

STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED

April 1, 2022 8:01 AM

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Doc 1 of 1
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/s/ LESLIE T KOBATA
REGISTRAR

LAND COURT SYSTEM

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AFTER RECORDATION: RETURN BY MAIL (✓) PICK UP ()

RS

Victoria Ward, Limited – Ward Village (NTS)
1240 Ala Moana Boulevard, Suite 200
Honolulu, Hawaii 96814
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TG ACCOM:AC7311247407P

Tax Map Keys: (1) 2-3-002-115

Total Pages: 4

**FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM PROPERTY
REGIME OF THE PARK WARD VILLAGE**

THIS FIRST AMENDMENT is made this 28 day of March, 2022, by **THE PARK WARD VILLAGE, LLC**, a Delaware limited liability company ("**Developer**"), with its principal place of business and post office address at 1240 Ala Moana Boulevard, Suite 200, Honolulu, Hawaii 96814.

WITNESSETH:

WHEREAS, The Park Ward Village condominium project ("**Project**") was created by that certain Declaration of Condominium Property Regime of The Park Ward Village dated May 10, 2021, recorded in the Bureau of Conveyances of the State of Hawaii ("**Bureau**") as Document Nos. A-78310520, as the same may be further amended from time to time ("**Declaration**"), and that certain Condominium Map No. 6243, as the same may be amended from time to time ("**Condominium Map**");

WHEREAS, Article XVI, Section A of the Declaration sets forth that the Declaration may be amended by the written consent of Owners of Units to which are appurtenant at least sixty-seven percent (67%) of the Common Interest;

WHEREAS, Article XVI, Section B.1 of the Declaration sets forth that the Developer may amend the Declaration at any time prior to the closing of the sale of the first Unit in the Project;

WHEREAS, no sales of Units in the Project have closed, and the Developer holds fee simple title to all Units in the Project and one hundred percent (100%) of the Common Interests in the Project;

WHEREAS, Article XVI, Section B.2 of the Declaration sets forth that the Declaration may be amended by Developer in the exercise of any of Developer's Reserved Rights, as defined in the Declaration;

WHEREAS, pursuant to Article XXXVI of the Declaration, the Developer has the Developer's Reserved Right, to and until the end of the Development Period, to amend the Condominium Documents to remove any references to "Landowner" and to reflect the Developer as the fee owner of the Land upon recordation of the Deed and to record all documents necessary to effect the same without the consent or joinder of Landowner and/or any Owner, lienholder, or other Person; and

WHEREAS, the Development Period has not yet expired;

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Developer hereby amends the Declaration in the following manner:

The Developer now owns the Land in fee simple by way of that certain Deed with Reservation of Easements and Other Rights dated March 7, 2022, and recorded in said Bureau as Document No. A-81110390. As such, all references to "Landowner" throughout the Declaration shall be deleted or shall be replaced with "Developer, as the fee owner", as applicable; provided that for purposes of Articles XLVI and XLVII, "Landowner" shall continue to mean Victoria Ward, Limited.

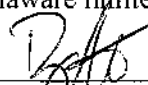
In all other respects, the Declaration shall remain unchanged and in full force and effect.

Capitalized terms used herein, unless otherwise defined, shall have the meanings assigned to such terms in the Declaration.

(The remainder of this page is intentionally left blank. Signature page to follow.)

IN WITNESS WHEREOF, the undersigned has executed these presents on the date first written above.

THE PARK WARD VILLAGE, LLC
a Delaware limited liability company

By  _____
Doug Johnstone
Its Vice President

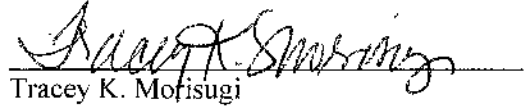
"Developer"

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

On this 24 day of March, 2022, before me appeared **DOUG JOHNSTONE**, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity(ies) shown, having been duly authorized to execute such instrument in such capacity(ies).



(Official Stamp or Seal)


Tracey K. Morisugi

Notary Public, State of Hawaii

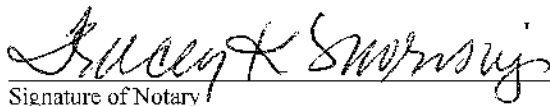
My commission expires: 09/14/2022

NOTARY CERTIFICATION STATEMENT

Document Identification or Description: FIRST AMENDMENT TO
DECLARATION OF CONDOMINIUM PROPERTY REGIME OF
THE PARK WARD VILLAGE

☐ Document Date: _____ or ☒ Undated at time of notarization

No. of Pages: 4 Jurisdiction: First Circuit
(in which notarial act is performed)


Signature of Notary

3-28-22
Date of Notarization and
Certification Statement

Tracey K. Morisugi
Printed Name of Notary

09/14/2022
Notary Commission Expiration

(Official Stamp or Seal)

