



KOA RIDGE

**Design Guidelines
For
Koa Ridge
RESIDENTIAL**

July 30, 2020

(Guidelines are subject to change as provided in the Declaration of Community Covenants for Koa Ridge referred to below.)

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Design Guidelines for Koa Ridge Residential Improvements

INTRODUCTION

Koa Ridge is a master-planned residential and commercial community. The orderly development, administration and governance of Koa Ridge is facilitated and governed by the Owner's Association. The Owner's Association manages and administers Koa Ridge pursuant to Governing Documents, including the Declaration of Community Covenants for Koa Ridge, dated June 8, 2020, recorded in the Bureau of Conveyances of the State of Hawaii as Document A-74660352 and in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. T11118135, as supplemented and amended from time to time ("Declaration"). These Design Guidelines have been adopted for Koa Ridge Improvements on Residential units and lots pursuant to the Declaration, and are subject to the terms and provisions of the Declaration. In the event of a conflict between the terms of these Design Guidelines and the Declaration, the terms of the Declaration (including without limitation, Chapter 5 of the Declaration), shall govern and control. These Design Guidelines may be amended from time to time as provided in the Declaration.

Capitalized terms used in these Design Guidelines and not defined in these Design Guidelines are used with the same meaning assigned in the Declaration.

These Design Guidelines provide design standards and architectural and aesthetic guidelines for Koa Ridge Residential Improvements governing new construction and modifications, including structures, landscaping and other improvements on Residential units and lots in the Koa Ridge Community. All Residential Improvements (unless exempt) should comply (to the extent determined appropriate by the Reviewer) with the Design Guidelines and the related Koa Ridge Urban Design Plan ("Urban Design Plan"), the Design Principles for Koa Ridge ("Design Principles") and the Koa Ridge Sustainability Plan ("Sustainability Plan"), in each case, as amended from time to time, which are incorporated by reference into these Design Guidelines. The Design Guidelines are meant to ensure that the Koa Ridge Community will achieve its desired character and image as a vibrant, attractive and inviting place to live, work and play.

These Design Guidelines are applicable to Residential Improvements on Residential and Mixed Use lots and units (referred to herein as "Residential Design Guidelines" or "Design Guidelines"). Separate design guidelines are established for Non-Residential Improvements (other than Industrial Uses) on Non-Residential lots and units ("Non-Residential Guidelines") and Design Guidelines for Industrial Improvements on Industrial lots and units ("Industrial Guidelines"). References in the Declaration or other Governing Documents to Design Guidelines means all, some or one of these Residential Guidelines, the Non-Residential Guidelines and the Industrial Guidelines, as the context and subject matter requires.

References to an "Owner" mean the record owner of a legal lot or a condominium unit. A "Lot" or "lot" is a subdivided legal lot, and a "unit" or "condominium unit" is a condominium unit under a condominium property regime. These Design Guidelines are applicable to condominium units only in respect of the dwelling units and "yard areas" which constitute limited common elements in respect of the respective

condominium units. The yard areas are not separately subdivided lots, but their boundaries have been surveyed and are appropriately noted on related condominium maps. In these Design Guidelines, subdivided lots are referred to as “lots” or “Lots” and condominium units including their related yard areas are referred to as “units” or “condominium units”. Owners of lots may request approval for Improvements on their lot and applicable exterior parts of residential structures. Owners of condominium units may request approval for Improvements on exterior parts of their dwelling unit or yard area constituting limited common elements, but not for common elements.

DESIGN REVIEW PROCESS

THE PROCEDURES SET FORTH IN THESE DESIGN GUIDELINES SHALL BE FOLLOWED AND APPROVALS SHALL BE OBTAINED FOR PROPOSED IMPROVEMENTS PRIOR TO SEEKING OTHER NECESSARY APPROVALS (INCLUDING GOVERNMENTAL APPROVALS) OR COMMENCING ANY CONSTRUCTION.

The procedures and approvals pursuant to these Design Guidelines are independent of and in addition to any approvals, permits or requirements of governmental authorities or other approvals, and it is each Owner’s responsibility to satisfy and comply with the requirements of governmental and other applicable authorities, such as applicable Federal, State and City and County codes, ordinances and regulations and any deed restrictions.

Project Review Process

The Design Guidelines for Koa Ridge are intended to be used to inform the design of physical development within Koa Ridge. The Design Guidelines provide guidance for the implementation of the Urban Design Plan’s overall policies and frame work consistent with the “vision” and the framework for the Koa Ridge Community contemplated by the Urban Design Plan, the Design Principles and the Sustainability Plan. The procedures and application of design standards set forth in the Declaration and these Design Guidelines are sometimes called the “Design Review” or “Design Review Process” and approval by the Reviewer pursuant to Design Review is called “Design Review Approval” or “Approval”.

Reviewer

The Owner’s Association authority reviewing submittals and requests pursuant to the Design Review Process is the Declarant, the person(s) or entity/entities to whom Declarant has delegated such authority, the Architectural Review Committee or other person or committee with authority under Chapter 5 of the Declaration at the time of the application (“Reviewer”).

Applicability. The Koa Ridge Design Review Process is applicable to all construction, installation and modification of all Improvements (sometimes called a “project” or “proposed project”). “Improvements” are any and all site work, structures, improvements, landscaping, driveways or access ways, windbreaks, poles, signage, lighting, utility and communication facilities, and other items placed on any portion of a lot or unit in a manner or location visible from outside of any structure. None of the above work may proceed without the review and approval of the Reviewer.

Minor and Major Projects. All proposed projects involving the construction, installation or modification of Improvements within Koa Ridge must be submitted for Design Review Approval by the Reviewer pursuant to the procedures and standards set forth in the Declaration and these Design Guidelines by the Owner and/or its duly authorized builder/developer (“applicant” or “Builder/Developer”). Once submitted for review, the Reviewer, at its sole discretion, will determine whether the project is a Minor or a Major Project. Typically, Minor Projects are reviewed by the Reviewer and Major Projects are reviewed by the Reviewer and consultants, as applicable.

Separate processes are established for the review of Major and Minor Projects.

Major Projects is defined as:

- New structures 500 s.f. or greater and/or 15’ in height or greater, or
- Any new structure that does not meet the Minor Projects definition, as determined by the Reviewer, shall be deemed a Major Project.

Minor Projects is defined as:

- Additions / modifications to existing structures and less than 15’ in height, or
- New structures less than 500 s.f. and less than 15’ in height, or
- Modifications to existing exterior entrances, changes to exterior materials or colors and significant replacement of existing landscape planting or hardscape.

Design Review Process - Minor Projects

All proposed projects within Koa Ridge must be submitted for Design Review Approval. Once submitted for review, the Reviewer will determine whether a proposed project qualifies for a Minor Project review. The Reviewer will review the application for approval of the project at the various stages, as determined by Reviewer. The number of copies of the submittal will be determined by the Reviewer.

1. **Conceptual Design - Minor Projects.** At the initiation of the Minor Projects Design Review Process, a narrative and graphic “Conceptual Design Package” shall be submitted which shall include: 1) site plan, 2) building sections and elevations of the proposed Improvements and 3) any supporting documents that show the proposed Improvements that outlines the proposed actions, describes the major characteristics and briefly assesses its impacts on any existing, approved or proposed project. The Reviewer will review the application and approve, deny or approve with any required conditions. The Reviewer will advise the applicant of the action.
2. **Construction Documents - Minor Projects.** Following approval of the Conceptual Design Package, the applicant will prepare the Construction Documents for review by the Reviewer to determine if the documents are in conformance with the approved Conceptual Design Package. The Reviewer will notify the applicant of approval, denial and/or conditions of approval within 15 working days of submittal of a complete Conceptual Design Package.
3. **As-Built Documents - Minor Projects.** As deemed appropriate by the Reviewer, as-built documents may be required. If required, one (1) complete set of as-built documents and an electronic pdf file shall be submitted to the Reviewer for its permanent record no later than ninety (90) days following substantial completion of the proposed project.

Design Review Process - Major Projects

The Reviewer will review the applicant's submittal for the proposed project and will work with the applicant to refine the project proposal by providing design input and recommendations. Incorporation of some or all of the Reviewer recommendations for components of the design guidelines does not guarantee an approved project.

No construction (including grading, excavation or fill work) shall be performed or commenced on any condominium unit or lot without the prior approval of the Reviewer in accordance with the following procedures, unless the Reviewer deems the work minor and de minimus, temporary, or necessary to remedy an immediate problem.

Major Projects are required to be constructed by a licensed contractor and built to current Building Codes at the time of construction. The applicant and its Builder/Developer shall be responsible for repairing all damages caused by its actions during the construction period to adjacent roads, sidewalks and/or common areas.

Lot or Unit Yard Survey. Prior to commencement of design, it is the responsibility of the applicant or its Builder/Developer to obtain a survey by a Surveyor licensed in the State of Hawaii to confirm pad grades, tops and toes of slope and any other features or lot or unit yard attributes that would affect the design of any lot or unit Improvement.

1. **Pre-Design Meeting - Major.** Prior to preparing preliminary plans or design schematics, the applicant and the applicant's design team must meet, as determined by the Reviewer, with the Reviewer to review the applicant's initial program for development in accordance with the Design Guidelines and Reviewer's requirements and standards for review. This meeting is intended to be an introductory orientation to the Koa Ridge Community and the context in which a project is to be evaluated throughout the design process.
2. **Schematic Design Review Meeting – Major Projects.** After the submittal of a complete Schematic Design Package, the Reviewer will schedule a meeting with the applicant to review the Schematic Design submittal. The Schematic Design review shall involve the applicant, his/her design team, and the Reviewer.

One (1) full sized set of the Schematic Design Plans is to be submitted to the Reviewer and an electronic pdf file of all documents to all other attendees no later than ten (10) calendar days prior to the meeting date.

Schematic Design documents to be submitted for the Schematic Design review ("Schematic Design Package") shall include the following as determined by the Reviewer:

- Building Program outlining proposed square footage of each type of use, number of parking spaces, etc.
- Site analysis may include, but shall not be limited to, information responding to contextual conditions deemed pertinent to the site.
- Written statement indicating conformance with zoning and other public ordinances and regulations.

- A preliminary site plan at a minimum scale of 1"=40' indicating all buildings, the location of access from surrounding streets, walkways, driveways, parking areas, service access/loading areas, required setbacks/easements and connections with surrounding development. Site plans should also show on-site pedestrian and bicycle access and circulation, as well as bicycle parking locations.
- Schematic floor plans, elevations and sections for typical buildings at 1/8"=1'-0".
- Schematic grading plan at 1"=40'.
- Schematic landscape plan at 1"=40'.
- Schematic utility layouts and connections.
- Perspective drawings or Three Dimensional Views showing the proposed architectural character of the buildings and existing or proposed development within the surrounding context.
- Other information deemed pertinent by the Reviewer.

The Reviewer will provide a written notice of approval, denial or contingent approval within fourteen (14) days of the meeting.

3. **Design Development Review Meeting - Major Projects.** This meeting will include the applicant, his/her design team, and the Reviewer and its contractor(s)/consultant(s) as deemed necessary or appropriate by the Reviewer. The intent of this meeting is to review the evolution and refinement of the design concepts generated from the previous meeting. This review serves as an intermediate stage between the Schematic Design phase and the development of construction drawings.

One (1) full sized set of the "Design Development Plans" (Design Development Documents which shall describe the proposed project's overall site and building plan, specifications and key building elements, providing details as to materials, systems and compliance with the Urban Design Plan and Design Principles). The Design Development Plans shall be submitted to the Reviewer and an electronic pdf file of all documents to all other attendees no later than ten (10) calendar days prior to the meeting date.

Design Development Documents to be submitted for this meeting shall include the following as determined by the Reviewer:

- A civil engineered site plan of the development parcel showing existing topography, streets (curbs, sidewalks, and rights of ways, trees with trunks over 6" in diameter, property lines, and all setbacks and easements.
- A site plan of the development at a scale of 1"=40' indicating the following: all buildings, the location of walkways, driveways, parking areas, service access/loading areas, required setbacks/easements and connections with surrounding development.
- Building plans at 1/8"=1'0" (showing floor plans for each floor); elevations (showing general treatment of doors, windows, exterior walls, roofs, etc.); sections showing the relationship of buildings to the site; and larger scale drawings showing details of key elements of the design.
- Key building element details such as trellises, louvers and screening mechanisms.
- A sample board of exterior materials colors and finishes.

- Landscape drawings at 1"=40' scale, indicating location of plants, their species and sizes, treatment of walkways and other exterior surfaces, the general location of major ground signs, and treatment of the entry into the project.
- A grading and utilities plan showing grading and drainage improvements and utility connections at a scale of 1"=40'.
- A preliminary signage plan and details; including location, materials, shape, color, wording, typography and illumination.
- A preliminary exterior lighting plan and details; including location, color, lighting specifications and fixture illustration.
- Any other information deemed relevant by the Reviewer.

Design Development Documents will be evaluated based on their compliance with the Reviewer's comments from the previous Schematic Design review meeting and the design principles and guidelines contained within the Design Guidelines and the Design Principles.

The Reviewer will provide a written notice of approval, denial or contingent approval of the Design Development Documents within fourteen (14) days of the meeting.

4. **Construction Documents & Specifications - Major Projects.** Following the approval of the Design Development Documents, the applicant may proceed with the preparation of the Construction Documents. Upon completion of the Construction Documents the applicant shall submit one (1) set of the following Construction Documents along with an electronic pdf file to the Reviewer. The Reviewer will review the Construction Documents to determine if the project as documented in the Construction Documents is consistent with the Design Guidelines and the standards for Design Review Approval. The Reviewer will notify the applicant of approval and/or conditions of approval within 20 working days of receipt of all Construction Documents required to be submitted ("Construction Documents"). The Construction Document submittal shall include pertinent items from the list below:

- Site Improvements Grading and roadway plans
 - Sewer and water plans
 - Storm drain plans
 - Power and communication systems' plans
 - Erosion control plans
- Architectural Drawings
 - Building floor plans, sections and elevations
 - Building details
 - Building site plans
- Landscape Drawings Planting plans
 - Irrigation plans
 - Hardscape plans
- Material and color board with samples of actual selections.
- Specifications
- The signage plan and details, including location, materials, shape, colors, wording, typography and illumination.

- Exterior lighting plan and details, including location, color, lighting specification and fixture illustration.
- An updated construction schedule and green construction procedures.
- Any other information deemed relevant by the Reviewer.

The Reviewer shall review all Construction Documents and related specifications, reviewing the design to assure compliance with all previous requested changes. The applicant and his/her design team may request a further meeting with the Reviewer regarding any questions or elements which do not comply with previous review comments.

5. **As-Built Documents - Major Projects.** As deemed appropriate by the Reviewer, as-built documents may be required. If required, one (1) complete set of as-built documents and an electronic pdf file shall be submitted to the Reviewer for its permanent record no later than ninety (90) days following “substantial completion” of the proposed project.

Design Review Conditions

The Reviewer shall use reasonable judgment in commenting on any item submitted to the Reviewer for its review under these Design Guidelines. However, the Reviewer shall not be liable for any comments which result in damages to the applicant, its design team or any future project users, tenants or lessees. Project designs must conform to all applicable federal, state and city/county laws, codes and regulations, and it shall be the responsibility of the applicant and its design team to ensure compliance with these regulations.

Duration of Final Approval. Once granted, the “Final Approval” (an official approval that the Reviewer grants as the Final Approval) shall be effective for a period of twelve (12) months and shall be deemed revoked if the approved construction, reconstruction, refinishing, alteration, or other approved work has not substantially commenced, as determined by Reviewer. The Reviewer may, upon request, extend the original approval period.

Fees. Fees will be paid by applicant upon initial submission of the plans for review and at subsequent steps of the review process. The fees will include professional fees and all expenses incurred or to be incurred by the Reviewer (as estimated by the Reviewer) in reviewing and approving plans. All fees and other charges and expenses incurred in applying for and obtaining approvals from any governmental agency shall be paid by the applicant, and the Reviewer shall bear no liability or responsibility for applying for, obtaining or paying for such government agency approvals.

Construction Deposit. As a condition to approval, the Reviewer may require a construction deposit in accordance with the provisions of Section 5.2(e) of the Declaration.

Variances from Established Standards. The Reviewer may, in its sole discretion, approve variations and deviations from the provisions of the Design Guidelines, provided that such variations or deviations do not otherwise materially conflict with the Declaration or the standards of design in the Design Principles, and Reviewer determines in its sole discretion that circumstances justify a variance, subject to and in accordance with the provisions of the Declaration.

All requests and approvals shall be in writing.

Governmental Laws, Codes & Ordinances. Each applicant will be responsible for satisfying all applicable government codes, ordinances and regulations and will be required to obtain all governmental approvals required under applicable laws, regulations and ordinances in securing building and other permits for the construction, alteration or installation of any improvements. In the case of conflict between any of the provisions of this document and any applicable laws, codes and ordinances, the stricter provision will prevail.

Subsequent Changes. Any amendment, variation, change, omission from, or addition to, any submittal previously approved by the Reviewer (other than amendments, variations, changes and additions which are immaterial or insubstantial), may require the Reviewer's prior approval, as determined by the Reviewer.

Use of Architect, Landscape Architect & Engineer. All building plans and specifications, if required, must be prepared or reviewed and signed by an architect licensed to practice in Hawaii. All landscape plans must be prepared by a landscape architect licensed to practice in Hawaii. All grading plans, utility plans, drainage plans, roadway layouts and other engineering plans must be prepared or reviewed and signed by a civil engineer licensed to practice in Hawaii.

Plan Approvals. Notwithstanding anything contained herein to the contrary, each applicant, by submitting plans, specifications and other data for review by the Reviewer, shall be deemed to have agreed that neither the Reviewer nor any of its members, shall be responsible or liable for ensuring that such plans, specifications and other data submitted for review are in compliance with any laws, ordinances or codes, or any governmental or private restrictions or requirements, other than these Design Guidelines, and that the review and/or approval by the Reviewer of any such plans, specifications or other data submitted to it, shall not form a basis for any claims or liability against the Reviewer or its members, if any. The applicant further agrees that the approval of any plans, specifications or other data by the Reviewer shall not prevent the Reviewer from thereafter (but prior to substantial construction of related Improvements) requiring corrections to said plans, specifications or other data which violate these Design Guidelines, as determined by the Reviewer.

Amendment Procedures

These Design Guidelines may be amended from time to time, to respond to changing internal or external conditions inherent in creating a new mixed-use community, or as otherwise determined appropriate by Declarant under the Declaration, the Board of Directors of the Koa Ridge Owner's Association or such other party or committee with authority to amend these Design Guidelines pursuant to the terms of the Declaration.

Residential Design Guidelines

All Improvements (site work, structures, improvements, landscaping, signage, lighting, utility and communication facilities and other items placed on any portion of a unit or lot in a manner or location visible from outside of any structure) including modifications, repairs and replacements, are subject to standards for design, landscaping and aesthetics adopted pursuant to Chapter 5 of the Declaration, including these Design Guidelines. No approval by the Reviewer is necessary pursuant to Chapter 5 of the Declaration or these Design Guidelines to maintain or repair previously approved Improvements, or to rebuild or restore damaged Improvements in a manner consistent with the plans and specifications most recently approved for such Improvements or to do work that does not cause material change to the exterior appearance of the Improvement. In the event that construction in accordance with the original design and specifications is not possible or practical, then no approval shall be required if Reviewer, in its sole discretion, determines that the plans and specifications are substantially similar to those for the previously approved Improvements. However, the Owner is still responsible for compliance with applicable building and zoning codes and other applicable laws. Generally, no approval is required for work done to the interior of a structure, unless interior modifications change the exterior appearance of the structure.

1.0 Additions, Enclosures and New Home:

Reviewer approval is required for any addition, enclosure and new home, such as, but not limited to, one or several rooms, covered or enclosed lanai or balcony, deck, roof eave extensions, new carport, enclosed carport, new garage, boat port/garage, second story addition or extension.

All building plans shall include a plot plan indicating the location of the structure and distance to all yard area or property lines. Applicant shall provide cross section drawings, complete finished elevation drawings, roofing plan, materials to be used, siding material and direction, paint color(s) and roofing material and color. Any external staircases will be reviewed on a case-by-case basis and will either need to be located to the rear of the property or concealed from view from the street.

Any addition, enclosure, other Improvements and/or new home must not cause the residential unit, lot or structure to exceed the maximum allowable size or fail to meet open space requirements if provided in the Parcel Association documents (including applicable Real Property Disclosures, the Declaration or these Design Guidelines), as applicable.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer. Approval of a Parcel Association is not applicable where the lot is not subject to a condominium property regime. A "Parcel Association" is the condominium association pursuant to which a condominium unit is subject to a condominium property regime.

Reconstructing previously approved Improvements with approved plans and design (where applicable) and with the same material and color as previously approved does not require resubmittal of a new application. However, reconstruction is NOT authorized where the construction was previously done with unapproved plans, design, materials and/or colors or no approval has been given.

- 1.1 Architectural Standards:** Whenever an addition or enclosure, as indicated above in Guideline 1.0, is added to an existing residential structure, the architectural design, color, roof materials,

roof slope, exterior siding, window design, door details shall match the existing condition of the original or existing structure, including the height of all openings for windows and doorframes.

- 1.2** Roofs: Prior to installing any new roofing materials, please refer to the Roofing Requirements (Guideline 21) for further instructions. Current building codes and energy efficiency codes at the time of construction shall be followed. Current building codes and energy efficiency codes at the time of installation shall be followed. Connections between existing roofs and new roof additions shall conform to the following conditions:

- 1.2.1** The connection between an existing flat roof and a new flat roof addition shall maintain similar roof material, color, slope, and design of the existing condition(s) as possible.

The connection between an existing pitched roof and an abutting new mansard roof addition shall maintain similar roof material, color, slope and design of the existing pitched roof. The flat roof portion shall comply with Guideline 1.2 as applicable.

The connection between a new flat roof and an existing gabled, or hip roof, shall require that the existing roof corners be retained and roofing materials should be of similar types and colors.

Concerns of the Reviewer typically include the composition of the various rooflines relative to the existing residence and to match the existing conditions as reasonably achievable. Detailed review by the architectural member or consultant of the Reviewer may be required.

All roofs and roof structures shall comply with the most current Rules, Regulations, Codes, etc. as approved by the City and County of Honolulu.

Roof coverings shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.

- 1.2.2** Breezeways of an appropriate design may be approved, provided that the Owner has taken into consideration grade elevation changes between the house and the proposed addition. Designs that depart from normal construction in the surrounding area due to grade elevations may require further review by the architectural member or consultant of the Reviewer. All roof additions and improvements shall comply with Guideline 1.2 as applicable.

- 1.3** New Carport: Reviewer approval is required for the construction of a new carport. Carports shall be enclosed or at least partially enclosed on two sides, and provide architectural standards as noted in Guideline 1.1 above.

- 1.4** Enclosed Carport or Garage: Reviewer approval is required for enclosing the carport into a garage. An Owner may enclose the carport into a garage in conjunction with the architectural standards as noted in Guideline 1.1 above.

- 1.4.1** Replacement Parking: An additional structure is required for vehicular parking if the

enclosure renders the carport or garage unusable. The existence of adequate on-site covered parking is required by the Declaration and shall be the basis for approval.

- 1.5** Garage Door/Garage Screen Door: Reviewer approval is required for the installation of a garage door and/or a garage screen door of an appropriate design and material compatible with these guidelines. The carport is to be enclosed so the mechanism of the garage door is not visible from the street or neighboring properties. Provide a manufacturer brochure showing type, model, window style, dimensions, and color (must complement current paint color scheme of the property).
- 1.6** Covered/Enclosed Lanai/Balcony or Deck. Reviewer approval is required to construct a covered lanai, first or second story deck, patio/lanai enclosure of a Parcel Association pre-approved design and material compatible with these guidelines and in accordance with guidance in the unit or lot deed, deed restrictions, Parcel Association documents and the City and County of Honolulu Land Use Ordinance as amended. Follow the architectural standards noted in Guideline 1.1 and 1.2.
 - 1.6.1** Aluminum Screened Enclosure or Retractable Solar Screen. An aluminum or retractable solar screened enclosure may be installed only for the back lanai area with Reviewer approval. On plot plans, show location in back area. Provide manufacturer's brochure showing materials used, dimensions, color (match existing dwelling colors), and how anchored to lanai posts.
- 1.7** Natural Disaster Home Reconstruction. In the event of catastrophic damage to residential property due to a natural disaster, act of God or otherwise,, the following design guidelines shall be in effect:
 - 1.7.1** Rebuilding to Original Design. If rebuilding the entire structure to its original design no approval is required.
 - 1.7.2** Rebuilding with Changes to Original Design. If rebuilding the entire structure and proposing changes to the exterior design, all plans shall be submitted for review by the Reviewer.
 - 1.7.3** Partial Repair to Original Design. If only a partial repair is required and the Owner intends to repair the structure to its original condition, no approval is required.
 - 1.7.4** Partial Repair with Changes to Original Plan. If only a partial repair is required and the Owner intends to redesign any portion of the repair, the plans shall be submitted for review by the Reviewer.
 - 1.7.5** Demolition. Should any portion of the residential structure need to be demolished, the demolition shall be done immediately. The residential unit or lot shall be kept clear of all debris, storage and the unit or lot maintained, in accordance with the provisions outlined in the Declaration and these Design Guidelines, pending building of the new residence.
 - 1.7.6** Design Review. In all cases that a plan review is required and meets with guidelines as set forth in the Governing Documents of the Koa Ridge Owners Association, a "Design Approval" shall be issued as expeditiously as possible.

2.0 Air Conditioner:

Reviewer approval is required unless applicable to a condominium unit where the related Parcel Association has an approval process for air conditioners. Provide a plot plan showing the location of the air conditioning unit(s) being installed.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Reinstalling an air conditioner with the same product and location as previously approved does not require resubmittal of a new application. However, reinstalling is NOT authorized where the product and location was installed without an approval.

2.1 Painting. In those cases where air conditioners shall be visible from the street or adjacent property, the Owner shall paint the entire unit in a manner, which shall blend in with the residence. All mounting surfaces shall be painted to match the existing residence. All plastic drainpipes leading from the air conditioner to the ground or another location shall be painted to match the house or concealed from view.

2.2 Condenser units must be installed at ground level.

3.0 Alternate Energy Devices (i.e. Solar, Photovoltaic, Electric Power Generators, Battery Storage, Etc.):

Approval is required by the Reviewer for the installation of any alternate energy devices/systems to include solar water heater, solar photovoltaic system, solar air conditioning systems, and other energy saving devices. The application submittal shall include a plot plan showing the location of the devices/systems and shall include the manufacturer's brochures and technical specifications for all devices proposed for the installation. In addition to a plot plan, elevation plans to scale shall be included for all exterior mounted devices showing dimensions for each device of the system.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

General Information:

3.1 Roof Mounted Solar Air Conditioner, Photovoltaic, and Water Heater System. The installations shall conform to the following:

3.1.1 Control Panel and Battery Storage Systems. Exterior mounted electric control panels and battery storage systems shall be located in an inconspicuous location so as not to be visible from the street or neighboring property. The exterior surfaces/enclosures for such systems shall be finished/painted to match adjacent residence surfaces.

3.1.2 Solar Air Conditioner Unit. These units shall follow DCR 2.0, Air Conditioners, in addition to the rules for roof panels, control panel and battery storage, and roof accessories contained in this section (3.0 Alternates Energy Devices). In those cases where air conditioners are visible from the street or adjacent property, the Owner shall paint the entire unit in a manner to blend in with the residence color scheme.

All plastic drainpipes leading from the air conditioner to the ground or another location shall be painted to match the house or concealed from view. Condenser units must be installed at ground level.

3.1.3 Solar and Photovoltaic Roof Panels. Within reason, the solar roof panels shall be mounted with panel edges parallel to the roof edges and roof surfaces on which they are located.

3.1.4 Roof Accessories. The collector frame, panel frame, piping (electrical and plumbing) and other roof accessories in areas visible to the public shall be painted a flat black or the color of the roof on which it is located. (Copper piping need not be painted)

3.1.5 Visibility. The amount of visible piping and/or conduits shall be minimized to reduce a cluttered appearance. Visible piping shall be painted to match the surface to which it is attached.

3.1.6 Rack Enclosure. Collectors that are mounted on racks to attain a proper angle are not required to have the racks enclosed. However, those wishing to enclose the racks shall obtain approval. In most cases, enclosures around the supporting frames draw attention to the installation by making the system more visible and bulky while an installation with no enclosures appear less visible when the supporting racks are properly painted.

3.2 Solar Powered Ventilator Fans. Solar powered ventilator fans shall follow the requirements contained in Guideline 22.

3.3 Electric Vehicle Charging Systems. For electric vehicle charging systems contained within garages, Reviewer approval is not required. It shall be installed following normal electrical regulations and shall complement existing structures.

4.0 Artificial/Synthetic Turf:

Reviewer approval is required for installation of artificial or synthetic turf. Provide a plot plan marking the location of where the turf will be installed, the manufacturer brochure that includes the installation process and a sample of the turf.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

5.0 Exterior Awnings, Stationary or Retractable; Blinds, Retractable or Rollup; Rolling Shutters; Sunshades:

Reviewer approval is required for awnings, blinds, shutters, sunshades, etc. Provide the location on a plot plan along with a manufacturer brochure showing type, style, dimensions and color. In addition, provide details that show how the housing for the shutter system would be concealed and how the jamb system of the shutter assembly will interact with existing design.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Reinstalling the above listed items with the same product and color as previously approved does not require resubmittal of a new application. However, reinstalling is NOT authorized where the product and color was installed with unapproved materials and/or colors or no approval has been received.

- 5.1 Location. Awnings, blinds, shutters and sunshades shall be mounted under the roof eaves or attached to the exterior of the main dwelling.
- 5.2 Colors. Garish, busy patterns, and bright colored blinds or awnings are not approvable. Colors shall match the existing color scheme of dwelling(s).
- 5.3 Reflective Finishes. Reflective finishes (hardware or casings) may not be used on exterior surfaces where such exterior surface is visible from the street or neighboring properties.
- 5.4 Metal Awnings. Metal awnings may be used only if they are painted a solid flat color to match the existing color scheme of dwelling(s) and be an approvable color from the Koa Ridge Owners Association Color Board.
- 5.5 High Winds. Awnings, blinds, shutters and sunshades shall be rolled and/or adequately tied down during periods of high winds.
- 5.6 Good and Clean Condition. All improvements shall be maintained in a good and clean condition and repair.

6.0 Barbecue Pit (Built In):

Reviewer approval is required for installation of all barbecue pits that are visible from the street or adjacent property. Plans shall include a plot plan showing the location of the barbecue pit and appropriate drawings with dimensions.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

7.0 Concrete and Hardscape Use on a Residential Lot or Unit:

Installation of a concrete and hardscape use on a residential lot or unit shall be reviewed by the Reviewer and respective Parcel Association, if applicable. Expansion of concrete and hardscape areas within a lot or unit shall be in conformance with the Land Use Ordinance.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

8.0 Consolidation or Subdivision of Lot:

In accordance with Section 7.1(c) of the Declaration, the boundaries of any lot shall not be changed and no lot shall be submitted to a condominium property regime, except with the approval of the Reviewer. The Reviewer shall consider such factors as it deems relevant, including compliance with Governing Documents, the Master Plan, the Koa Ridge Standard and impacts on the Koa Ridge

Community and governance and management of the Owner's Association affairs, including specifically the effect on future development.

9.0 Dog House, Kennel or Similar Structures:

A Dog house, kennel or similar structures, thirty (30) inches and above, require approval, shall be considered on individual merit, and shall be shielded from view of a street or adjacent property by a wall or hedge.

For a constructed dog house, kennel or similar structures above 30", plans shall include a plot plan indicating the location of the structure, distance to all property lines, cross section drawings, property elevation drawings, roofing plan, materials to be used, siding material, and paint color(s). If it is to be located on a concrete slab, indicate it on the plans, and apply for it as well.

For a prefabricated dog house, kennel or similar structures above 30", plot plans shall include location and distance to property lines, and drawings or pictures showing the design, material, dimensions, and color(s). If it is to be located on a concrete slab, indicate it on the plans, and apply for it as well.

9.1 Painting and Roofing Materials. A constructed dog house, kennel or similar structures shall be painted to match the color of the house and the roofing materials shall match what is used on the house. A prefabricated dog house, kennel or similar structures shall be compatible with the existing dwelling and features.

9.2 Design and Color. Literature or photographs showing the dimensions and color(s) shall accompany a request for a prefabricated dog house, kennel or similar structures.

9.3 Setback Requirements. The Owner is responsible for compliance with all City and County of Honolulu setback requirements.

9.4 Kennel Materials. Kennel enclosures constructed of chain link may be approved on a case-by-case basis.

9.4.1 A dog kennel constructed of chain-link material with only a chain-linked roof area does not need to meet the City and County of Honolulu setback requirements, unless otherwise determined by the City and County of Honolulu.

10.0 Doors:

Reviewer approval is required for all exterior doors, including but not limited to front/side/rear doors, sliding glass doors, French doors, screen doors, security screen doors, etc. Provide manufacturer brochures showing design, color and dimensions. If door is located other than the front door, then indicate location (left side, right side, or rear area). If painting the door, submit a paint color sample for the door that blends with the existing color palette of the property. Refer to Paint Guideline 18 for instructions on submitting paint samples.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Replacing exterior doors with the same material, design and color as previously approved does not require resubmittal of a new application. However, replacement is NOT authorized where the

exterior door was previously done with an unapproved material, design and/or color or no approval has been received.

General Information:

- 10.1** Color. The door color shall blend aesthetically with the color scheme of the existing dwelling. Only security screen doors are allowed to be shades of white, black and bronze.
- 10.2** Reflective Finishes. Reflective finishes may not be used on exterior surfaces (other than the surfaces of hardware fixtures) where such exterior surface is visible from neighboring property.
- 10.3** Good and Clean Condition. Doors shall be maintained in a good and clean condition and repair.
- 10.4** Location and Dimensions. A screen door shall be located on a door leading to the exterior of the dwelling. The dimensions of the security screen door shall cover the threshold of the door frame.

11.0 Exterior Lighting:

Reviewer approval is required for the installation of exterior lighting (e.g. decorative, motion, security lights, etc.). Provide the location on a plot plan along with a manufacturer brochure showing design and type.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Replacing exterior lights with the same style of lights as previously approved or previously installed by the Developer, does not require resubmittal of a new application. However, replacing exterior lights is NOT authorized where the lights were previously installed without approval.

“Developer” means in respect of a Parcel in Koa Ridge, Castle & Cooke Homes Hawaii, Inc. or its affiliate as to any Parcel that it owned and developed, and (b) any person or entity who purchased or obtained an ownership interest in a Parcel for development and resale.

Standards for the installation of any exterior lighting shall include light shielding as required by Reviewer to meet “dark skies” (where the darkness of the night sky is relatively free of interference from artificial light) requirements, to minimize light pollution and to otherwise mitigate impacts on neighboring properties, and color temperatures of 3000° Kelvin or less.

12.0 Fences, Walls, and Gates:

Reviewer approval is required for fence, wall and gate construction. On plot plan indicate location and dimensions. Provide drawings that show finished elevations of the project when completed; cross-section drawings showing footings, and existing and finished grades on both sides; existing conditions on property and/or neighboring properties; material used, stucco/painted (sample required); and anything special about the unit or lot (sightlines for corner houses, house in development under Parcel Association/CPR (condominium property rules), etc.). Stone/Veneer Coverings: Indicate location on plot plans. Provide colored brochures of color/design to blend with color scheme of property.

Written approval from the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Reconstructing a fence, wall and/or gate with the same material and color as previously approved does not require resubmittal of a new application. However, reconstructing a fence, wall and/or gate is NOT authorized where a fence, wall and/or gate were previously constructed with an unapproved material and/or color or no approval has been received.

“Fence and Wall Guidelines” are rules and policies established for fences and walls applicable to the particular unit or lot, including as set forth in any applicable Project Fence/Wall Diagram, the Declaration, these Design Guidelines, requirements under applicable law and other rules and policies established by Reviewer.

“Project Fence/Wall Diagram” is an illustration established by the Developer to give guidance to owners with regards to their lot or unit.

The Owner is required to have their contractor/sub-contractor/wall builder maintain a clean and safe work area. Construction materials, equipment, or items that would create a hazard in the common area, neighboring property, sidewalk, street and roadside are not allowed. The Owner shall be responsible for any damages created by their contractor/sub-contractor/wall builder.

12.1 Median Strip Outside a Fence or Wall: The Owner is responsible for maintenance of the area alongside a fence or wall within the Owner’s unit or lot. This requirement shall be a condition of approval for the construction of all fences and walls adjacent to the front, side and rear property lines of all units and lots.

12.2 Property Pins. It is the Owner’s responsibility to verify the location of property pins before and after completion of any perimeter wall construction or improvement. Pins should not be removed under any circumstances. If no property pins exist in respect of an Owner’s unit or lot (including yard area constituting a limited common element in a condominium property regime), it is still the responsibility of the Owner to comply with accurate boundary lines.

12.3 General Information:

12.3.1 Existing Fences and/or Walls on Neighboring Properties: Owners planning to construct fences, walls, or gates on their properties shall indicate on their plans the location, heights, and types of material of any existing fences and/or walls on adjacent properties.

12.3.2 Footings: Footings for fences, walls, and gates including post holes shall be entirely within an Owner's unit or lot and shall not encroach upon an adjacent unit, property, or common element unless by specific written agreement between all applicable property Owners.

12.3.3 Height: The maximum height of fences, walls, and gates shall not exceed the height limitations outlined in these Design Guidelines, the respective Project Fence/Wall Diagram and the legal limit allowed by City and County of Honolulu. The use of columns and wall caps, incorporated into the overall design of the walls, may not exceed the height limitations. Columns and walls caps are required to be shown and

labeled on plans. In addition, where practical, the height of any proposed fence, wall, and gate shall not exceed that of any existing fences and walls on adjacent properties, i.e., the height of fences, walls, and gates on adjacent properties shall be identical.

12.3.3.1 Inspection of Permitted Construction of a Fence, Wall, Gate, or Fence/Wall combination. An inspection may occur by Koa Ridge Owners Association personnel to ensure the project is proceeding as approved. The height of a fence, wall, gate, or fence/wall combination is measured on the external side/face (such as next to a sidewalk) from the ground/grade level to the top of wall. If the wall footing is visible then it is included in the calculation of the wall height

*Decorative Interlocking Stacking Block or Equivalent (i.e., Keystone). A permit is not required if this type of material or its equivalent is used as a planter area that does not exceed a height of thirty inches (30").

12.3.4 Front Yard Fences and Walls: Per most deed requirements or annexation documents, Koa Ridge homes have special provisions for front, rear, and side yard fences and walls. All fence and wall heights designated on applicable Project Fence/Wall Diagrams must be included in all fence and wall applications, if applicable.

A front yard shall be defined as being that portion of the yard bounded by a street up to the front plane of the house or garage. (Refer to Figure 1.) For corner units or lots, refer to Guideline 12.3.6, for additional clarification of the front yard definition. Fences and/or walls in the front yard shall be governed by the following:

12.3.4.1 Per the requirement, fences or walls shall not exceed two feet, six inches (2'-6") in height measured from the finish grade as established by the Developer on the exterior side of the fence or wall facing the street or neighboring property, except where a trash enclosure wall is allowed. (Refer to Guideline 12.3.10, Trash Enclosure Fence/Wall)

Exception A:

If the difference in grade between the adjacent sidewalk and the finish floor of the house slab exceeds forty-two inches (42"), then a retaining wall may be created. The top of this retaining wall shall not exceed an elevation that is twelve inches (12") lower than the finish floor of the house slab. (Refer to Figure 2.)

Exception B:

A fence, wall, and gate may be added on top of this retaining wall, provided there is a change of approved material that is open in design. (Refer to Figure 2.) This fence shall not exceed forty-two inches (42") in height from the top of the retaining wall.

12.3.4.2 Public Utility Easements: In certain circumstances, due to grading and lot or unit elevations, the Declarant has constructed retaining walls in the front yard for the purpose of protecting utility easements. While these retaining walls may, of necessity, exceed height limits established in these Design

Guidelines, any subsequent construction of perimeter walls by Owners in their front yard shall comply with the established height restrictions for walls and fences in Koa Ridge.

12.3.5 Side and Rear Yard Fences and Walls: Per most deed requirements or annexation documents, Koa Ridge homes have special provisions for front, rear, and side yard fences and walls. All fence and wall heights designated on applicable Project Fence/Wall Diagrams must be included in all fence and wall applications, if applicable.

A rear yard shall be defined as a yard at the opposite end of a unit or lot from the front yard, except in the case of corner units or lots and units or lots along the "Major Collector Road" (primary spine road). All other yards not defined as front or rear yards shall be treated as side yards. Fences and/or walls in the rear and the side yards shall be governed by the following:

12.3.5.1 Lots or units where the surrounding difference in grade is minimal such that it does not require a retaining wall:

12.3.5.1.1 Fences, walls, and gates, starting at the house along the front plane of the house extending to the side property lines and along the side property lines extending back from the front plane of the house or garage and all rear yard fences, walls or gates shall not exceed six feet, zero inches (6'-0") in height. (Refer to Figure 1.)

12.3.5.1.2 The fence, wall, and gates may be made of one material or may be partly fence and partly wall, each to be made of one material only.

12.3.5.2 If the surrounding grade condition of a lot or unit requires a retaining wall, the following restrictions shall apply:

12.3.5.2.1 Retaining walls, which run along the side property lines extending back from the front plane of the house or garage and all rear yard retaining walls, shall not exceed a height of six inches (6") above the existing (higher) grade. (Refer to Design Guideline 12.3.8, Retaining Walls, for additional information.)

12.3.6 Corner Unit or Lot Fences and Walls: Corner units or lots have streets along two or more adjacent sides and thus technically have more than one front yard. For the purposes of these guidelines, the front yard shall be considered the yard adjacent to the street from which the garage and/or the house is entered. All other yards shall be treated as side yards.

12.3.6.1 For safety and visibility purposes, corner lots or units, fences, walls or vegetation shall not be constructed, placed or maintained at a height greater the two feet, six inches (2'-6") within the sightline designated by the City and County of Honolulu as shown on the plot plan for the subject lots or units. (Refer to Figure 1.)

- 12.3.7** Flag Lot or Unit Fences, Walls, and Gates: Per most deed requirements or annexation documents, Koa Ridge homes have special provisions for front, rear, and side yard fences and walls. All fence and wall heights designated on applicable Project Fence/Wall Diagrams must be included in all fence and wall applications, if applicable.

Due to the sightline requirement on this type of lot or unit, a fence, wall, and/or gate located within a minimum of twenty feet (20') from the front property line or public right of way, shall not exceed a height of two feet, six inches (2'-6"). The height of a fence, wall, and/or gate may be increased from the twenty-foot (20') point toward the residence if the Fence and Wall Guidelines permit it.

- 12.3.8** Retaining Walls: If the difference in grade between the adjacent sidewalk and the finish floor of the house slab exceeds forty-two inches (42"), then a retaining wall may be created. The top of this retaining wall shall not exceed an elevation that is twelve inches (12") lower than the finish floor of the house slab, and/or shall not exceed six inches (6") above the existing grade. (Refer to Figure 2.)

- 12.3.8.1** A fence or wall may be added on top of this retaining wall, provided there is a change of approved material that is open in design and not capable of retaining earth. The material is required to begin at the top portion of the wall structure. The safety railing and wall structure combined cannot exceed a height of six feet (6'-0") at the unit's or lot's finished grade in the required yard. On the exterior side of the wall (facing neighboring unit, lot or sidewalk area), wall is same material with a maximum height of six feet (6'-0") in required yard from existing or finished grade, whichever is lower, to top of wall.

The sizes of slats and spacing between each slat are as follows:

- 12.3.8.1.1** A slat measuring a maximum width of not less than two inches (2") requires the spacing dimension to be between a minimum of two inches (2") to a maximum of four inches (4").
- 12.3.8.1.2** A slat measuring a width of more than two inches (2") requires the spacing dimension to be a maximum of four inches (4").
- 12.3.8.1.3** Another approved material is screen tile above the retaining wall. This wall shall not exceed six feet, zero inches (6'-0") in height, measured from the top of the retaining wall, or existing grade, whichever is lower. Any fence or wall within the area inclusive of the sightline to the sidewalk shall not exceed two feet, six inches (2'-6") in height measured from the level of the area on the exterior of the wall facing the street or neighboring property.
- 12.3.8.2** Approval is required for stairs accessing the area above a retaining wall:
- 12.3.8.2.1** Stairs that are less than thirty inches (30") in height may be located within the setback area (five feet (5') to each rear and

side property lines).

12.3.8.2.2 Stairs that are equal to or more than thirty inches (30”) in height may not be located within the setback area (five feet (5’) to each rear and side property lines), subject to applicable zoning restrictions including Land Use Ordinance Section 21-3.80-1.

12.3.8.3 For construction of retaining walls, refer to Article 4, General Development Standards, Section 4.40: Retaining Walls of the Land Use Ordinance. Owners proposing the construction of retaining walls on their residential lot or units are advised to consult with the City and County of Honolulu for the most recent amendments to Article 4, Section 4.40, General Development Standards, Retaining Walls, of the Land Use Ordinances and any other applicable sections in addition to the Koa Ridge Owners Association Design Guidelines.

12.3.9 Parallel Fences/Walls (two fences/walls built alongside one another on neighboring properties): Construction of parallel fences/walls shall not be approved because they contribute to visual clutter. However, due to the varying needs of adjacent neighbors, the Reviewer may approve parallel fences/walls on a case-by-case basis. (Refer to Figure 3.)

12.3.10 Trash Enclosure Fence/Wall: Per most deed requirements or annexation documents, Koa Ridge homes have special provisions for front, rear, and side yard fences and walls. All fence and wall heights designated on applicable Project Fence/Wall Diagrams must be included in all fence and wall applications, if applicable.

Trash enclosure may be located up to a maximum distance of six feet, zero inches (6’-0”) as may be allowed per Project Fence/Wall Diagram measured from the side of the wall enclosure facing the street, beyond the front plane of the garage as long as the wall enclosure follows the guidelines as listed in Guideline 12.3.4.

12.3.11 Perimeter Fences/Walls and Gates next to Koa Ridge Owners Association Restricted Areas of Common Responsibility: Depending on the elevation of an individual lot or unit, perimeter fences, walls and gates next to certain Koa Ridge Owners Association Areas of Common Responsibility with restricted access may have special conditions.

12.3.11.1 The maximum perimeter wall height is 6’-0” depending on the development and unit or lot you live in as specified in your applicable deeds, unit or lot deed restrictions, Plot Plans, and/or Fence and Wall Guidelines.

12.3.11.2 A gate may not be constructed if access to such restricted areas is prohibited unless provided and installed by the Developer and/or approved by the Reviewer.

12.3.11.3 Fence(s), wall(s) or gate(s) installed by the Developer may not be altered in material and dimensions unless the Owner’s deed states otherwise.

12.3.12 Gates may not be constructed to access private property or property with restricted access which includes perimeter and/or private lots or units unless provided and installed by the Developer and/or approved by the Reviewer.

12.3.13 Stilted Fencing. Approval is required for the construction of a stilted fence that may be parallel to an existing fence or wall depending on the height and location of the existing fence or wall. The Reviewer will review each application on a case- by-case basis.

12.3.13.1 The construction of a stilted fence consists of posts anchored into the existing grade (ground level) with the solid fencing portion beginning above the top of an existing fence or wall of a neighboring property. Applications are reviewed on a case-by-case basis. See Figure 4 for an example.

12.3.14 Gate Swing: Gates cannot swing open onto public right of ways (e.g. sidewalks, streets) unless provided and installed by the Developer and/or approved by the Reviewer.

12.3.15 Use of Columns and Material In Between Columns. Approval is required for columns and the material in between each column that are used in the overall design of a fence or wall. The distance between columns shall be a minimum of six feet (6') in length. The maximum height of the columns shall be 6 feet (6'). Columns shall not be constructed without panels, fences or walls in between. Panels, fences or walls shall not exceed the maximum column height. Columns may be used within the design of a fence or wall if permitted within a development, on a specific lot or unit, listed on the Fence and Wall Guidelines, and/or the unit or lot deed restrictions. Exceptions to this guideline shall be reviewed on a case-by-case basis.

12.3.16 Materials for Fences, Walls, or Gates: In general, fences, walls and gates, containing one or two materials appropriately mixed, may be approved. However, fences, walls and gates containing more than two materials and those using reflective materials, such as, expanded metal, plastic, fiberglass or exotic designs, shall not be approved unless they tie in with overall design and decoration of home.

12.3.16.1 Fences and walls shall be constructed only of the following materials: Brick, Cedar, Composite Masonry Unit (CMU), Composite Rock Material (CRM), Finished Concrete, Concrete Block with or without Stucco, Decorative Tile, Glass or Glass Blocks, Interlocking Stackable Block or equivalent (i.e., Keystone), Koa, Mahogany, Metal (decorative welded grillwork), Natural Stone, Redwood, Vinyl Fencing in colors approved by the Reviewer, WallCrete (Wood Design in the color Earthtone, Old Brick Design in the color of Earthtone and Multi-Color (red brick/with grout), Stacked Stone Design in the color Earthtone), 'Wiki Wiki' walls in colors Traditional Lava, Natural Coral and Earthtone (Dark Blue or Black are not approvable), Wood Composite Fencing Material, and Knot Wood Aluminum (Western Red Cedar, Knotty Pine & Wenge). **All colors must be approved by Reviewer and shall blend aesthetically with the color scheme of the existing dwellings. All materials and styles must tie in with the overall design of the home.**

12.3.16.2 Chain Link Fencing: Chain link fencing is not an approved material.

12.3.16.3 Gates shall be constructed only of redwood, cedar, koa, mahogany, composite wood, decorative welded metal grillwork, metal, or vinyl material only in colors approved by the Reviewer.

12.3.16.4 No more than two materials shall be used in fence, wall, and gates surrounding all or a portion of a lot or unit. A combination of two materials may be approved only if they are compatible with each other. For example, items of similar composition but dissimilar texture may be considered as separate materials.

12.3.16.5 Fences, walls and gates with decorative additions, such as small roofs, moon gates, etc., shall not be approved unless they tie in with the overall design and decoration of the home. Normally, this would be limited to a new custom home or major remodeling of a home and/or landscape plan.

Note: From time to time, the materials list is updated by the Reviewer to include new materials not currently on the above list. Check the Koa Ridge Owners Association website for any updated lists.

12.3.17 Good Side Out of Fence, Wall, or Gate: Whenever a fence, wall, or gate, by the nature of its construction and materials has a "good side," the "good side" shall face outward from the property toward the adjacent street, etc. Any exposed framing, braces, support material, etc. shall face inward to the property and may, at the Owner's option, be finished with an approved material.

12.3.17.1 When constructing a CRM rock wall, the same material shall be used throughout the entire wall thickness.

12.3.17.2 All jagged edges shall be smoothed, tooled and skilled. This includes the grouting and mortaring in between each rock. Jagged edges on the rocks shall be avoided and monitored by the Owner.

12.4 Joint Ownership and Maintenance Agreement: A *Joint Agreement of Ownership and Maintenance* is required to be submitted with the application to the Reviewer whenever two adjacent Owners agree to jointly construct a fence or wall over a mutual property line. Exception to this Guideline: Association Maintenance Walls cannot be modified in any way without the express written permission of the Koa Ridge Owners Association.

12.4.1 Only the Owner of an existing fence or wall, built entirely on the Owner's property including the footings, may apply for a Design Permit to extend the height or length of an existing fence or wall if the Fence and Wall Guidelines allow it and there are no other fences or walls parallel to it.

12.4.2 If two owners from neighboring properties want to connect their fence(s) or wall(s), a joint agreement is required.

- 12.5 Other Requirements for Fences and Walls:** Special requirements may be implemented for individual lots or units, depending on the location, elevation, terrain, or size of a particular lot or unit. Project Fence/Wall Diagrams address conditions relating to these “special requirement” and/or exception lots or units, which are not included in these guidelines, but are a part of the Fence and Wall Guidelines applicable to an Owner’s lot or unit. An Owner receives a copy that is specific to a lot or unit in his/her particular subdivision or condominium project at the time of the initial purchase.
- 12.6 Painting of Fences/Walls/Gates:** The introduction of a new color scheme and design shall blend aesthetically with the color scheme of the existing dwellings.
- 12.7 Koa Ridge Owners Association Fences and Walls:** Fences and walls owned by the Koa Ridge Owners Association shall not be removed for work on any Owner's lot or unit without the prior written approval of the Koa Ridge Owners Association. A bond and/or refundable security deposit shall be required to ensure that fences and walls owned by Koa Ridge Owners Association shall be restored to their original condition, including replacement of trees and any other previously installed landscaping.

13.0 Fishpond and Water Feature Structures:

Fishponds, water feature structures, incidental or typical to landscaping, require approval by the Reviewer, and shall be reviewed on their individual merit. Provide a plot plan showing the location and distance from property lines. Include the manufacturer brochures showing dimensions, side/cross section drawing showing depths of water, height, and design of structure.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Standards for the installation:

13.1 Maximum Dimensions

13.1.1 Depth: Sixteen-inch (16") maximum water depth.

13.1.2 Height: Counting the distance from the top of the structure, with all cascading waterfalls, urns, statues, and static displays, the heights are as follows:

13.1.2.1 Front Yard: Total maximum allowable height shall be limited to thirty inches (30").

13.1.2.2 Back Yard: Total maximum allowable height shall be limited to six feet (6') in height.

13.1.3 Width: A surrounding edging or concrete coping shall be limited to a maximum width of thirty-six inches (36").

13.2 Location: Water feature structures are required to be located outside of the five-foot (5') setback area from each side and back property lines, and ten feet (10') from the front property lines.

- 13.3** Accessories. All feeding boxes, water supply lines, cleanouts, and filters shall be concealed from view.
- 13.4** Lighting. All ground lighting shall follow the lighting Guidelines listed in these Guidelines.
- 13.5** Shading. Shade cloths over the fishpond shall be reviewed and may be approved behind the front plane of the house.
- 13.6** Water Disbursement. Rain overflow water shall be contained within the boundaries of the property.
- 13.7** Water Features Incorporated into a Wall or Natural Free-Standing Waterfall. Any structure, such as a water feature incorporated into the design of the wall or a natural free-standing waterfall, which exceeds a height of thirty inches (30") is not permitted within the setback areas (five feet (5') from each side and rear property line, and ten feet (10') from the front property line).

14.0 Flag Holder and Flagpole:

Reviewer approval is required for a flagpole. Provide the following information:

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Approval of a Parcel Association or the Reviewer shall be subject to applicable preemptive rights granted by federal or state statutes providing for the right to display a flag, including, without limitation, the American flag, subject to applicable statutory restrictions and conditions, and provided that placement of the flag shall only be permitted in or on areas in which the Owner has a separate ownership interest or a right to exclusive possession or use, including lanais or balconies (if any) and yard areas constituting limited common elements.

14.1 Flagpole. A flagpole may be erected on the residential property with Reviewer approval. The following guidelines shall be adhered to:

- 14.1.1** An application and supporting documents (plot plan showing location of the pole on the property) shall be submitted to the Reviewer for review.
- 14.1.2** The flagpole will be permanent and free standing. For a temporary flagpole, a small base may be installed in the ground without Reviewer Approval.
- 14.1.3** The flagpole shall be limited to not more than 20' (twenty feet) in total height from the finish grade level of the residential property.
- 14.1.4** Flagpole placement shall follow all City and County of Honolulu setback requirements for structures over 30" (thirty inches) in height as follows: Front property line setback: 10' (ten feet)
Rear and side property line setbacks: 5' (five feet)
- 14.1.5** The flagpole shall be securely anchored in the ground and have a base diameter of not more than 6" (six inches). No guy wires or external appurtenances of any type

shall be used as additional support for the pole.

14.1.6 Reflective materials shall not be used. Painting of the reflective finish in colors of black, bronze or white shall be acceptable.

14.1.7 A flagpole, using a construction material other than metal, shall be reviewed on a case-by-case basis.

14.1.8 Any exterior lighting shall not be directed toward another residence.

14.1.9 The flagpole and all flags shall be erected and flown in accordance with all established City, State and Federal regulations.

14.2 Flag Holder. A flag holder may be erected on the residential structure without Reviewer approval, providing it does not exceed the top pitch of the roof, have a mast (pole), and is securely anchored to the residential structure.

14.2.1 Any exterior lighting shall not be directed toward another residence.

14.2.2 The flag holder shall be erected and the flag flown in accordance with all established City, State, and Federal regulations.

15.0 Gutters and Downspouts:

Reviewer approval is required for the installation of all gutters and downspouts for residential structures. Submit a plot plan showing the location of the downspouts. The gutters with downspouts shall be non- reflective and painted to match the surfaces on which they are mounted. Copper gutters with downspout need not be painted.

The respective Parcel Association approval is required for the installation of all gutters and downspouts for condominium units, pursuant to the Parcel Association guidelines.

16.0 House and Window Trimmings:

Reviewer approval is required for all house and window trimmings, including weathervanes whether new or replacement window trimmings. Submit a plot plan showing the location along with a drawing or picture showing the design, color and size of the attachment.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

House and window trimmings, such as scallops, ornate shutters, and/or wrought iron and other "gingerbread" effects shall not be approved by the Reviewer when they do not blend with the architecture of the existing dwelling, result in a "tacked on" appearance, or do not blend with the surrounding aesthetic quality of the community.

16.1 House Decorations: In general, tacked-on house decorations shall not be approved. Decorations for holidays or special occasions are exempt and need no approval, provided they are not constructed or applied sooner than 30 days before the event and are removed within fifteen (15) days after the event.

17.0 Liquid Petroleum Gas (LPG) Tank:

Reviewer approval is required for the installation of a LPG gas tank on an Owner's lot or unit. Submittals for approval shall include a plot plan indicating the location of the concrete slab, number of tanks, and solid walls surrounding location of the tank.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Other Information:

17.1 Location. Tank to be located on a concrete slab, surrounded by solid walls and shielded from view from the street or neighboring property.

17.2 City and County Codes. Owner is responsible for knowing and following all City and County codes.

18.0 Painting:

Reviewer approval is required for house painting. Submit an application form along with manufacturer samples of paint colors, with a minimum size of two inches by two inches (2" x 2") for review. All paint colors and paint color combinations are subject to approval by the Reviewer.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Repainting with an existing color previously approved, does not require resubmittal of a new application. However, painting is NOT authorized where a dwelling was previously painted with an unapproved color or no approval has been received.

18.1 Paint Finishes. The only types of paint finishes that may be used are semi-gloss, satin, flat, low luster and soft gloss finish. Reflective finishes, such as enamel, are not approvable.

18.2 Shades of Colors. The colors of all exterior surfaces visible from neighboring property shall be from the Koa Ridge Owners Association Color Scheme Specifications and/or approved by the Reviewer.

18.2.1 Koa Ridge Owners Association Color Scheme Specifications. The Specifications displays the hues of paint colors that are approvable when repainting the exterior of your home. The Specifications specifies paint colors schemes for the Body, Trim and Accent. Although the individual paint color is on the approved list, the composition of the paint color(s) will be reviewed on a case-by-case basis to ensure compatibility with the surrounding neighborhood.

18.3 Matching Color Samples to Approved Colors. It is the Owner's responsibility to closely match the color samples, located on the Koa Ridge Owners Association Approved Color Scheme Specifications, and approved by the Reviewer. Any brand of paint may be used.

- 18.4 Change of Color:** Samples of colors to be used shall be submitted, which shall be reviewed with the fact in mind that small paint samples frequently do not match the color produced by the manufacturer and, further, that large areas of solid colors may convey an impact, which is not readily determined from small swatches. The complete color scheme shall be submitted when changes in color are desired.
- 18.5 Painting a New Addition:** As a condition of approval, paint colors on a new addition/enclosure shall match the colors on the existing structure. New paint shall be carried to a natural breaking point in the building such as a corner or change of materials, etc., in order to blend with the existing structure.
- 18.6 Paint to Match Existing Primary Dwelling.** For the purposes of these Guidelines, the term "paint to match" when applied to solid walls or additions/enclosures is defined as the same as the original wall color of the primary dwelling or color(s). Using "complementary" paint colors does not satisfy the requirement, "paint to match". If the Owner decides to use any other paint color than a previously approved primary wall color for an addition or enclosure walls, the Owner shall submit an application with the appropriate paint samples for review by the Reviewer. If an approval has never been obtained from Koa Ridge Owners Association, then 'paint to match existing' will not be valid since the color choices have not been reviewed.
- 18.7 Painting without a Koa Ridge Owners Association Design Approval.** In all instances where painting is performed on any residence or property with paint colors that are not compatible with the Koa Ridge Owners Association Approved Color Scheme Specifications and without a current Koa Ridge Owners Association Design Approval on file, the Owner shall be required to repaint with approvable colors after obtaining a Design Approval.

19.0 Play Equipment, Permanent:

Reviewer approval is required for construction/installation of permanent play structures, and swing sets. Provide a plot plan showing the location of the structure, dimensions, and distances from the rear and side property lines. Include a manufacturer brochure showing design, dimensions, color and how the structure is anchored to the ground.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Other Requirements:

- 19.1 Setbacks.** Play structures and/or swing sets higher than thirty inches (30") in height shall observe all City and County of Honolulu setback requirements, i.e., five-foot (5') minimum setback from each side and rear property lines.
- 19.2 Rear and Side Yard Locations and Visibility.** Play structures and/or swing sets shall be contained strictly within the rear and/or side yard areas only, with a minimum setback of ten feet (10') from the front residential plane. The Reviewer reserves the right to require concealment of any play structure and/or swing set if such equipment is deemed to be visually unappealing. Concealment may include, but is not limited to, landscaping, fences, walls, structural enclosures, etc.

19.3 Front Yard Location and Visibility. Play structures and/or swing sets are prohibited in front yards.

19.4 Deteriorated Equipment. If it is determined that the play equipment has been allowed to deteriorate or become visually unappealing, in the sole discretion of the Reviewer, the Owner shall be required to restore the play equipment to its original condition, ensure that the play equipment is not visible from neighboring property or remove it in its entirety from the lot or unit.

20.0 Mounted Basketball Equipment, Permanent and/or Portable Basketball Equipment:

Reviewer approval is required for installation of permanent mounted basketball hoops. Provide a plot plan showing the location of the basketball hoop.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Other Requirements:

20.1 May be permitted in the front driveway area, provided the backboard is flush to the house and confined entirely within the Owner's property. The front of the backboard shall face either the street or neighbor's property.

20.1.1 Placement of permanent basketball apparatus with the back of the backboard facing a neighbor's property shall be reviewed on a case-by-case basis. This location is discouraged because of possible damage to adjacent property and the nuisance that over-thrown balls may cause to neighbors.

20.2 Portable Basketball Equipment requires approval from the Reviewer. Submittal of specifications for the equipment is required.

20.3 Deteriorated Equipment. If it is determined that the play equipment has been allowed to deteriorate or become visually unappealing, in the sole discretion of the Reviewer, the Owner shall be required to restore the play equipment to its original condition, ensure that the play equipment is not visible from neighboring property or remove it in its entirety from the lot or unit.

21.0 Roofing Requirements:

Reviewer approval is required prior to installing any new roofing materials. Submit an application, listing the manufacturer, type and color of the roofing material proposed for use on the residence. Please visit our website, administrative office or any business office for the most current Koa Ridge Owners Association Approved Roofing Materials List.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Reroofing with the same material and color as previously approved does not require resubmittal of a new application. However, reroofing is NOT authorized where a dwelling was previously roofed with an unapproved material and/or color or no approval has been received.

Reviewer approval is not required to simply repair or replace a portion of roofing material, provided the same type of material currently on the roof is used and the repairs do not in any way alter the exterior appearance or roofline of the residence.

The Reviewer periodically updates the Approved Roofing Materials List. Owners wishing to install an unapproved roofing material on their residence shall first submit a sample along with the application to the Reviewer for review and approval prior to installation. Acceptable colors for each roofing material shall be approved in writing in accordance with these Design Guidelines.

It is recommended that if the Owner plans to hire a contractor to install new roofing material, the Owner contact the Hawaii Roofing Contractors Association to verify the license and suitability of that contractor. It is also recommended that the Owner request verification of insurance prior to having any work performed.

21.1 Underwriter's Class AAA Roofing. Construction shall be in accordance with the specifications of Underwriter's Class AAA roofing.

21.2 Built-up roofs shall be approximately flat with a slope of not more than two (2) to twelve (12) inches.

21.3 Flat roofs may be finished with built-up or modified bitumen roofs in colors listed on the Koa Ridge Owners Association Approved Roofing Materials List.

21.4 Metal roofing will require a letter from the manufacturer stating the roofing color has been muted with a no gloss finish. All metal roofing must be applied with the proper underlayment over a solid substrate and adhered via mechanical screw.

21.5 Standing seam and corrugated roofing material may not be used and shall not be approved.

22.0 Roof Vent, Attic Vent (solar/non-solar) and Exterior Vent:

Reviewer approval is required for roof vent(s), attic vent(s) and exterior vent(s).

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Provide the following information:

22.1 Roof, Attic, and Exterior Vents. Reviewer approval is required for the installation of roof vents, attic vents, and exterior vents. On a plot plan indicate the location and provide a manufacturer brochure showing dimensions, design, height on the roof or depth on the side of the house, and color (must match the exterior finish of the property). The Owner shall attempt to minimize the adverse appearance of vents by installing them below the ridgeline of the roof and in those portions of the roof or side of house not facing the adjoining street.

22.2 Roof Mounted Power Attic Ventilator Fans

22.2.1 Roof Accessories. The vents shall be self-flashed and prevent lateral moisture infiltration. Any other roof accessories, located in areas visible to the street and neighboring property, must be compatible to the color of the roofing material on which they are located.

22.2.2 Visibility. The roof mounted power attic ventilators shall be as inconspicuous on your roof as possible.

22.2.3 Location. The roof mounted power attic ventilators must be mounted with edges parallel to the edges of the roof on which they are located.

22.2.4 Thermostat. The ventilator shall feature a thermostat to monitor the buildup of heat in the attic.

23.0 Satellite Dish and Antenna Installation Policy:

Installation of antennas in Koa Ridge, whether for transmission or reception, is subject to (1) conformance with all applicable federal, state and county statutes, rules and regulations, including, without limitation, rules of the Federal Communications Commission and applicable building code requirements and restrictions, (2) Section 2 of the Rules attached as Exhibit "C" to the Declaration, as amended from time to time, and such further rules and policies relating to antennas adopted by the Reviewer, as amended from time to time and (3) review and approval by the Reviewer pursuant to general and specific principles applicable to antenna installation under these Design Guidelines.

Without limiting the factors which the Reviewer would consider, or the Reviewer's discretion in considering an antenna approval, the following are among the relevant concerns and considerations:

- Minimizing visibility and visual impact on neighboring properties to the extent practicable and consistent with the purposes of the antennas.
- Minimizing fire or other hazard or nuisance of the antenna and any related wiring and support structures, access or safety issue, including, without limitation, placement near power lines or blocking fire exits.

24.0 Security Camera:

Reviewer approval is required for the installation of security cameras. Provide a plot plan showing the location of the security cameras. Include a manufacture brochure showing design, color and specifications.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Replacing the security camera with the same design and color as previously approved does not require resubmittal of a new application. However, replacing is NOT authorized where the security camera was previously installed without approval.

General Information:

24.1 Security Cameras and Accessories

24.1.1 Mounting of Security Devices. Exterior security cameras shall be mounted under the roof eaves unless otherwise approved by the Reviewer. In the event the device cannot be installed under roof eaves, the Owner shall be required to conceal the fixture. If the device is mounted on the gable end of the house (for gable roofs), it shall be mounted within twelve (12) inches parallel to the roof slope.

24.1.2 Illumination of Security Devices. In all cases, any exterior device and its accessories shall have its light source diffused or shielded from view of the street or adjacent properties.

24.1.3 Visibility from Neighboring Properties and Street. At all times, the security cameras shall not be directed into neighboring properties. Please note that any fixture that generates a complaint from a neighboring property is considered a neighbor to neighbor issue and will not be handled by Koa Ridge Owners Association.

24.1.4 Limitations. The Association reserves the right to limit the areas that fixtures shall be installed should such installation not meet Reviewer aesthetic criteria or where a more unobtrusive location can be utilized. Fixtures proposed to be mounted between the first and second floors of a residence that do not have an eave or “eyebrow” may install a fixture at or within twelve (12) inches of the fascia line.

25.0 Siding, Veneer and Facade:

The Reviewer may approve select types of exterior house sidings, textured coatings, and veneers. Submit the Siding Fill-In Form with your application for review. Provide finished elevation drawings for facades, i.e., partial application of siding, mix of directional siding, adding a different siding style or veneers, showing how the project will look when complete. Trim colors in conjunction with siding and/or veneer shall also be submitted for approval. Material samples or brochures indicating specifications shall accompany all applications for approval of sidings and veneers.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Replacing siding with the same material and color as previously approved or previously installed by the Developer, does not require resubmittal of a new application. However, replacing is NOT authorized where the siding was previously installed without approval.

26.0 Skylight, Light Tube and/or Solar Tube:

Reviewer approval is required for the installation of skylights, light tubes and solar tubes. Indicate the location of the skylight(s) on a plot plan and provide a manufacturer brochure showing dimensions, materials, design and height on roof.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Replacing skylights with the same type as previously approved, does not require resubmittal of a new application. However, replacing is NOT authorized where the skylight was previously installed without approval.

27.0 Structures: Additional Structures, Gazebo, Greenhouse, Pergola, Storage and/or Tool Shed, Trellis:

Reviewer approval is required for the construction or installation of any of the following structures. Plans shall include a plot plan showing the location of the structure, dimensions, and distances from the rear and side property lines. Elevation drawings including details and dimensions are required. Other requirements are listed below:

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Replacing or refinishing these structures with the same material and color as previously approved does not require resubmittal of a new application. However, it is NOT authorized when the structure was constructed or installed with unapproved materials and/or colors or no approval has been received.

27.1 Additional Structures (without kitchen or wetbar): Approvable on a case-by-case basis. Materials must match the overall design of the existing dwelling and surrounding neighborhood. Roofing materials must be chosen from the Approved Roofing Materials List. Additional structure use is limited to those required by any artist, artisan, or craftsman pursuing their artistic calling. Size approvable based on the square footage of the lot or unit.

27.1.1 Size limitations: Additional structures must not cause the residential unit, lot or dwelling to exceed the maximum allowable size or fail to meet open space requirements if provided in the Parcel Association documents (including applicable Real Property Disclosures, the Declaration or these Design Guidelines), as applicable.

27.1.2 Rear and Side Yard Locations. Additional structures shall be located within the rear and/or side yard areas only.

27.1.3 All utility feeds and lines to, and in, the structure must be underground and run into the interior walls. Visible utility lines are not allowed.

27.1.4 It is the responsibility of the Owner to know and follow any and all City and County of Honolulu guidelines, rules, regulations, and ordinances, including those limiting the interior walls if a bathroom is constructed as part of the structure.

27.2 Gazebo: Constructed or pre-fabricated with metal or wood roofing is approvable on a case-by-case basis. Materials and colors must match the overall design of the existing dwelling and surrounding neighborhood. Must provide structure details and how it is anchored to the ground.

27.3 Greenhouse: Approvable on a case-by-case basis. May not exceed 120 square feet and should not be visible from an adjacent street or neighbor's property. Materials must match the overall design of the existing dwelling and surrounding neighborhood. Must provide structure details and how it is anchored to the ground.

27.4 Pergola or Trellis: Approvable on a case-by-case basis. Materials must match the overall design of the existing dwelling and surrounding neighborhood. All paint colors must be approved by the Association. Must provide structure details and how it is anchored to the ground.

27.5 Storage and/or Tool Shed: Storage and tool sheds require approval and shall be considered on individual merit. There are two types of these structures: constructed and prefabricated. Please see size limitation (Guideline 27.1.1) for maximum size allowed.

For a constructed shed, plans shall include a plot plan indicating the location of the structure, distance to all property lines, cross section drawings, property elevation drawings, roofing plan, materials to be used, siding material, and paint color(s). If it is to be located on a concrete slab, indicate it on the plans, and apply for it as well.

For a prefabricated storage/tool shed, plot plans shall include location and distance to property lines, and drawings or pictures showing the design, material, dimensions, and color(s). If it is to be located on a concrete slab, indicate it on the plans, and apply for it as well.

27.5.1 Painting and Roofing Materials. A constructed shed shall be painted to match the color of the house and the roofing materials shall match what is used on the house. A prefabricated storage/tool shed shall be compatible with the existing dwelling and features.

27.5.2 Design and Color. Literature or photographs showing the dimensions and color(s) shall accompany a request for a prefabricated storage or tool shed.

27.5.3 Rear and Side Yard Locations. Storage/tool sheds shall be located within the rear and/or side yard areas only.

27.5.4 Setback Requirements. The Owner is responsible for compliance with all City and County of Honolulu setback requirements.

27.5.5 Dimension Limitations. Please see size limitation (Guideline 27.1.1) for maximum size allowed. Large structures that have an aggregate footage of at least one hundred twenty square feet (120 s.f.) or two (2) sixty square feet (60 s.f.) units shall be anchored to the ground. The Owner is responsible for following any and all City and County of Honolulu guidelines, rules, regulations, and ordinances, for the installation/construction of a storage shed(s).

27.6 Canopy, Canvas Covering or Material Tarp: The Reviewer does not allow material canopies, canvas gazebos, or a tarp and the associated framing materials as a permanent shade structure. These items may be erected on a temporary basis for a special event/occasion and must be expeditiously removed immediately after its use. A tarp may be used on a temporary basis, not to exceed fourteen (14) days, to protect or cover an object or objects until a more permanent solution is procured.

28.0 Swimming Pool, Sauna, Spa Requirements:

Reviewer approval is required for the construction of a swimming pool, sauna, or spa, except for

wading pools that do not exceed a depth of sixteen inches (16"). All pools, sauna, and spas, above and below grade, must comply with local ordinances regarding fencing, self-closing gates, and safety requirements.

Provide a plot plan showing location and distance to property lines. On cross section drawings indicate the depth and dimensions. Plans must show all fences/walls and gates which are required and must be at least 4-1/2 feet high and the gate must be self-locking. For the equipment enclosure, on the plot plan provide the location of the structure, dimensions, and distances from the rear and side property lines. Elevation drawings including details and dimensions are required. Materials must match the overall design of the existing dwelling.

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

General Information:

28.1 Above Grade. A swimming pool, sauna, or spa constructed above grade (on the ground) shall be allowed provided it is not visible from the street or neighboring property.

28.2 Below Grade. A swimming pool, sauna, or spa constructed below grade (below the ground) and is visible from the street may be approved provided the Owner complies with the Guidelines for grading, walkways, drainage, fences/walls, etc.

28.3 Fences. All applications for approval to construct a swimming pool, sauna, or spa shall be accompanied by drawings for fencing around the pool/sauna/spa area not less than four feet, six inches (4'-6") in height. The spacing between the openings in the fence shall be a maximum of four inches (4") as allowed by City and County Building Codes.

28.3.1 Swimming pools, saunas, and spas are not approvable for the front yard area due to the requirements of Guideline 12.3.4 Front Yard Fences and Walls.

28.4 Equipment Enclosure. An enclosed structure is required around all pool/sauna/spa equipment (pumps, filters, accessories) to ensure the quiet operation of the equipment.

28.5 Access to Condominium Unit or Lot. Koa Ridge Owners Association or private property shall not be crossed or disturbed without express written permission from the appropriate Owner. A bond may be required to ensure that public or private property utilized is restored to its original condition, including replacement of trees and other landscaping.

28.6 Operating Requirements. The Owner shall comply with all Department of Health rules, code and regulations concerning the operation of a private swimming pool, sauna or spa.

28.7 Lighting. The Reviewer may approve appropriate underwater lighting in those instances where the source of light is not visible from adjacent properties.

29.0 Window Related Improvements:

Reviewer approval is required for window related improvements. Provide the following information:

Written approval from the respective Board of Directors of the Parcel Association or other evidence of Parcel Association approval must be obtained through the property management company and submitted with the application to the Reviewer.

Reinstalling the above listed items with the same product and color as previously approved does not require resubmittal of a new application. However, reinstalling is NOT authorized where the product and color was installed with unapproved materials and/or colors or no approval has been received.

Types of Improvements:

29.1 Rolling Shutters over Windows. Rolling shutters shall be used only for weather related disasters, such as hurricanes, and are not intended for 'daily use', such as for security, privacy, or shading purposes. Alternatives for such daily use needs are available, such as, burglar alarms, dogs, window tinting, drop blinds, curtains, etc.

Reviewer approval is required. Provide the following information:

29.1.1 Location. Rolling shutters shall be mounted over windows on the exterior of the dwelling. The dimensions of the shutters shall cover the exterior window area.

29.1.2 Plans. Provide details that show how the housing for the shutter system would be concealed and how the jamb system of the shutter assembly will interact with existing trim on the windows.

29.1.3 Color. Owners must submit samples of colors that will blend with the existing color scheme of the property.

29.1.4 Window Shutters ('Nassau Bahama'). These shutters are for the purpose of covering windows during hurricane force winds. An application will be reviewed on a case-by-case basis. Owners must follow all City and County, State, and Federal safety guidelines for installation, maintenance, and usage of the product. Approval for installation does not constitute a direct or indirect endorsement of the product by Koa Ridge Owners Association. Owners install the product at their own risk.

29.1.5 Reflective Finishes. Reflective finishes may not be used on exterior surfaces (other than the surfaces of hardware fixtures) where such exterior surface is visible from neighboring property.

29.1.6 Good and Clean Condition. All improvements shall be maintained in a good and clean condition and repair.

29.2 Replacement of Windows. Existing windows may be replaced with a different style of window with identical, larger, or smaller dimensions.

Reviewer approval is required. For replacement of **all** windows, provide dimensions, design, and type. For **partial** replacement of windows, provide a plot plan showing the location of new windows, including the dimensions, design, and type. For windows with colored glass, in addition to the listed requirements, provide manufacturer specifications of solar value for

exterior visible light reflectance. Window frame paint colors should be consistent with the exterior paint colors.

29.3 Solar Tints, Window Films, and Glazing (Tinted Glass).

Reviewer approval is required. Provide manufacturer specifications and sample indicating solar values by percentage within the specifications listed below.

All window tint, films, and glass samples are required to be within the range criteria as follows:

29.3.1 Total Solar Absorbance: 67% (less than or equal, </=)
Exterior Visible Light Reflectance: 31% (less than or equal, </=) Shading Coefficient:
40% (greater than or equal, >/=).

29.3.2 Approval shall include reviewing the sample through daylight.

29.3.3 Highly reflective solar and colored tints and films for windows shall not be approved.

29.4 Window Grilles

Reviewer approval is required. Provide plot plan indicating the location of the window grilles and dimensions, design and type.

29.4.1 Location and Dimensions. Window grilles may be placed over existing windows. The dimensions would follow the manufacturer's recommendations.

29.4.2 Safety Release Mechanism. Window grilles shall have emergency/safety release mechanisms per manufacturer's recommendations.

29.4.3 Color. Colors must blend with the existing color palette of the property.

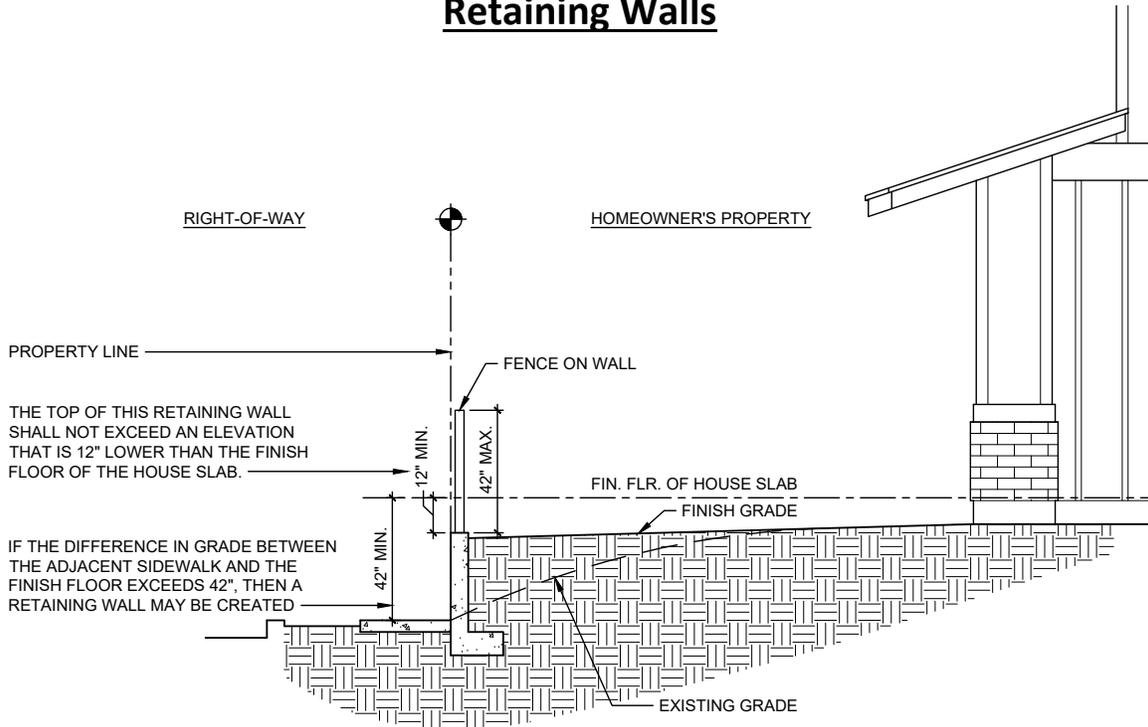
29.4.4 Reflective Finishes. Reflective finishes may not be used on exterior surfaces (other than the surfaces of hardware fixtures) where such exterior surface is visible from neighboring property.

29.4.5 Good and Clean Condition. Window grilles shall be maintained in a good and clean condition and repair.

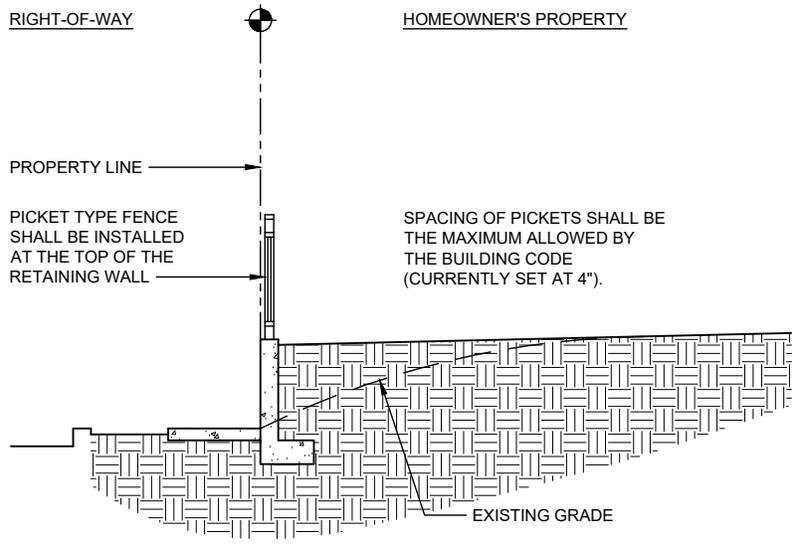
29.5 Armor Screen Wind and Impact Abatement System. This system may be used only on a temporary basis in case of hurricane force winds. It is to be removed or placed so as not to be visible from the street or neighboring properties, after each use. Owners must follow all City and County, State, and Federal safety guidelines for installation, maintenance, and usage of the product. Approval for installation does not constitute a direct or indirect endorsement of the product by Koa Ridge Owners Association. Owners install the product at their own risk.

Figure 2

Retaining Walls



SECTION AT FRONT YARD RETAINING WALL

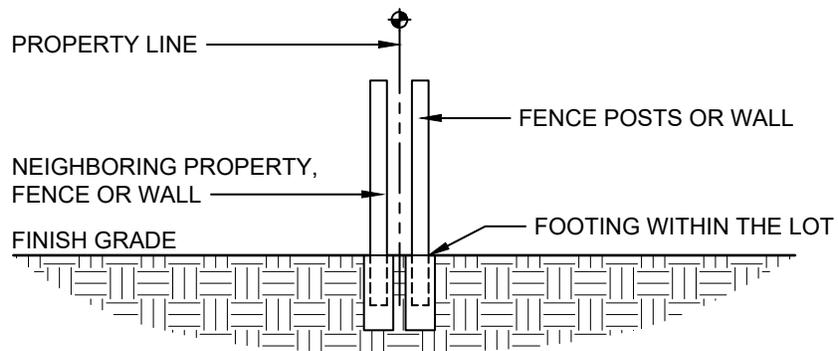
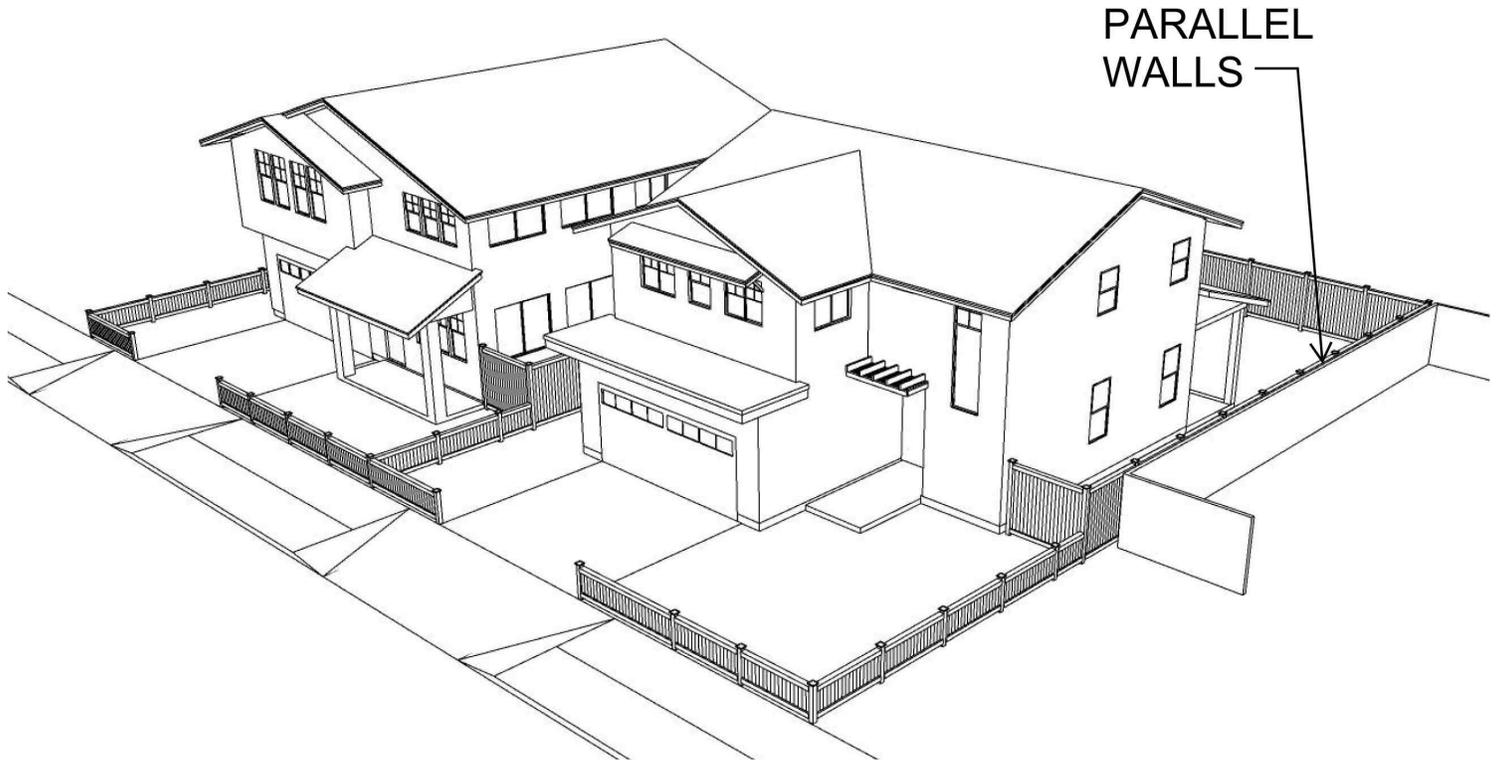


**SECTION AT RETAINING CONDITION
AT CORNER LOTS ONLY**

Figure 3

Parallel Walls

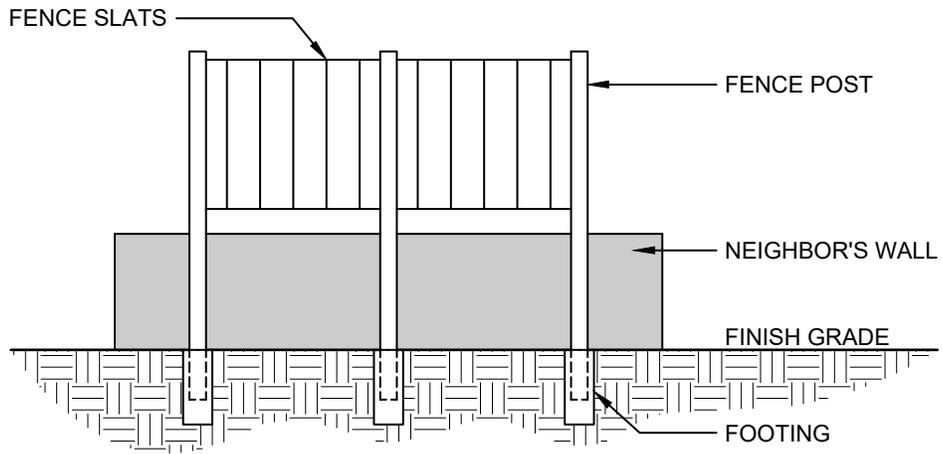
Construction of parallel fences/walls shall not be approved because they contribute to visual clutter. However, due to the varying needs of adjacent neighbors, the Reviewer may approve parallel fences/walls on a case-by-case basis.



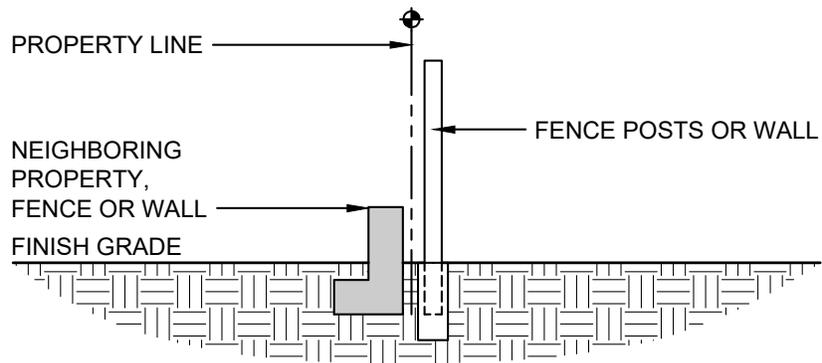
CROSS SECTION

Figure 4

Stilted Fence



PROPERTY ELEVATION



CROSS SECTION