

DOUBLE SYSTEM



L-800 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED
DEC 22, 2006 10:30 AM
Doc No(s) 3531827
on Cert(s) 506,334



R-985 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
DEC 22, 2006 10:30 AM
Doc No(s) 2006-235863



20 2/2 Z9 R985

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR



20 2/2 Z9 L800

/s/ CARL T. WATANABE
REGISTRAR OF CONVEYANCES

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail ☐ Pickup ☒ To:

Randall K. Steverson
Goodwill Anderson Quinn & Stifel
Alii Place, Suite 1800
1099 Alakea Street
Honolulu, Hawaii 96813
Phone: (808) 547-5600

Total Pages: 5

Tax Map Key No.: (3) 6-8-22-26

**TWENTY-FIRST AMENDMENT OF THE
MAUNA LANI RESORT ASSOCIATION
DECLARATION OF COVENANTS AND RESTRICTIONS
(Annexation of Beach Club)**

THIS TWENTY-FIRST AMENDMENT OF THE MAUNA LANI RESORT ASSOCIATION DECLARATION OF COVENANTS AND RESTRICTIONS is made as of December 18, 2006, by MAUNA LANI SERVICE, INC., a Hawaii corporation, whose address is 68-1310 Mauna Lani Drive, Suite 101, Kohala Coast, Hawaii 96743-9704, hereinafter called the "Declarant."

Recitals:

(a) The Mauna Lani Resort Association Declaration of Covenants and Restrictions made on June 3, 1982, was originally filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1120889 and noted on Transfer Certificate of Title No. 154,928 and also recorded in the Bureau of

Conveyances of the State of Hawaii in Liber 16425 at Page 203 ("**Original Declaration**").

(b) The Original Declaration was amended by, among other amendments, the Ninth Amendment of the Mauna Lani Resort Association Declaration of Covenants and Restrictions, dated as of November 7, 1995, filed in said Assistant Registrar's Office as Document No. 2281205 and noted on Transfer Certificate of Title No. 154,928, and recorded in said Bureau as Document No. 95-168247 (the "**Ninth Amendment**").

(c) The Ninth Amendment clarified the description of the Annexed Property as described in Exhibit "1" and clarified the description of the Master Plan Area as described in Exhibit "2".

(d) The Original Declaration was last amended by the Twentieth Amendment of the Mauna Lani Resort Association Declaration of Covenants and Restrictions, filed contemporaneously with this amendment (the Original Declaration, as amended through the last amendment, the "**Declaration**").

(e) All of the Declarant's rights under the Declaration were assigned from Mauna Lani Resort, Inc., a Hawaii corporation, to Mauna Lani Service, Inc. by the Designation of Declarant and Co-Declarant of the Mauna Lani Resort Association Declaration of Covenants and Restrictions and Acceptance, dated March 10, 1998, filed in said Assistant Registrar's Office as Document No. 2445165, and recorded in said Bureau as Document No. 98-033812.

(f) Pursuant to Article III, Section 2 of the Declaration, Declarant may unilaterally annex property within the Mauna Lani Resort Master Plan Area (the "**Master Plan Area**") up to January 1, 2007.

(g) Declarant desires to annex certain property, more particularly described in Exhibit A attached hereto and made a part hereof (the "**Property**"), which is included in the Master Plan Area.

Amendment:


NOW, THEREFORE, Declarant hereby agrees as follows:

1. **Amendment.** Declarant hereby amends the Declaration by annexing the Property into the Mauna Lani Resort Association. The Property shall be included in the property described in Exhibit "1" of the Declaration and in the term "Annexed Property" as defined in the Declaration.

2. **Terms of the Declaration.** All other terms, conditions, covenants and provisions of the Declaration shall be and remain unchanged and shall continue to be valid, binding, and fully enforceable.

IN WITNESS WHEREOF, the Declarant and the Owner have executed these presents as of the day and year first above written.

**MAUNA LANI SERVICE, INC., a
Hawaii corporation**

By 
Kenjiro Karahashi
Its President

Declarant

)
) SS.
)

Shirley L. Rapoza
Print Name: SHIRLEY L. RAPOZA
Notary Public
State of Hawaii

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[Tax Map Key: (3) 6-8-22-26]

-PARCEL FIRST:-

All of that certain parcel of land situate at Kalahuipuaa, Waimea, Island and County of Hawaii, State of Hawaii, described as follows:

LOT 21-A, area 4.494 acres, more or less, as shown on Map 17, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 1785 of Francis Hyde Ii Brown;

Being the land(s) described in **Transfer Certificate of Title No. 506,733** issued to MAUNA LANI RESORT (OPERATION), INC., a Hawaii corporation.

- PARCEL SECOND: -

All of that certain parcel of land situate at Kalahuipuaa, Waimea, Island and County of Hawaii, State of Hawaii, being **LOT 7** of the "MAUNA LANI-THE CAPE", as shown on **File Plan Number 1994**, filed in the Bureau of Conveyances of the State of Hawaii, and containing an area of 16,301 square feet, more or less.

END OF EXHIBIT A