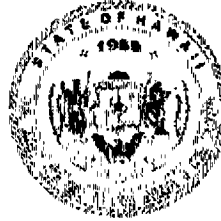


FIAM



STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

September 25, 2023 8:01 AM
Doc No(s) A - 86680268

Pkg 12265572 ICL

/s/ LESLIE T KOBATA
REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail Pickup To:
Castle & Cooke Land Company
for Castle & Cooke Homes Hawaii, Inc.
680 Iwilei Road, Suite 510
Honolulu, HI 96817
C. Kurasaki (548-2909)

TELEACT 311440044-P

This document contains 9 pages.

Tax Map Key No.: (1) 9-4-006-131 (por.)

FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF
WAIOHA II AT KOA RIDGE – PHASE I

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by the Declaration of Condominium Property Regime of Waioha II at Koa Ridge – Phase I dated June 30, 2023, recorded in the Bureau of Conveyances of the State of Hawaii as Document No. A-85870156 (the “Declaration”), CASTLE & COOKE HOMES HAWAII, INC., a Hawaii corporation, whose principal place of business is 680 Iwilei Road, Suite 510, Honolulu, Hawaii 96817, and whose post office address is 680 Iwilei Road, Box 510, Honolulu, Hawaii 96817 (the “Developer”), did submit certain real property to a condominium property regime known as “Waioha II at Koa Ridge – Phase I” (the “Project”), pursuant to Chapter 514B of the Hawaii Revised Statutes, as amended; and

WHEREAS, the By-Laws of the Association of Unit Owners of Waioha II at Koa Ridge – Phase I dated June 30, 2023, were recorded as Document No. A-85870157 (the “By-Laws”) and the condominium map for the Project was filed as Condominium File Plan No. 6512 (the “Condominium Map”); and

WHEREAS, the Developer, as the owner of the land submitted to the Project, has reserved in Section T, Paragraph 1 of the Declaration, the right to amend the Declaration, the By-Laws and the Condominium Map in any manner, without the approval, consent or joinder of any other person, at any time prior to the recordation in the Bureau of Conveyances of unit conveyances with respect to all of the units in the Project in favor of a party not a signatory to the Declaration; and

WHEREAS, unit conveyances with respect to all of the units in the Project in favor of a party not a signatory to the Declaration have not been recorded as of the date of this Amendment; and

WHEREAS, pursuant to Section T, Paragraph 1 of the Declaration, the Developer intends to exercise its right to amend the Condominium Map to amend the floor plans and the approximate net living area of the Type D, Type DR, Type DP, and Type DPR units in the manner hereinafter set forth;

NOW, THEREFORE, the Developer does hereby amend the Declaration as follows:

1. Pursuant to Section T, Paragraph 1 of the Declaration, Exhibit B of the Declaration is hereby amended in its entirety as set forth in Exhibit "1" attached hereto and hereby made a part hereof.


2. Pursuant to Section T, Paragraph 1 of the Declaration, Condominium File Plan No. 6512 is hereby amended by deleting therefrom Sheets CPR-9.0, CPR-9.1, CPR-9.2, CPR-10.0, CPR-10.1, CPR-10.2, CPR-11.0, CPR-11.1, CPR-12.0 and CPR-12.1 and substituting in lieu thereof new Sheets CPR-9.0, CPR-9.1, CPR-9.2, CPR-10.0, CPR-10.1, CPR-10.2, CPR-11.0, CPR-11.1, CPR-12.0 and CPR-12.1 (revised July 2023) filed concurrently with the filing of this Amendment. Attached to said new Sheets CPR-9.0, CPR-9.1, CPR-9.2, CPR-10.0, CPR-10.1, CPR-10.2, CPR-11.0, CPR-11.1, CPR-12.0 and CPR-12.1 (revised July 2023) is a verified statement of a Hawaii registered architect certifying that upon substitution of said new Sheets CPR-9.0, CPR-9.1, CPR-9.2, CPR-10.0, CPR-10.1, CPR-10.2, CPR-11.0, CPR-11.1, CPR-12.0 and CPR-12.1 (revised July 2023), Condominium File Plan No. 6512, as amended, is consistent with the plans of the buildings in the condominium project known as "Waioha II at Koa Ridge – Phase I" filed or to be filed with the City and County of Honolulu officer having jurisdiction over the issuance of permits for the construction of buildings.


Except as amended hereby, the Declaration is hereby ratified and confirmed and shall continue in full force and effect.

This instrument shall become effective as of the date that it is recorded in the Bureau of Conveyances of the State of Hawaii.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed as of the 13th day of September, 2023.

CASTLE & COOKE HOMES HAWAII, INC.

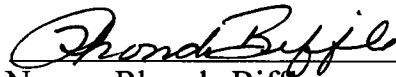
By 
Name: Garret Matsunami
Title: Vice President – Residential Operations

By 
Name: Lauralei Tanaka
Title: Vice Pres., Controller & Asst. Treasurer

Developer

STATE OF HAWAII)
) SS.
CITY AND COUNTY OF HONOLULU)

On this 13th day of September, 2023, before me personally appeared GARRET MATSUNAMI and LAURALEI TANAKA, to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed this 9-page First Amendment to Declaration of Condominium Property Regime of Waioha II at Koa Ridge – Phase I dated September 13, 2023, in the First Circuit of the State of Hawaii, as the free act and deed of such persons, and if applicable in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Name: Rhonda Biffle
Notary Public, State of Hawaii

My commission expires: Aug. 3, 2024

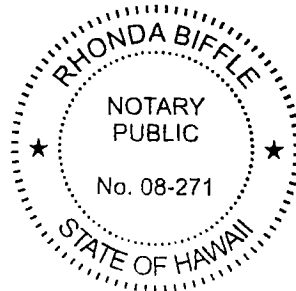


EXHIBIT "1"

EXHIBIT "B"

Unit No.	Unit Type	Front Yard Area No.	Back Yard Area No.	Driveway Area No.	Walkway Area No.	Approx. Net Living Floor Area in Sq. Ft.	Approx. Net Garage Floor Area in Sq. Ft.	Approx. Net Covered Entry Floor Area in Sq. Ft.	Approx. Net Covered Lanai Floor Area in Sq. Ft.	Approx. Net Exterior Storage Floor Area in Sq. Ft.	Common Interest
1	APR	FY-1	BY-1	DW-1	W-1	950	395	116	--	--	2.56410%
2	B	FY-2	BY-2	DW-2	--	1,138	401	31	100	19	2.56410%
3	DP	FY-3	BY-3	DW-3	W-3	1,359	383	88	100	19	2.56411%
4	DR	FY-4	BY-4	DW-4	--	1,359	383	35	100	19	2.56410%
5	BP	FY-5	BY-5	DW-5	W-5	1,138	401	84	100	19	2.56410%
6	DP	FY-6	BY-6	DW-6	W-6	1,359	383	88	100	19	2.56411%
7	BPR	FY-7	BY-7	DW-7	W-7	1,138	401	84	100	19	2.56410%
8	APR	FY-8	BY-8	DW-8	W-8	950	395	116	--	--	2.56410%
9	BP	FY-9	BY-9	DW-9	W-9	1,138	401	84	100	19	2.56410%
10	DPR	FY-10	BY-10	DW-10	W-10	1,359	383	88	100	19	2.56411%
11	BP	FY-11	BY-11	DW-11	W-11	1,138	401	84	100	19	2.56410%
12	APR	FY-12	BY-12	DW-12	W-12	950	395	116	--	--	2.56410%
13	DP	FY-13	BY-13	DW-13	W-13	1,359	383	88	100	19	2.56411%
14	BPR	FY-14	BY-14	DW-14	W-14	1,138	401	84	100	19	2.56410%
15	AP	FY-15	BY-15	DW-15	W-15	950	395	116	--	--	2.56410%

Unit No.	Unit Type	Front Yard Area No.	Back Yard Area No.	Driveway Area No.	Walkway Area No.	Approx. Net Living Floor Area in Sq. Ft.	Approx. Net Garage Floor Area in Sq. Ft.	Approx. Net Covered Entry Floor Area in Sq. Ft.	Approx. Net Covered Lanai Floor Area in Sq. Ft.	Approx. Net Exterior Storage Floor Area in Sq. Ft.	Common Interest
16	BP	FY-16	BY-16	DW-16	W-16	1,138	401	84	100	19	2.56410%
17	DPR	FY-17	BY-17	DW-17	W-17	1,359	383	88	100	19	2.56411%
18	BR	FY-18	BY-18	DW-18	--	1,138	401	31	100	19	2.56410%
19	D	FY-19	BY-19	DW-19	--	1,359	383	35	100	19	2.56411%
20	DR	FY-20	BY-20	DW-20	--	1,359	383	35	100	19	2.56410%
21	BR	FY-21	BY-21	DW-21	--	1,138	401	31	100	19	2.56410%
22	A	FY-22	BY-22	DW-22	--	950	395	46	57	--	2.56410%
23	A	FY-23	BY-23	DW-23	--	950	395	46	57	--	2.56410%
24	BR	FY-24	BY-24	DW-24	--	1,138	401	31	100	19	2.56410%
25	BR	FY-25	BY-25	DW-25	--	1,138	401	31	100	19	2.56410%
26	D	FY-26	BY-26	DW-26	--	1,359	383	35	100	19	2.56411%
37	D	FY-37	BY-37	DW-37	--	1,359	383	35	100	19	2.56411%
39	A	FY-39	BY-39	DW-39	--	950	395	46	57	--	2.56410%
40	AR	FY-40	BY-40	DW-40	--	950	395	46	57	--	2.56410%
41	BR	FY-41	BY-41	DW-41	--	1,138	401	31	100	19	2.56410%
42	B	FY-42	BY-42	DW-42	--	1,138	401	31	100	19	2.56410%
43	DR	FY-43	BY-43	DW-43	--	1,359	383	35	100	19	2.56410%

Unit No.	Unit Type	Front Yard Area No.	Back Yard Area No.	Driveway Area No.	Walkway Area No.	Approx. Net Living Floor Area in Sq. Ft.	Approx. Net Garage Floor Area in Sq. Ft.	Approx. Net Covered Entry Floor Area in Sq. Ft.	Approx. Net Covered Lanai Floor Area in Sq. Ft.	Approx. Net Exterior Storage Floor Area in Sq. Ft.	Common Interest
44	A	FY-44	BY-44	DW-44	--	950	395	46	57	--	2.56410%
45	AR	FY-45	BY-45	DW-45	--	950	395	46	57	--	2.56410%
46	DP	FY-46	BY-46	DW-46	W-46	1,359	383	88	100	19	2.56411%
47	D	FY-47	BY-47	DW-47	--	1,359	383	35	100	19	2.56411%
48	APR	FY-48	BY-48	DW-48	W-48	950	395	116	--	--	2.56410%
49	AR	FY-49	BY-49	DW-49	--	950	395	46	57	--	2.56410%
51	B	FY-51	BY-51	DW-51	--	1,138	401	31	100	19	2.56410%

All parking stalls are standard size, open stalls.

All parking stalls that have a "G" after the number are guest stalls.

The parking stall that has an "H" after the number is an accessible stall.

The parking stall that has a "M" after the number is a mail stall.

Parking Stall No. 3M is a mail parking stall.

Parking Stall No. 1G is a guest parking stall. Parking Stall No. 2HG is an accessible guest parking stall.

The approximate net living floor areas, approximate net garage floor areas, approximate net covered entry or entries floor areas, approximate net covered lanai floor areas (if any) and approximate net exterior storage floor areas (if any) for the units in the Project are based upon the basic floor plans (without the options) for these unit types. In the event that the units are built according to their optional floor plans, the approximate net living floor areas, approximate net garage floor areas, approximate net covered entry or entries floor areas, approximate net covered lanai floor areas (if any) and approximate net exterior storage floor areas (if any) shall be as follows:

Option No.	Approx. Net Living Floor Area in Sq. Ft.	Approx. Net Garage Floor Area in Sq. Ft.	Approx. Net Covered Entry Floor Area in Sq. Ft.	Approx. Net Covered Lanai Floor Area in Sq. Ft.	Approx. Net Exterior Storage Floor Area in Sq. Ft.
B-1	1,261	401	31	--	--
B-2	1,261	401	31	79	--
B-3	1,138	401	31	100	19
B-4	1,138	401	31	100	19
BR-1	1,261	401	31	--	--
BR-2	1,261	401	31	79	--
BR-3	1,138	401	31	100	19
BR-4	1,138	401	31	100	19
BP-1	1,261	401	84	--	--
BP-2	1,138	401	84	100	19
BP-3	1,138	401	84	100	19
BPR-1	1,261	401	84	--	--
BPR-2	1,138	401	84	100	19
BPR-3	1,138	401	84	100	19
D-1	1,482	383	35	--	--
D-2	1,482	383	35	79	--

Option No.	Approx. Net Living Floor Area in Sq. Ft.	Approx. Net Garage Floor Area in Sq. Ft.	Approx. Net Covered Entry Floor Area in Sq. Ft.	Approx. Net Covered Lanai Floor Area in Sq. Ft.	Approx. Net Exterior Storage Floor Area in Sq. Ft.
D-3	1,359	383	35	154	19
D-4	1,481	383	35	--	--
D-5	1,359	383	35	100	19
D-6	1,359	383	35	100	19
DR-1	1,482	383	35	--	--
DR-2	1,482	383	35	79	--
DR-3	1,359	383	35	154	19
DR-4	1,481	383	35	--	--
DR-5	1,359	383	35	100	19
DR-6	1,359	383	35	100	19
DP-1	1,482	383	88	--	--
DP-2	1,481	383	88	--	--
DP-3	1,359	383	88	100	19
DP-4	1,359	383	88	100	19
DPR-1	1,482	383	88	--	--
DPR-2	1,481	383	88	--	--
DPR-3	1,359	383	88	100	19
DPR-4	1,359	383	88	100	19