

Design Guideline Summary

In order to assist in the building process the following general outline of some of the key elements of the Design Guidelines may be of help.

1. Building Heights:

Building Height Measurement:

Building height shall be measured from the pad elevation shown on the Plot Plan to the ridge of the highest sloping roof.

2. The Building Envelope is separated into two areas:

- **The Private Area** is that portion of the Building Envelope where vertical construction may occur which includes buildings and outdoor private spaces. The Private Area may not be more than 25% of a Lots gross square footage. The buildings within the Private Area must conform to the maximum height requirements set forth in these Design Guidelines to protect and enhance views from neighboring Homesites. Most of the landscape within this area is not visible from neighboring Homesites or the street because it is screened by privacy walls, buildings and/or other landscape elements.
- **The Transition Areas** are those areas visible from the street, Common Areas or adjacent Homesites. No buildings may be located in the Transition Area, but pools, patios, spas, other horizontal landscape Improvements, and low walls are allowed.

3. Natural Area

- **The Natural Area** is that portion of the Homesite as shown on the Plot Plan that lies outside of the Building Envelope and may remain in an essentially undisturbed, natural condition or be landscaped or cultivated by the Owner. With the rare exception of non-significant improvements as may be approved by the DRC, no building Improvements of any kind may be done in this area.

4. Building Coverage and Maximum and Minimum Floor Areas

- Total Lot Coverage (the Envelope, Private Area and Transition Area excluding driveway) shall not exceed 55% of the Lot as shown on the Plot Plan.

- Minimum Floor Area for interior area (exclusive of Garage and Lanais) is 1,800 square feet for all homes. An area equal to fifteen percent (15%) of the interior area exclusive of garages shall be Lanais. The total area of paved surfaces, excluding those lots which allow Sport/Tennis Courts, shall not exceed thirty percent (30%) of the portion of the lot covered by the building structure.

5. Roof Slopes:

- Roof Slopes shall not exceed 8:12 or be less than 4:12.
- Each main building elevation shall have a minimum of six (6) roof corners with a change of direction for each corner being a minimum of four (4) feet. The maximum unbroken eave line shall be forty three (43) feet.
- Eave depths of a 4 feet minimum

6. Exterior Walls and Finishes

- The exterior walls of buildings shall use a maximum of three materials, with one material clearly dominating over the others.
- The maximum unbroken exterior wall length shall be thirty five (35) feet.
- In general, the maximum exterior wall height from finish floor to top of wall plate is 12 feet. In special instances wall heights over 12 feet may be allowed by the DRC depending on their articulation and treatment.

7. Driveways

- All driveways are to follow alignments that minimize grading or other disruption of the site.
- In general, one driveway entry will be permitted for each Lot.
- Approved materials for driveways include turf block, colored and/or patterned concrete and precast concrete pavers. Asphalt may be used for longer driveways. Black coloring is required.
- Driveways shall be a maximum of 14 feet wide, except at the driveway apron to garage entrances and/or where they provide a turnaround at a garage and/or off-street parking. Parking and turnaround areas must be located within the Building Envelope.

- The common use of one driveway, and the establishment of an access easement, is required for Lots 1, 2 and 8; Lots 9, 10, 15 and 16; Lots 11, 12, 13 and 14; Lots 25 and 26; and Lots 27 and 28.

8. Garages, Paving and Parking

- All Lots shall include an enclosed garage which can accommodate a minimum of two cars.
- Guest parking-Each Lot shall contain a minimum of two additional guest parking.
- Garages shall have a minimum dimension of 20 feet by 20 feet.
- Garages must be sited and located so that visibility from the street is minimized. Side loading is required.
- Recessed garage doors (minimum of 12") are required.

9. Swimming Pools

- Swimming pools, spas and ponds shall be set back a minimum of 35 feet from the property line.

10. Fences

- In general, driveway or pedestrian gates are to be located within the Building Envelope.
- Walls and fences may not exceed 6 feet in height except in areas where a partial retaining condition exists.
- Privacy walls should be used only when absolutely necessary and should be located so as not to impact views from adjacent Homesites. Landscape solutions, like berming and dense planting, are preferred.
- Approved materials for walls include lava rock and multi-hued and textured cement plaster.
- No vinyl fence, chain link or other metal fences shall be permitted unless reviewed and approved by the DRC.

- In no event shall fences be built within the County of Hawaii set back lines adjacent to a roadway unless there is a demonstrated need and a variance will require prior approval by the DRC.

11. Design Review Process

- Design Review Process takes place in four steps:
 1. Pre-Design Conference
 2. Preliminary Design Review
 3. Final Design Review
 4. Construction Monitoring
- On or before fifteen days (15) prior to the first day of the following month, the DRC will set the date for design review (“Review Meeting Date”). This shall be the only day the DRC will review submittals.

11. Application Fees

	<u>Initial Improvements</u>	<u>Subsequent Remodel</u>	<u>Minor Improvements</u>
Fee for DRC Review	\$2,700	\$250	\$0
Fee for Resubmission	\$500	\$250	\$250
Each Site Inspection Fee	\$300		
Initial Contribution to the HOA at Closing	\$1,000.00		
Transfer Fee to the HOA upon Resale	\$1,000.00		

12. Lot Details

Lot	Stories	Sport/ Tennis	Building Height	Pad Elevation
1	Two	Yes	30 Feet	1326'
2	One	No	22 Feet	1304'
3	One	No	22 Feet	1266'
4	One	No	22 Feet	1224'
5	One	No	22 Feet	1181'
6	One	No	22 Feet	1220'
7	One	No	22 Feet	1248'
8	One	No	22 Feet	1277'
9	Two	Yes	30 Feet	1300'

10	Two	Yes	30 Feet	1278'
11	Two	Yes	30 Feet	1262'
12	Two	Yes	30 Feet	1256'
13	One	No	22 Feet	1226'
14	One	No	22 Feet	1226'
15	One	No	22 Feet	1240'
16	One	No	22 Feet	1256'
17	One	No	22 Feet	1202'
18	One	No	20 Feet	1180'
19	One	No	20 Feet	1158'
20	One	No	20 Feet	1132'
21	One	No	20 Feet	1160'
22	One	No	22 Feet	1198'
23	Two	No	26 Feet	1182'
24	One	No	22 Feet	1138'
25	One/Two	Yes	30 Feet	1140'/1128'
26	One/Two	Yes	30 Feet	1140'/1128'
27	One	No	22 Feet	1084'
28	One	No	22 Feet	1088
29	One	No	22 Feet	1100'

The foregoing summary is not intended to be comprehensive. The Owner and Builder must read the Design Guidelines completely and refer to them often if they wish to avoid unnecessary expense and delay during the design approval and construction process.