

**WAILEA EKAHI  
ASSOCIATION OF APARTMENT OWNERS  
INDEX TO APARTMENT ALTERATIONS MANUAL  
April 4, 2012**

**LANAI AREAS AND SURFACES  
Major Alteration-Category 2**

**A. REQUIREMENTS:**

1. Signed Application for Approval to alter Apartment
2. Notification and acknowledgement from adjacent or affected owners.
3. Specific Board approval.
4. Signed Lease Agreement for use of the Common Element. (When applicable.)

**B. SPECIFICATIONS:**

1. Plans showing details of proposed concrete footings and slab dimensions shall be submitted for all lanai alterations. At minimum all new or replacement ground level lanai slabs shall be steel reinforced concrete: 3-1/2" deep with 6" perimeter footings.
2. Lower living room Lanai's, other than townhouse lanais, may be extended directly out from the front of original lanai's to no more than 3" beyond the outside edge of any support post concrete blocks of existing covering trellis. If common area plantings exist nearby, lanai slabs are not to come closer than 6" in any direction from a plant's stock or root zone. The extended sub-surface concrete is not to attach to any trellis support post concrete block. Each concrete support post block is to be wrapped with 30 pound tar paper (felt) to prevent any attachment. No surface tiles are to touch the concrete support post blocks. If no covering trellis exists, the extension may extend as far as the inside location of where future support posts might be located - generally 5 or 6 feet out. Extensions to the sides of original lanai surfaces are not generally permitted. The owner may petition the Board for small side extensions in locations that are not considered "material common areas", and do not create privacy concerns for other owners.
3. Lower bedroom Lanais, other than townhouse lanais and 1-2B apartments, may be extended outward for up to 3' beyond the building structure if the extension does not extend into "material common areas", and does not create a privacy concern for other owners. Exceptions may be allowed where a bedroom lanai area is enclosed by an existing privacy wall.
4. Lower bedroom Lanais for 1-2B apartments may be extended directly outward beyond the building structure for 5 to 6 feet - as far as 3" beyond the inside edge of where existing, or future, trellis support posts would be located. The same non-attachment of slabs and tiles to any existing support block posts exists as is required in #2 above. The extension may not extend into "material common areas", create a privacy concern for other owners, or cause the removal of established common area plantings. Exceptions may be allowed where a bedroom lanai area is enclosed by an existing privacy wall.

5. Lower Lanai's for townhouses are to generally conform to original dimensions with side extensions not exceeding 4' - if the extensions do not extend beyond the apartment footprint, do not extend into "material areas", and do not create privacy concerns for other owners. The same rules, as noted in #2 above, apply regarding non-attachment of slabs and tiles to any existing trellis support, support blocks, and the non-removal of nearby common area plantings.
6. The color of all finished Lanai Surfaces is to meet pre-approved Ekahi color standards. Samples of these (tile) colors are available for review at the Ekahi office. Deviation from these pre-approved colors is not allowed.
7. All costs incurred by the Association to remove or alter the irrigation or landscaping shall be charged to the owner.
8. Artificial turf or carpeting is not allowed on lanais or front entry walkways. Existing installations of these products cannot be replaced in kind when they deteriorate, and must be removed. Front walkways must be restored to their original condition.

**WAILEA EKAHI  
ASSOCIATION OF APARTMENT OWNERS  
INDEX TO APARTMENT ALTERATIONS MANUAL  
April 12, 2006**

**LANAI PARTITION & DOOR REMOVAL (Model 1-2B):  
Major Alteration-Category 1**

**A. REQUIREMENTS:**

1. Signed Application for Approval to Alter Apartment
2. Building & Site Committee approval.

**B. SPECIFICATIONS:**

1. Following Board approval to remove the partition and door, the floor, walls and ceiling affected by such removal must be repaired and restored to match the existing adjacent surfaces.