

KOHALA RANCH Amendment 10

Notice #1: These documents are provided for historical purposes only. They may or may not be accurate, complete or current. Do NOT rely on these documents without verifying their accuracy, applicability, completeness, currency or validity with the Kohala Ranch Community Association.

Notice #2: The MLS, Maps, Sales and all data available through KohalaRanchLand.com has been supplied by third parties. This data has not been independently verified. Do not rely on this data without verification.

**John Petrella, REALTOR®
ABR®, GRI, Principal Broker**

**Local Hawaii Real Estate
Honesty • Integrity • Commitment**

**Direct: 808.640.3953
Email: Local@LocalHawaiiRealEstate.com
Web: www.LocalHawaiiRealEstate.com**



REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is Member of the NATIONAL ASSOCIATION OF REALTORS® and subscribes to its strict Code of Ethics.

L-8 STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

FEB 25, 2000 08:01 AM

Doc No(s) 2608798

on Cert(s) AS LISTED HERMIN

/s/ CARL T. WATANABE
ASSISTANT REGISTRAR

LAND COURT SYSTEM

REGULAR SYSTEM

Return by Mail Pickup To:

CARLSMITH BALL
1001 Bishop Street, Pacific Tower, Suite 2200
Honolulu, Hawaii 96813
Attention: Robert E. Strand, Esq.
Telephone: 523-2500

TG 395735-S

LC

TITLE OF DOCUMENT:

TENTH AMENDMENT OF KOHALA RANCH
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

PARTIES TO DOCUMENT:

DECLARANT: KOHALA JOINT VENTURE, a registered Hawaii joint venture
P. O. Box 4406
Kailua-Kona, Hawaii 96745-4406

TAX MAP KEY(S): Hawaii 5-9-009:024 (Lot 102) (This document consists of 6 pages.)
5-9-015:085 (Lot 702) and
5-9-001:010 por. (Lot 755)

**TENTH AMENDMENT OF KOHALA RANCH
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS TENTH AMENDMENT OF KOHALA RANCH DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS (this "Amendment") is made this 16th
day of February, 2000, by KOHALA JOINT VENTURE, a registered Hawaii joint venture
("Declarant"), whose address is P. O. Box 4406, Kailua-Kona, Hawaii 96745-4406.

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of certain real property situated at
Kahua 1st, Kahua and Waika, District of North Kohala, Island and County of Hawaii, State of
Hawaii, more particularly described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, Declarant is the Declarant under that certain Kohala Ranch
Declaration of Covenants, Conditions and Restrictions dated October 4, 1985, filed in the Office
of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1327679, as
amended and all as more particularly described in Exhibit B attached hereto and made a part
hereof (as amended, the "Declaration"); and

WHEREAS, pursuant to Sections 2.02 and 2.05 of the Declaration, Declarant may
in its sole discretion submit to the provisions of the Declaration the real property owned by
Declarant described in Exhibit A by filing an amendment to the Declaration executed only by
Declarant;


NOW, THEREFORE, Declarant hereby declares that all of the real property
described in Exhibit A attached hereto and made a part hereof (the "Property") is hereby
submitted to the provisions of the Declaration, and shall, at all times, be held, transferred, sold,

conveyed, leased, occupied and used subject to the easements, restrictions, covenants, charges, liens and conditions set forth in said Declaration which are for the purpose of protecting the value and desirability of and which shall touch and concern and run with title to the Property subjected to the Declaration and which shall be binding on all parties having any interest in the Property or any portion thereof, and their respective heirs, personal representatives, successors, successors-in-title, and assigns, and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, Declarant has caused this Amendment to be executed on the day and year first above written.


KOHALA JOINT VENTURE, a registered Hawaii joint venture

By **OXFORD KOHALA, INC.**, General Partner

By 
Richard A. Warden
Its President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DELAWARE

On this 16th day of February, 2000, before me personally appeared RICHARD A. WARDEN, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person described in and executed the foregoing instrument, who, being by me sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and, is applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.


Deborah R. Cureton
Notary Public

NOTARIAL SEAL
DEBORAH R. CURETON, Notary Public
Radnor Twp., Delaware County
My Commission Expires March 10, 2003

EXHIBIT A

All of those certain parcels of land situate at Kahua 1st, Kahua and Waika, District of North Kohala, Island and County of Hawaii, State of Hawaii, more particularly described as follows:

Lot 102, as shown on Map 12, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Consolidation No. 117, and being the land described in Transfer Certificate of Title No. 417,693 issued to Declarant; and

Lot 702, as shown on Map 62, filed in said Office of the Assistant Registrar with Land Court Consolidation No. 117, and being the land covered by Transfer Certificate of Title No. 463,480 issued to Declarant; and

Lot 755, as shown on Map 100, filed in said Office of the Assistant Registrar with Land Court Consolidation No. 117, and being the land covered by Transfer Certificate of Title No. 460,571 issued to Declarant.

Tax Map Keys: Hawaii 5-9-009:024 (Lot 102), 5-9-015:085 (Lot 702) and 5-9-001:010 por. (Lot 755)

EXHIBIT B /

Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated October 4, 1985, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1327679, as amended by the following: First Amendment and Restatement of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated January 8, 1986, and filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 1345901, as amended by the Second Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated March 17, 1986, filed as aforesaid as Document No. 1361562, and as further amended by the Third Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated April 9, 1987, filed as aforesaid as Document No. 1464649, the Fourth Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated May 6, 1988 and filed as aforesaid as Document No. 1549027, the Fifth Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated June 15, 1988 and filed as aforesaid as Document No. 1557977, the Sixth Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated December 30, 1988 and filed as aforesaid as Document No. 1605945, the Seventh Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated September 10, 1990, and filed as aforesaid as Document No. 1765788, the Eighth Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated October 31, 1991, filed as aforesaid as Document No. 1864316, and the Ninth Amendment of Kohala Ranch Declaration of Covenants, Conditions and Restrictions dated June 27, 1994, but effective on May 27, 1994, filed as aforesaid as Document No. 2159244.