

Condominium Fact Sheet—Part 1

The condominium is governed by two documents - the Declaration and the Bylaws. Some condominiums also have house rules and/or board policies. When you purchase a unit, you agree to comply with these documents. They address things like the permitted and prohibited uses of each unit, board powers, late fees, fines, insurance requirements, and whether pets are allowed.

Read More: <https://bit.ly/2Nn18jz> <https://bit.ly/3c2n4ei>

The Bylaws support the Declaration and provide the rules and regulations which set up how the condominium is governed. They usually cover the voting rights of unit owners, election procedures, and how often meetings must be held. They can also address budgeting, assessments, and insurance coverage requirements.

The House Rules govern the day-to-day elements of condominium living. They may set quiet hours, pool hours, and rules for guest parking. They may prohibit an owner from hanging their laundry over their balcony railing to dry and limit the number of shoes and plants at the door. They may also set fines for when rules get broken.

Life in a condominium comes with its own unique set of community living arrangements. *Read More:* <https://bit.ly/3qI5jFe>

The Declaration is one of the first legal documents which create a condominium. It includes legal descriptions of the condominium and each individual unit. It describes the allowable use of the units and the common and limited common areas. It also specifies the association's powers and obligations.

For more information on condominiums, please visit the Real Estate Branch Website at www.hawaii.gov/hirec

Condominium Fact Sheet—Part 2

When you purchase a condominium unit (unit), you automatically become a member of an association of unit owners (association) of that condominium project (condominium) with an obligation to pay for the shared expenses/common expenses. *Read More:* <https://bit.ly/3o4UIHZ> <https://bit.ly/39SIrNI>

When you purchase a unit, you own the unit and a percentage share of the **common elements**. Common elements are those parts of the condominium that belong to all owners. They usually include lobbies, corridors, garbage rooms, parking areas, grounds, walkways, pools, gyms, roofs, and main pipe and electrical systems. Common elements generally are the responsibility of the association to maintain, repair, and replace.

The philosophy of the Hawaii condominium law, Chapter 514B, Hawaii Revised Statutes, is **self-governance** with minimal government involvement. When issues or concerns arise, they should be communicated to the board. If the problems persist, the law provides several methods of dispute resolution. These include several types of mediation, arbitration, and legal action.

Read More:

<https://bit.ly/2KAo65K>

<https://bit.ly/3sKOg76>

The association is run by a **board of directors (board)** which is elected by the unit owners. The board acts on behalf of the association and is granted certain powers to make decisions to run the condominium in the interest of the association as a whole.

Read More:

<https://bit.ly/3c2iX1U>

<https://bit.ly/2Y0NZPt>

<https://bit.ly/3qGIRx9>

<https://bit.ly/395FAAD>

To pay for the upkeep and running of the condominium, unit owners are obligated to pay their share of the **common expenses** which are commonly known as maintenance fees, regardless of personal usage. These common expenses fees will generally increase over time.

Read More:

<https://bit.ly/2LTXT2L>

<https://bit.ly/3sOEtnC>

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