

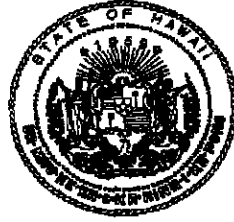
DOUBLE SYSTEM

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L-354 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED
MAR 22, 2011 08:02 AM
Doc No(s) 4058718
on Cert(s) AS LISTED HEREIN



R-507 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
MAR 22, 2011 08:02 AM
Doc No(s) 2011-047882



20 1/1 Z10 R507

Is/ NICKI ANN THOMPSON
ASSISTANT REGISTRAR



20 1/1 Z10 L354

Is/ NICKI ANN THOMPSON
REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

AFTER RECORDATION, RETURN TO: BY: MAIL PICKUP

EKIMOTO & MORRIS, LLLC
JOHN A. MORRIS, ESQ./alt
AMERICAN SAVINGS BANK TOWER
1001 BISHOP STREET, SUITE 780
HONOLULU, HAWAII 96813-3410

Total pages: 11

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Tax Map Key: (1) 2-1-44-41

Condominium Map No. (Land Court): 1139

Condominium Map No. (Bureau): 2351

**AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY REGIME
OF ONE ARCHER LANE AND TO THE BYLAWS OF THE ASSOCIATION
OF APARTMENT OWNERS OF ONE ARCHER LANE**

This AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY REGIME OF ONE ARCHER LANE AND TO THE BYLAWS OF THE ASSOCIATION OF APARTMENT OWNERS OF ONE ARCHER LANE ("Amendment") is made by **THE ASSOCIATION OF APARTMENT OWNERS OF ONE ARCHER LANE, INC.** (the "Association"), whose address is % Hawaiiiana Management Company, Ltd., 711 Kapiolani Boulevard, Suite 700, Honolulu, Hawaii 96813 ("Association"),

WITNESSETH THAT:

WHEREAS, by Declaration of Condominium Property Regime of One Archer Lane dated February 1, 1996 (the "Declaration"), filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 2288037 and noted on the Certificates of Title shown on the attached Exhibit "1", and also recorded in the Bureau of Conveyances of the State of Hawaii as Document No. 96-014554, the property described in the Declaration was submitted to a Condominium Property Regime established by Chapter 514A of the Hawaii Revised Statutes, as amended (which has since been recodified as Chapter 514B, Hawaii Revised Statutes); and

WHEREAS, Declarant also recorded the Bylaws of the Association of Apartment Owners of One Archer Lane dated February 1, 1996 (the "Bylaws"), filed as Land Court Document No. 2288038 and also recorded in the Bureau of Conveyances as Document No. 96-014555; and

WHEREAS, simultaneously with the recording of the Declaration and the Bylaws, Declarant also recorded as Condominium Map No. 1139 with said Office and as Condominium Map No. 2351 with said Bureau plans describing the improvements to the project; and

WHEREAS, the Declaration provided for the organization and operation of the Association of Apartment Owners of One Archer Lane (the "Association") to operate and manage the Project in accordance with the Bylaws; and

WHEREAS, the Declaration was amended by instrument dated June 28, 1996, filed as Land Court Document No. 2323606 and also recorded in said Bureau as Document No. 96-101798; by instrument dated December 18, 1997, filed as Land Court Document No. 2427243 and also recorded in said Bureau as Document No. 97-177460; by instrument dated March 5, 1998, filed as Land Court Document No. 2443254 and also recorded in said Bureau as Document No. 98-032347; and by instrument dated July 27, 2010, filed as Land Court Document No. 3986607 and also recorded in said Bureau as Document No. 2010-112494; and

WHEREAS, the Bylaws were amended by instrument dated August 24, 2004, filed as Land Court Document No. 3162190 and also recorded in said Bureau as Document No. 2004-182431; and

WHEREAS, the Association was incorporated on May 7, 1998 under Chapter 415B, Hawai'i Revised Statutes, as The Association of Apartment Owners of One Archer Lane, Inc.; and

WHEREAS, pursuant to Sections O. and T.3 of the Declaration, as amended, and HRS Section 514B-108(e), owners of sixty-seven percent (67%) of the common interests of One Archer Lane have given their written consent in favor of amending the Declaration and Bylaws as outlined below;

NOW THEREFORE, the Declaration and Bylaws are amended as follows:

AMENDMENT TO THE DECLARATION

Paragraph F.1 of the Declaration of Condominium Property Regime of One Archer Lane is amended to read as follows:

F. **USE.**

1. **Residential Apartments: Uses Other Than Residential Use Prohibited.** The Residential Apartments shall be occupied and used only as private dwellings by the respective Owners thereof, their tenants, families, domestic servants and social guests and for no other purpose. The Residential Apartments shall not be used as retail or wholesale stores, service shops, light industrial shops nor for any other commercial purposes. The Residential Apartments shall also not be used for timesharing, as such term is defined in Hawai'i Revised Statutes, Chapter 514E, nor shall the

Residential Apartments be rented or used for transient or hotel purposes, which are defined as (a) rental for any period less than thirty (30) days, or (b) any rental in which the occupants of the Residential Apartment are provided customary hotel services such as room service for food and beverages, maid service, laundry and linen or bellboy service. Subject to the foregoing limitations regarding residential use and to the prohibitions on timesharing and transient or hotel uses, the Owners of the respective Residential Apartments shall have the absolute right to lease such Residential Apartments subject to all provisions of this Declaration, the Bylaws, and the House Rules; provided, however, that all leases shall be in writing and for a term of not less than ninety (90) consecutive days, signed by the Owner or Owner's representative and the tenant.

AMENDMENT TO THE BYLAWS

A new Subsection 2(m) is added to Article V of the Bylaws to read as follows:

(m) No Residential Apartment shall be leased for a period of less than ninety (90) consecutive days.

In all other respects, the Declaration and Bylaws, as amended, are hereby ratified and confirmed and shall be binding upon and inure to the benefit of the parties to them and their respective successors and permitted assigns. The undersigned officers of The Association of Apartment Owners of One Archer Lane, Inc. hereby certify that the above amendment was made by the written consent of more 67% of the owners.


Each of the undersigned officers of the Association warrants and represents that he or she is legally authorized to sign this Amendment on behalf of the Association. The officers of the Association agree that this Amendment may be executed in counterparts, each of which shall be deemed an original, and those counterparts shall together constitute one and the same instrument, binding all the Parties, notwithstanding that all the Parties are not signatories to the original or the same counterpart.

(The remaining portion of this page is intentionally left blank; signature page follows.)

IN WITNESS WHEREOF, the undersigned have executed this instrument on this
17th day of March, 2011.

THE ASSOCIATION OF APARTMENT
OWNERS OF ONE ARCHER LANE, INC.

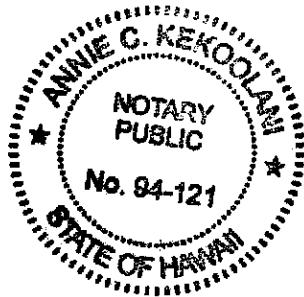
By: 
(Print name: PETER F. LOCKYER)
Its: PRESIDENT

By: 
(Print name: WILLIAM M. FOSTER)
Its: VICE PRESIDENT

STATE OF HAWAII)
)
CITY & COUNTY OF HONOLULU) ss.

On this 17th day of March, 2011, in the First Circuit of the State of Hawai'i, before me personally appeared Peter E. Beckner, personally known to me or proven to me on the basis of satisfactory evidence, who being duly sworn or affirmed, did say that such person was the President of The Association of Apartment Owners of One Archer Lane, Inc., a Hawai'i nonprofit corporation, that said person executed the foregoing instrument identified or described as "Amendment to Declaration of Condominium Property Regime of One Archer Lane and Bylaws of The Association of Apartment Owners of One Archer Lane" as such person's free act and deed on having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated March 17, 2011 and contained 11 pages at the time of this acknowledgment/certification.



A handwritten signature in black ink, appearing to be "Annie C. Kekoolani".

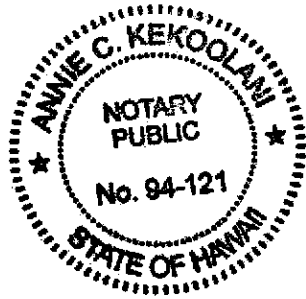
Print Name: Annie C. Kekoolani
Notary Public, State of Hawai'i

My Commission Expires: 02-16-2014

STATE OF HAWAII)
)
CITY & COUNTY OF HONOLULU) ss.

On this 17th day of March, 2011, in the First Circuit of the State of Hawai'i, before me personally appeared William M. Foster, personally known to me or proven to me on the basis of satisfactory evidence, who being duly sworn or affirmed, did say that such person was the Vice President of The Association of Apartment Owners of One Archer Lane, Inc., a Hawai'i nonprofit corporation, that said person executed the foregoing instrument identified or described as "Amendment to Declaration of Condominium Property Regime of One Archer Lane and Bylaws of The Association of Apartment Owners of One Archer Lane" as such person's free act and deed on having been duly authorized to execute such instrument in such capacity.

The foregoing instrument is dated March 17, 2011 and contained 11 pages at the time of this acknowledgment/certification.



Print Name: Annie C. Kekoolani
Notary Public, State of Hawai'i

My Commission Expires: 02-16-2014

ONE ARCHER LANE

<u>Apt #</u>	<u>TCT#</u>
1001	506528 ✓
1002	506529 ✓
1003	506530
1004	506531
1005	506532
1006	506533
1007	506534
1008	506535
1009	506536
1010	506537
1011	506538
1101	531921
1101	958908
1102	760868
1103	511749
1103	948397
1104	737042
1105	577683
1106	541374
1107	816856
1108	506542
1109	617316
1110	772916
1201	891507
1202	566020
1203	883413
1205	602216
1205	816093
1205	922467
1205	943889
1206	673919
1207	518711
1208	506544
1209	825720
1401	685503
1402	878199
1402	915086
1403	860892
1404	815939
1405	899998
1406	546191

ONE ARCHER LANE

<u>Apt #</u>	<u>TCT#</u>
1407	555456
1408	510293
1409	512714
1410	593524
1501	893875
1502	549778
1502	963242
1503	860893
1504	890825
1505	883265
1506	885950
1506	940228
1507	506612
1507	978944
1508	852080
1509	536928
1509	981501
1510	506545
1510	912259
1601	646999
1602	551352
1603	702030
1603	975750
1604	628035
1605	872087 ✓
1606	526748 ✓
1607	563361
1608	840655
1609	673667
1610	533812
1701	523369
1702	508671
1703	626996
1704	593527
1705	703607
1706	534155
1707	735171
1708	794481
1709	825873
1710	652529
1801	766719

ONE ARCHER LANE

<u>Apt #</u>	<u>TCT#</u>
1801	973370
1802	704762
1802	934919
1803	864808/
1803	970181/
1804	751989
1805	506553
1806	609499/
1807	847817
1808	840296
1809	562223
1901	668509
1902	506555
1903	725794
1904	559590
1905	687057
1906	703611
1907	559368
1907	985000
1908	789196
1909	558606
1910	507199
2001	506556
2002	506557
2003	677298
2003	924397
2004	812719
2005	506558
2006	703550
2007	816896
2008	506559
2008	919622
2009	651227
2010	717080
2101	558607
2101	917354
2102	546030
2102	927483
2103	511040
2103	968280
2104	693126

ONE ARCHER LANE

<u>Apt #</u>	<u>TCT#</u>
2105	563310/
2106	736952/
2107	534672
2108	615635
2109	875624
2109	990600
2110	564541
2201	858484
2201	939530
2202	553318
2203	849911
2204	833992
2205	865319
2206	604299
2207	841889
2208	519362
2209	548358
2210	509859
2301	752175
2302	607436
2303	575554
2304	692719
2305	664027
2306	536482
2306	967329
2307	533143
2308	534673
2309	548968
2310	627938
2401	635731
2402	845505
2403	870012
2404	618523
2405	623026
2405	957900
2405	990592
2406	650681
2407	664002/
2408	871869
2409	654237
2410	545532

ONE ARCHER LANE

Apt # TCT#

2501	506563 ✓
2502	506564
2503	577957
2503	906958
2504	545090
2505	506811
2506	859892
2507	553244
2508	725283
2509	551977
2510	755621
2510	927223
2601	563801
2602	866658
2603	904374
2604	871655
2605	506566
2606	725421
2607	761909
2608	506567
2609	541590
2610	513403
2701	719845
2702	535842
2702	971140
2703	506613
2704	512419
2705	506569
2706	534579
2707	719375
2708	511253
2709	747129
2710	654655
2801	506614 ✓
2802	506572 ✓
2803	628003 ✓
2804	541171
2805	864173
2806	551042
2807	532551
2808	506573

ONE ARCHER LANE

Apt # TCT#

2809	745371 ✓
2810	651104 ✓
2810	918137 ✓
2901	560801
2901	944967
2902	535633
2902	912194
2902	917843 ✓
2902	947959 ✓
2902	948231
2903	530768
2904	544213
2905	543718
2906	631154
2907	627133
2908	550315
2909	890041
2910	506576
3001	506577
3002	551860
3003	539890
3004	561035
3005	553955
3006	888245
3007	781901
3008	681061
3009	508572
3010	774202
3101	562684
3101	978960
3102	832242
3103	728122
3104	528254
3105	855808
3106	669939
3107	828889
3108	649918
3109	547626
3110	506580 ✓
3201	904902
3202	856945

ONE ARCHER LANE

Apt # **TCT#**

3202 919096 ✓
3203 612918 ✓
3204 597561
3205 779342 ✓
3206 553378
3207 772228
3207 982301
3208 601229
3208 930369
3209 546776
3210 598989
3301 862233
3302 506615
3303 522438
3304 632778
3305 529603
3306 508584
3307 549640
3308 528335
3310 890859
3310 968467
3310 968468
3310 969006
3310 975262
3310 975263
3310 988277
3401 506584
3402 506585
3403 728159
3404 628497
3405 506587
3406 626442
3407 525392
3408 839795
3409 780377
3410 554454
3501 682730
3502 754342 ✓
3503 518379 ✓
3504 645372
3505 905287

ONE ARCHER LANE

Apt # **TCT#**

3506 898570 ✓
3507 543371 ✓
3508 789388
3508 913351
3509 805415
3510 650988
3601 893096
3602 797429
3602 980988
3603 824766
3604 526617
3604 972758
3605 768528
3605 932505
3605 943038
3605 978639
3606 722497
3607 551351
3608 506591
3608 921842
3608 962017
3609 881955
3610 575560
3701 556275
3702 854980
3703 745961
3704 506593
3705 873406
3705 929144
3706 633406
3707 506594
3708 659559
3709 537997
3709 910521 ✓
3710 890419
3802 525222
3802 923831
3803 773950 ✓
3803 975072 ✓
3804 720363
3804 960163

ONE ARCHER LANE

<u>Apt #</u>	<u>TCT#</u>
3805	549094 ✓
3806	809012 ✓
3807	548792 ✓
3808	873230
3809	506597
3810	538190
3901	807189
3902	506599
3903	764700
3904	523048
3905	559724
3905	959299
3906	615575
3907	851111
3908	533597
3909	609902
3910	612949
4001	507079
4002	517548 ✓
4003	515852 ✓
4004	651857
4005	898554
4006	608467
4007	565339
4008	754222
4009	805134
4009	957274
4009	987663
4010	886162
4101	732655
4101	984639
4102	506603
4103	609900
4104	506605
4105	698785
4106	712410
4107	543223
4108	592866
4109	517228 ✓
4110	697512 ✓
901	768510

ONE ARCHER LANE

<u>Apt #</u>	<u>TCT#</u>
902	555020 ✓
903	602335 ✓
904	507712
905	886986
906	730120
907	590106
908	561547
909	548290
910	760131
I1	582984
PH01	604191
PH01	841110
PH02	865801
PH03	526888
PH04	850351
PH05	547686 ✓
PH06	566619 ✓
PH07	639545
PH08	512655
PH09	762939 ✓
PH10	868419