consolidate the Land of the Condominium with any Adjacent Parcel (Section 22); (5) to withdraw and delete from the Condominium, and from the condominium property regime, all or any part of the Possible Deletion Areas (Section 23) (6) to develop one or more Adjacent Projects on one or more Adjacent Parcels or Parcels and/or to merge any Adjacent Condominium with the Condominium pursuant to the Declaration of Merger (Section 24); (7) to convert all or any part of a Limited Common Element appurtenant to a Unit owned by DVD into one or more separate Units (Section 25); (8) to convert any part of any Unit owned by DVD into a Limited Common Element appurtenant to that Unit (Section 26); (9) to convert all or any part of any Unit owned by DVD or its Limited Common Elements into General Common Elements (Section 26); (10) to change the Units, the General Common Elements, the Limited Common Elements, and/or to amend the Condominium Documents as required to comply with any laws that apply to the Condominium, the Condominium Association, any Vacation Owners Association, any Fractional Owners Association or DVD (Section 27); (11) to do all things necessary or convenient to satisfy the requirements of any zoning or other land use requirements that apply to the Condominium or any Adjacent Parcel from time to time (Section 28) and (12) to recalculate Common Interest as required by the Condominium Documents (Section 30). Note: DVD's Reserved Rights may include rights not listed above.

**B. RIGHTS RESERVED FOR ADDITION AND COMPLETION OF IMPROVEMENTS.** DVD's Reserved Rights under Section 21 of the Condominium Declaration include, among others, the exclusive right to control, manage and conduct the design, development, construction, addition, remodeling, and completion of Improvements on the Condominium even after it deeds Vacation Ownership Interests, Fractional Ownership Interests or whole Units to other persons. DVD's Reserved Rights are described in more detail in Section 21.2 of the Condominium Declaration. They include, among others, the right: (1) to develop, construct and complete the buildings and other New Improvements, and to remodel the existing Improvements; (2) to remove, change, or add Common Elements, (3) to build and install Improvements that DVD intends to designate as Units or Limited Common Elements pursuant to the Condominium Declaration, (4) to connect New Improvements or remodeled Improvements to utilities of the Condominium and (5) to segregate the construction areas using signs, gates, walls, fences or other means. Further, DVD shall have the exclusive right to control, manage, arrange and conduct the design, development, construction, installation, addition and completion of the remodeling of existing Improvements even after it deeds or otherwise conveys Units, Vacation Ownership Interests, or Fractional Ownership Interests to others.

**C. RIGHTS RESERVED UNDER THE MASTER DECLARATION.** DVD is the "Declarant" under the Master Declaration. For purposes of this document, the term "DVD's Reserved Rights" is defined to include all rights reserved to DVD as the Declarant under the Master Declaration.

**D. RIGHTS RESERVED UNDER THE HOTEL DOCUMENTS.** The term "DVD's Reserved Rights" is defined in the Hotel Documents. That definition is made a part of this power of attorney. DVD has the reserved rights defined as "DVD's Reserved Rights" under the Hotel Documents.

**E. RIGHTS RESERVED UNDER THE DECLARATION OF MERGER.** The term "DVD's Reserved Rights" is defined in the Declaration of Merger. That definition is made a part of this power of attorney. DVD has the reserved rights defined as "DVD's Reserved Rights" under the Declaration of Merger.

**F. RIGHTS RESERVED UNDER THE VACATION PLAN DOCUMENTS.** The term "DVD's Reserved Rights" is defined in the Vacation Plan Documents. That definition is made a part of this power of attorney. DVD has the reserved rights defined as "DVD's Reserved Rights" under the Vacation Plan Documents.

**G. LIMITATIONS ON DVD'S RESERVED RIGHTS.** DVD's Reserved Rights with respect to the Condominium are subject to the limitations stated in the Condominium Documents. DVD's Reserved Rights with respect to the Declaration of Merger are subject to the limitations stated in the Declaration of Merger. DVD's Reserved Rights with respect to the Master Declaration are subject to the limitations stated in the Master Declaration. DVD's Reserved Rights with respect to the Hotel Documents are subject to the limitations stated in the Hotel Documents. DVD's Reserved Rights with respect to the Vacation Plan Document are subject to the limitations stated in the Vacation Plan Documents. This power of attorney is subject to the same limits.

**H. TRANSFER OF RESERVED RIGHTS.** DVD may transfer some or all of its rights as "DVD" under the Condominium Documents, the Hotel Documents, the Master Declaration, the Declaration of Merger, the Vacation Plan Documents or any Fractional Plan Document. If so, you: (i) agree and consent to the transfer of the special rights of "DVD", and (ii) agree to recognize the person to whom the rights are transferred as "DVD" to the extent provided in the recorded document transferring those rights; and (iii) agree to recognize such person as "DVD" under this power of attorney.

**NATURE OF THE POWER OF ATTORNEY.**

You give and grant to DVD full power, authority and discretion to do and perform any and all acts and things whatsoever that DVD alone may deem necessary or convenient in connection with the exercise of the rights reserved by DVD under the Condominium Documents, the Declaration of Merger, the Master Declaration, the Hotel Documents, the Vacation Plan Documents and/or any Fractional Plan Documents, all as fully for all intents and purposes as you might or could do if you were personally present. You here and now approve, ratify and confirm all that DVD lawfully does or causes to be done using this power of attorney.

Without limiting the general description of DVD's powers and authority, you expressly give DVD full power to sign, deliver and record all documents that DVD deems necessary or convenient to the exercise of DVD's Reserved Rights. This includes but is not limited to signing and recording one or more amendments or supplements to the Condominium Documents, the Master Declaration, the Hotel Documents, the Declaration of Merger, the Vacation Plan Documents, any Fractional Plan Documents or to any deed. It also includes signing and recording documents that designate, grant, lease, convey, transfer, cancel, relocate or otherwise deal with any easements over, under, across or through the Common Elements of the Condominium, or that transfer, cancel, relocate and otherwise deal with any easement or license in favor of the Condominium or its land. It also includes adding a property description to this document and making other changes to this power of attorney if necessary or convenient to have it recorded.

This power of attorney will be effective when you sign it. It is coupled with an interest and cannot be revoked. It will not be affected by your disability. If more than one person signs as "you", it will not be affected by the disability of any or all of them. You give DVD "full power of substitution." This means that DVD may substitute someone else for DVD as your attorney-in-fact.

By signing below, you agree to all of the things stated above.

\_\_\_\_\_  
\_\_\_\_\_  
"You"

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss:  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, \_\_\_, before me personally appeared \_\_\_\_\_, to me personally known, who being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable in the capacity shown, having been duly authorized to execute such instrument in such capacity.

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**End of Exhibit G**