Kukui'ula®

KULA MAKAI NEIGHBORHOOD

DESIGN GUIDELINE SUPPLEMENT

June 2017

Kula Makai is an enclave of the finest homesites in all of Kukui'ula, if not all of Kaua'i. The setting is envisioned as a place that one can, through great architecture, celebrate the finest attributes of living on Kaua'i and become an inspiration for the finest Hawai'i homes of our time. As such, exceptional and inspirational design will be encouraged. Fewer design boundaries will be set, relying more on sound Principles of Composition as explained in the Design Guidelines. All homes must be appropriate for Hawai'i and Kukui'ula, but lot owners and their design team are encouraged to work with the Design Review Team early in the design process, to explore the best of the best in Hawai'i home design.

This Supplement to the Master Kukui'ula Design Guidelines, specific for Kula Makai, is intended to encourage you and your architect to explore exciting concepts, and materials for your Kula Makai home. There will not be a singular Kula Makai style; there will be a unifying philosophy of design and quality based on great architecture that celebrates Kaua'i at its finest. As such, Traditional, Contemporary, or Tropical styles will all be allowed, as well as variations of those that you and your design team might explore within the context of the Kaua'i location and the Principles of Composition. The Design Review Team will be looking for application of these design principles that create a superior Hawaiian home, and will not be receptive to architectural elements that are intended to make bold statements with color or call attention to the property with peculiar shapes or materials. We strongly suggest that you work with the Design Review Team early in your design process – particularly if your intention is to design a hybrid style or in some other way vary from the standard Kukui'ula styles.

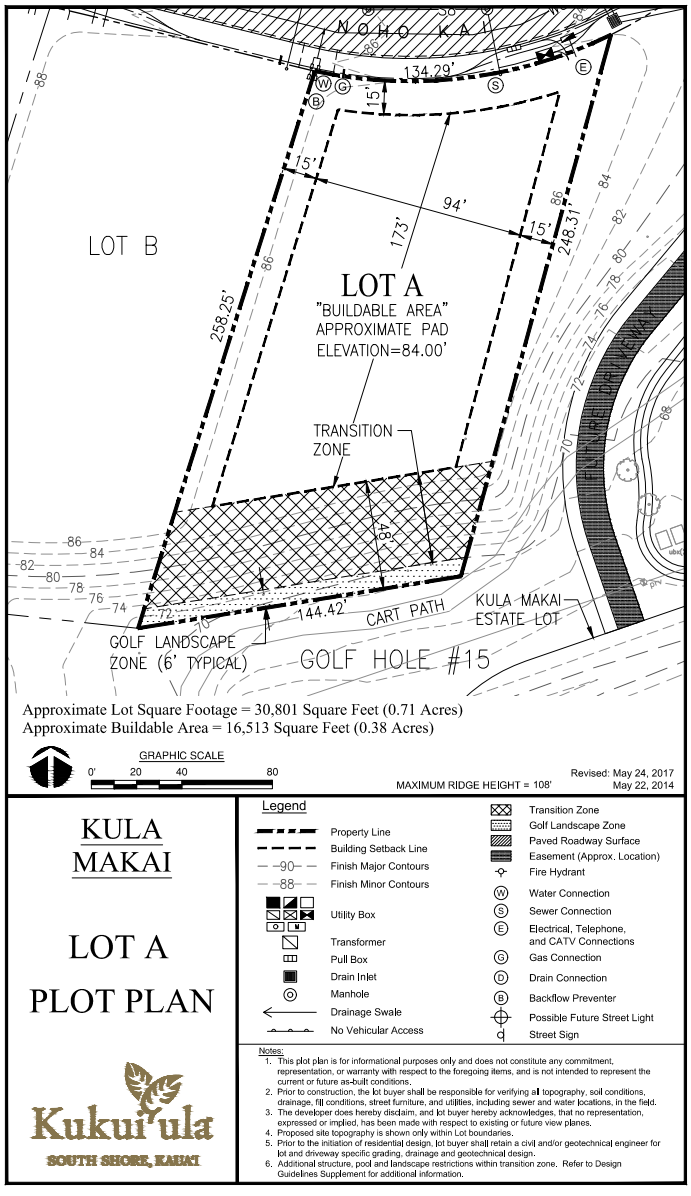
Kula Makai Neighborhood - Environmental Site Plan

As a part of the initial stages of your design, you should obtain a copy of the Environmental Site Plan for the Kula Makai neighborhood which will enable you to understand your homesite in the context of the neighborhood and other environmental surroundings.

The following are exceptions, revisions, additions, special conditions, or exemptions from the Master Kukui'ula Design Guidelines that will apply to the Kula Makai neighborhood. All paragraph numbers below refer to the paragraph numbers in the Master Kukui'ula Design Guideline, version 4.0. If a paragraph, concept of the paragraph, or portion of a paragraph in the Master Kukui'ula Design Guideline has not been amended as discussed below, then it must be complied with.

2.4 | HOMESITE PLOT PLANS

Attention should be paid to your Kula Makai homesite plot plan as it illustrates specific home design criteria that will help guide your architect and landscape architect. In particular, within all Kula Makai homesites there is a defined Golf Landscape Zone and a Transition Zone. Further, there is a maximum building and landscape height for each homesite as defined on the plot plans. See further explanation in Sections 2.7, 2.8, 2.25 and 2.29 below.



Example Kula Makai homesite plot plan

2.7 | BUILDING HEIGHT

All Kula Makai homesites are delivered with a graded pad in close resemblance to the grades indicated on the plot plans. The vertical building envelope is then generally established as a height relative to the pad elevation, which is approximately 23 feet above the graded pad elevation. This then establishes the top of the vertical building envelope as the maximum ridge height (MRH). The MRH is identified on the plot plans as an absolute elevation relative to mean sea level (MSL). We recommend that you procure a topographic survey for your homesite to determine a precise knowledge of the grades, enabling you and your team to design your home with confidence.

2.8 | BUILDING SETBACKS

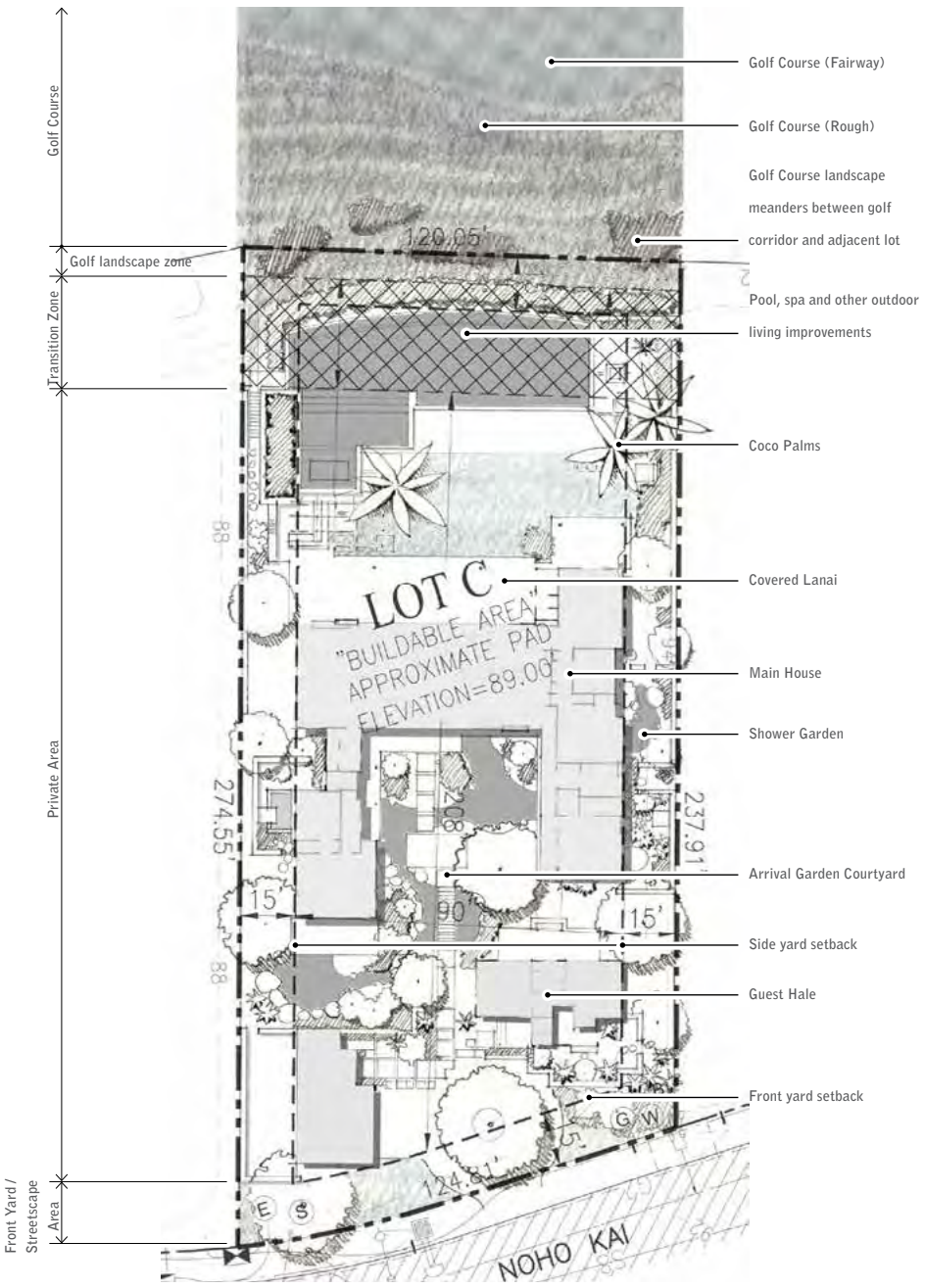
In general, Kula Makai homesites have been established with generous 15 foot side-yard setbacks to allow comfortable building-to-building separation in the neighborhood. The specific setbacks for your homesite will be noted on your homesite plot plan.

Further, a Transition Zone has also been established that sets up a relationship between neighboring lots that is intended to optimize view opportunities for all lots while allowing reasonable privacy in your outdoor living areas. Improvements allowed within the Transition Zone:

The Transition Zone is reserved for backyard improvements intended to enhance the outdoor living areas, while limiting vertical structures that may block views from neighboring properties. Most of these improvements are surface and landscaping improvements and grade transition walls/slopes. In addition, property boundary fence walls are also allowed, in limited areas within the guidelines established here. Specifically, the following elements are allowed within the Transition Zone:

- The main home's roof overhang may project up to 3 feet 6 inches into the side-yard setback and the Transition Zone.
- Landscaping up to 4 feet 6 inches in height, with the exception of single trunk palms (as outlined in the landscape section of this Kula Makai Supplement).
- Hardscaping and uncovered terraces.
- Rock walls and pool barriers up to 4 feet in exposed height.
- In-ground Pools / Spas.
- Pool equipment (subject to noise and visual buffering requirements in the Design Guidelines).
- On homesites where there is a significant grade transition to adjacent homesites, special attention should be given by the design team of each new home to how the grade transition is treated in the transition zone so that reasonable privacy is afforded to both the owners of the home, and the adjacent homes. The Design Review Team may allow certain variances from the stated requirements where the intent is to facilitate reasonable privacy while maintaining reasonable views for both lots on either side of a shared property line.
- Where requested, the Design Review Team will consider extending full height side-yard privacy walls/fences up to 10 feet - 15 feet into the Transition Zone. Approvals will be made on a case-by-case basis.
- Heights referenced in this section, where not specifically referenced, are measured from approved pad grade.

The example homesite plan below illustrates how the Transition Zone and the Golf Landscape Zone relate to a prospective home design.



Sample home design on Kula Makai plot plan

2.25 | RESIDENCE RELATIONSHIP TO THE GOLF COURSE OR OPEN SPACES (GOLF LANDSCAPE ZONE)

To benefit the community and the Club golf experience, we have established a Golf Landscape Zone which will enable a consistent visual edge to the golf course and a coherent transition from residence to golf. The Golf Landscape Zone will consist of land within the first approximately 6 feet of each Kula Makai homesite, where each homesite borders the golf course. No walls or other hard improvements will be allowed in the Golf Transition Zone and landscaping will be limited to a small number of species as set forth in the landscape section of this Design Guideline Supplement. Slopes within the Golf Landscape Zone are limited to not greater than 3 feet horizontal to 1 foot vertical (3H:1V).

2.15 | GRADING AND 2.29 | SITE WALLS AND FENCES

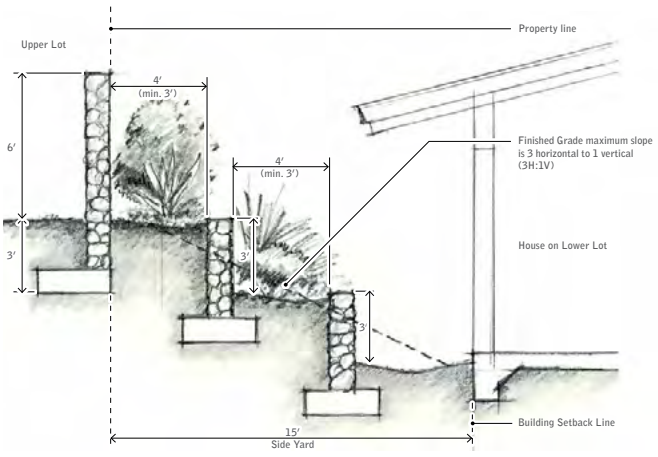
The Kula Makai homesites are generally very straightforward to understand and design/build on. However, one consideration that you and your design team should pay particular attention to is the lot-to-lot grade transition. Due to the undulating natural coastal landforms in the area and the desire for graded lots, several lots have 4 feet or more vertical separation between adjacent lots. The lots will generally be prepared with a 3:1 grade change between lots and the grade transition will typically occur on the downhill homesite, usually establishing the shared property line approximately 2 feet from the top of the slope between the homesites. This will allow the lower lot to better control their side-yard experience and aesthetic.

While we will allow you and your design team to design a grade transition that suits your needs and is integrated with your architecture and landscape, there are a few criteria that we would like you to keep in mind as you design this transition.

LOT-TO-LOT GRADE TRANSITION DESIGN CRITERIA:

- Where the grade change is larger than 4 feet, a terraced or combination of walls and sloped grading transition is desired.
- Walls and other structures in the lower side-yard setback will be designed such that the owner of the upper lot will be able to design and construct a privacy wall or fence at the shared property line, without extremely complicated or extraordinarily deep foundations. Listed here are the criteria for the lower lot which will enable these objectives:

1. Any wall or fence built on the higher lot must have a footing structure that bears on the soil at least 3 feet below finished grade (approved pad grade) for that lot.
2. A minimum separation between the face of any retaining wall and the property line shall be equal to the retained height of the wall.
3. For terraced walls, the minimum distance between walls shall also be equal to the retained height of the lower wall.
4. All retaining walls should be properly drained with weep holes no higher than 6 inches above finished grade.
5. The maximum slope between the property line and any retaining wall and/or between terraced retaining walls is 3 feet horizontal to 1 foot vertical (3H:1V).
6. Single wall retaining systems cannot exceed 6 feet in height.
7. Retaining walls need to be terminated with an additional wall turned in to grade or an architectural element.



Example lot-to-lot grade transition

- The grading at the front yard setback and within the Transition Zone and Golf Landscape Zones should be designed to gracefully transition from your side-yard transition solution to the street and the golf course in an artful and natural way.
- The upper lot owner and their design team should assure that any wall and/or fence that is placed near a shared property line is designed and finished on both sides to an equal degree. Rock walls are preferred in this condition to minimize the requirement for maintenance. If rock walls are not used, the owner must either develop a maintenance plan satisfactory to the Design Review Team and or establish a maintenance easement with his neighbor.

Two concepts are illustrated below as examples of lot-to-lot transitions to provide ideas to facilitate your planning and design process. We suggest that you establish a dialog with the Design Review Team during the early stages of design as you work through this portion of the site design.

To maintain a level of design consistency and lot-to lot integrity, materials for site walls and fences at Kula Makai must be of natural materials. Synthetic or man-made materials for wall facing are not acceptable. Further, it is required that rock materials for site walls be lava rock and or blue rock sourced from the Hawaiian Islands. Similar materials sourced elsewhere may be allowed by the Design Review Team, but require specific approval.

Example side-yard grade transition treatments

HOMESITE N RETAINING WALL:

The Developer has designed and will construct a retaining wall along the south and west portions of homesite N for the benefit of that homesite. The wall is planned to be built entirely within the boundaries of homesite N and will be conveyed with land to the homesite's buyer. Ownership and maintenance of the wall will transfer to the new owner upon conveyance of the land.

The design of the wall took into consideration the likelihood that pools and residential structures would be built within the homesite. The Developer will share its design and engineering information with the homesite buyer and it is recommended that the homesite buyer have their design professionals review the wall design and engineering information to assist in properly designing the improvements on the lot.

The bottom of the retaining wall will be offset from the property line where the lot meets the golf course, and the Developer will install landscaping in this area on the lot, below the wall. A Golf Course Maintenance Easement will be established there to provide access for the Golf Maintenance team to maintain this area, in perpetuity. This will benefit the golf experience for all members as well as the homeowner who cannot access the area from their homesite.

3.3 | STYLE SELECTION

No single style is required in Kula Makai. Homes may be Traditional, Contemporary, or Tropical as well as creative variants or hybrids of those. The Design Review Team will consider well-conceived architecture that is appropriate to Kaua'i's weather and place, and adheres to the Elements of Composition. Please plan a pre-design meeting with the Design Review Team so that you can review and discuss your design objectives early in the process.

3.4 | MINIMUM HOME SIZE

The minimum home size is 2,500 square feet gross building area, including all buildings – measured to the eave or "drip line".

3.5 | MAXIMUM HOME SIZE AND LOT COVERAGE

There is no specific maximum building size. However, each design will be judged based on appropriate massing for the particular homesite, within the building envelope prescribed for that lot, by the homesite plot plan and governing county restrictions (such as lot coverage).

3.9 | BUILDING MASSING

There are no prescribed massing requirements for Kula Makai homes. Appropriate composition is most important, and letting the land and the home's setting help cultivate the design.

3.11 | DESIGN INTEGRITY

Within Kula Makai, home designs will be judged on the basis of general design integrity and appropriateness for the place - even more so than for homes in other neighborhoods within Kukui'ula. The 12 elements of composition that are outlined in Section 3.8 of the Design Guidelines, are also restated here for emphasis.

ELEMENTS OF COMPOSITION FOR A GOOD HAWAI'I HOME:

1. Site Integration: Each home within Kukui'ula is to be properly integrated into the setting. This includes proper siting within the setbacks, topographic integration in established floor elevations that respond to the grade, adequate integration of drainage to respond to the existing natural and proposed future flows, and sensitive exterior material finish selection.

2. Scale: All homes within Kukuiʻula must be appropriately scaled relative to the size of the Lot and the vertical massing relative to the site context.
3. Proportion: Each design element of the home has an inherent proportional relationship to the other, and to the entire structure. This includes, but is not limited to: windows, doors, fascia details, columns or posts, entry areas, exterior walls, site walls and so on. The goal is for every home to be well composed and designed with all design elements appearing in proportion to each other and to the whole composition.
4. Rhythm: Rhythm refers to the regular or harmonious recurrence of overall forms, window or door openings, roof or fascia lines, structural support elements, or other shapes, colors, or materials. Architecture should exhibit a semblance of rhythm, including sequence by size, shape or pattern, or even random by proximity or similarity of forms.
5. Balance: Balance in architectural design is measured by the overall composition of visual forms, the exterior material placement and integration, the proportion of window area to wall mass and the composition of the building masses.
6. Color: The use of color as a complement to the design and the overall context is extremely important. Homes designed with consideration for color application from the start are able to use more interesting and sophisticated compositions than designs that apply color at the end of the design process.
7. Texture: The bright Kauaʻi sun reflects a greater amount of light off smooth surfaces, so a rich and varied palette of textures is desired to minimize the reflectivity of walls and roofs. Dramatic or bold texturing must be controlled, as it can be equally disruptive to the visual environment. A random subtle texturing is preferred to a visually distracting repetitive pattern created by unintended texture.
8. Shade/Shadow: A vital component of design is the use of depth in architectural design and detailing to compensate for the tropical sun. Without attention to this element of design, a home may be incompatible with the tropical context. A transitional space or architectural features such as a lanai, trellis or arbors from the outside to the inside, is a necessary component augmenting the visual appeal and livability of the home. Also, depth in each window or door opening adds value to the perceived quality of the home.
9. Material Integration: The Design Guidelines stipulate specific criteria regarding the allowable type and placement of exterior materials. The purpose of this element as part of design integrity is to ensure that in addition to providing the correct type and amount, artfulness in overall composition is also achieved. The combination of textures shall be complementary rather than competing. Colors shall be compatible and their placement must enhance the other elements of design integrity such as balance, appropriateness or visual strength.
10. Integrity/Visual Strength: The overall integrity of a design is measured in its visual strength or in how well all the components look and feel when assembled together. A well-composed home that has excelled in all the design elements listed here will have great visual strength.
11. Appropriateness: The degree of diversity of individual design expression will be measured against the stated goals for the overall character of the various neighborhoods within Kukuiʻula. Some individual designs may be deemed inappropriate or incompatible with the goals for Kukuiʻula, and are not necessarily a reflection of the quality of the design. Appropriateness also applies to all other elements listed here with regard to the components being compatible in scale, material, color selection, and so on.
12. Artistic Endeavor: This element recognizes that the criteria presented in these guidelines are not intended to inhibit the overall artistic quality of a design submission. A design submission may be exempted from particular criteria if the design successfully incorporates all other elements contained herein. The exception must not cause an undue negative impact to another individual property or the community as a whole.

4.2 | EXTERIOR WALL FINISH MATERIALS

Exterior and interior building materials used at Kula Makai will be a key factor to creating great architecture that compliments the place. The materials should reflect the high quality of the neighborhood. Exploration of unique materials, material combinations and compositions, appropriate to Kauaʻi and Kukuiʻula will be encouraged. Naturally based materials that complement the Kauaʻi environment such as stone, fine woods, plaster, steel, and glass, all in appropriate combinations, and

compositions, will be a primary tool in creating exciting designs. No specific restrictions on exterior wall finish materials will be applied to Kula Makai, apart from the requirements that they be of the finest quality, expertly detailed using the best methods, and conform to the elements of composition. Natural materials should generally be used, but exceptions will be considered.

4.3 | ROOF MATERIALS

Roofing material options can be considered beyond those outlined in the Master Design Guidelines, but should be of the highest of quality in material and detail. Further, roof materials considered should be non-reflective and generally of earth color tones.

4.5 | LANAI

It is important in the Kula Makai neighborhood that well placed and protected lanai be considered in the design, given that outdoor living areas are one of the most important aspects of good home design for Hawai'i's climate and lifestyle.

4.8 | WINDOW QUALITY

Window quality like all exterior materials will be paramount in Kula Makai. Only the finest window systems and materials will be considered for approval.

4.15 | DOOR QUALITY

Door quality like all exterior materials will be paramount in Kula Makai. Only the finest door systems and materials will be considered for approval.

4.17 | ROOF FORM AND DETAILS

Roof forms will be given more freedom within Kula Makai. The Elements of Composition outlined in section 3.13 should be the design guidance.

4.23 | GARAGE, CARPORTS

Garage and carport design and siting will be given more freedom within Kula Makai. Adequate parking; balanced with the size of the home is paramount. Porte-cochéres, heavily landscaped guest parking pockets, carports/cart-ports and garages should all be considered in the design of larger homes. Breaking up of the garages into separate buildings or masses, particularly when more than 3 enclosed car storage stalls are considered, is strongly encouraged. Further, it will be required to provide adequate visual buffering of parking facilities and all building elements that are on the mauka area of Kula Makai lots with appropriate landscaping.

SECTION NINE: LANDSCAPE DESIGN

9.1 | THE KUKUI'ULA LANDSCAPE PHILOSOPHY

The setting of Kula Makai celebrates the very best of the Kaua'i environment. At the western edge of Kukui'ula on the south shore of Kaua'i, Kula Makai is nestled into the coastal slopes of Koloa and overlooks the dramatic south shore coastline. Whales can find safe harbor for their young in the tranquil waters of Lawa'i Bay to the west and views of the spectacular Spouting Horn lay to the east.

Kula Makai creates a beautiful landscape transition from the lush and vibrant living garden landscapes of the central resort to the stunning natural landscapes of rugged coastal bluffs fronting expansive ocean views. The Kula Makai community

benefits from a coastal landscape featuring Hawaiian native plants that provide an aesthetic fabric weaving through lush streetscapes, garden features as well as path and trail amenities. The common area landscapes are rich in color, texture and coastal native plants. They provide a beautiful transition to the finest expressions of landscape design at the Kula Makai homesites.

Sample Kula Makai residential landscape environment

9.2 | COMPLIMENTING ARCHITECTURAL STYLE

The architecture of Kula Makai will likely be among the best in the state, and innovation that is appropriate to the place will be encouraged. Similarly, the landscape design should be artful and complimentary, while serving to visually buffer the massing of the buildings from the community and from the ocean.

9.8 | VIEW SHED PRESERVATION

There is a specific maximum ridge height for each Kula Makai lot (also reference section 2.7 of this Supplement above). The residential landscapes should be designed carefully, such that the mature landscape environment on the lot will be readily maintained within that same maximum height limitation specified on the homesite plot plan. The one exception to this height restriction is that coconut palms (in the number allowed for the lot) can exceed this height limitation.

9.9 | LANDSCAPE ZONES

To achieve the highest degree of success the landscape design team should review the architectural section of this Kula Makai Design Guideline Supplement as there are several topics that require thoughtful coordination between site design, building design and landscape design. Listed here are the specific landscape requirements in the established zones for Kula Makai.

FRONT YARD / STREETSCAPE

Landscape improvements will be installed by the developer along the mauka edge of Noho Kai Street using a plant palette appropriate for the coastal zone of this neighborhood and a rural, natural composition. While it is understood that the landscape designs within the Kula Makai homesites will

be more formally arranged and designed to complement the architecture, the designer should allow for a reasonable level of transition to a more coastal and rural street frontage composition that balances with the streetscape and neighborhood landscape composition installed by Kukui'ula.

To help buffer homes from lands further mauka and to complete the streetscape, each homesite landscape will be required to include one (50 gallon) canopy tree for each 30 feet of lot street frontage, rounded up. For example, if a homesite has 130 feet of road frontage, then 5 canopy trees will be required (120/30= 4.3 ➡5 trees). The placement of the trees is open to the design team's judgment, provided that the objective of completing the street landscape and buffering architecture from mauka lands are achieved in the judgment of the Design Review Team.

SIDE-YARDS / LOT-TO-LOT TRANSITION

We highly recommend close collaboration between the landscape architect, the architect and civil engineer early in the design process regarding how lot-to-lot grade transitions will be designed, drained and landscaped, and how the grading and landscaping will be transitioned in the Front Yard/ Streetscape Zone and the Transition Zone. Please review Sections 2.8, 2.15 & 2.29 above for additional guidance. The proposed solutions (in schematic form) for these areas are required to be included in the preliminary design submittal.

TRANSITION ZONE

Please review the intention of the Transition Zone outlined in Section 2.8 above. Retaining walls, screen walls and other hard vertical improvements in the Transition Zone are limited to 4 feet in height and can only occur in limited areas within the Transition Zone. Landscaping in this area is limited to mature/maintained height of 4 feet 6 inches to allow for adequate visual buffering of the other vertical improvements.

The exception to this landscape height requirement is for the allowed quantity of coconut trees, which can be placed in this zone (see Section 9.10 below).

GOLF LANDSCAPE ZONE

The Golf Landscape Zone is intended to provide a consistent visual transition between the golf experience and the Kula Makai residential neighborhood. The specific guidelines for the landscape improvements in the Golf Landscape Zone are:

- The design objective is a simple, informal and organic composition of these plant materials to allow for integration of golf landscaping in a natural way that does not accentuate the shared property line.
- Plant species are limited to the following:
  1. Naupaka
  2. Bahia Grass
  3. Vetiver Chrysopogon zizanioides
  4. Beach Vitex or Pohinahina Vitex rotundifolia
- Maximum maintained planting height is 4 feet 6 inches.

The Developer may install initial improvements within the Golf Landscape Zone while installing the neighborhood infrastructure and landscaping improvements. If these landscape improvements are installed, the irrigation system will be designed in such a way that when the improvements are turned over to the homesite owner, the irrigation can readily be switched to be supplied and controlled by the homesite owner's irrigation system. Following the conveyance of the homesite to a new member, but prior to a home being constructed, the golf landscape improvements installed by the Developer (if any) will be maintained by the Club's golf landscape crews. An allocation of the cost of this maintenance will be made to the homesite owner. Following the construction of a home, the homeowner will assume responsibility for the landscape maintenance and irrigation of the improvements in this zone.

A homesite owner may modify the landscape design within

the Golf Landscape Zone as a part of the design and construction of their residence. Proposed modifications should be within the guidelines established in this Design Guideline Supplement and must be reviewed by the Design Review Team prior to installation.

9.10 | PLANTING DESIGN REQUIREMENTS

The key planting design criteria for Kula Makai is the specific limitation of coconut trees allowed as a part of each homesite landscape. The intent is to preserve reasonable views from mauka lands within Kukui'ula while still allowing the iconic aesthetic of the coconut trees as a part of the residential landscapes. To achieve this balance, coconut trees are allowed as follows.

One coconut tree is allowed for approximately each 25-30 lineal feet of lot width. The specific number of coconut trees allowed on each lot is listed in the table below. Trees must be planted such that the crowns of the coconut trees are grouped in pairs or triplets, where possible, so as to minimize the overall visual blockage from mauka lands. Coconut trees shall not be lined up such that the crowns are equally spaced across the view frontage of the lot.

COCONUT TREE ALLOWANCE FOR EACH LOT

Lot A 5 each	Lot K 4 each
Lot B 4 each	Lot L 5 each
Lot C 4 each	Lot M 5 each
Lot D 4 each	Lot N 7 each
Lot E 4 each	Lot P 6 each
Lot F 4 each	Lot Q 5 each
Lot G 5 each	Lot R 5 each
Lot H 4 each	Lot S 5 each
Lot J 4 each	Lot T 5 each

9.11 | APPROVED PLANT PALETTE

To be consistent with the rural coastal location of the neighborhood, a specific plant palette is suggested. The table below outlines specific plants that are proposed for the Kula Makai neighborhood. The Design Review Team will consider proposed alternatives/additions to this plant palette, provided they are consistent with the desired overall landscape theme and the height limitations for the neighborhood.

9.19 | LANDSCAPE GRADING AND DRAINAGE

The entire design team is encouraged to review the guidance in Section 2.15 and 2.29 in this Design Guideline Supplement and address site grading, drainage, grade transition, streetscape solutions, transition zone approach, pool barrier and other macro site issues early during the design process. Part of the success of each home and the neighborhood will depend on thoughtful and artful solutions to these design opportunities.

Appendix A - Approved Plant List

BOTANICAL NAME	COMMON NAME	TRANSITIONAL	MAUKA COLLECTION	MAKAI COLLECTION	KULA MAKAI COLLECTION	COMMENTS
SMALL TREES						
Acacia koaia	Koaia	X	X	X	X	
Bauhinia tomentosa	Yellow Bauhinia		X	X	X	
Brugmansia x candida	Angel's Trumpet		X	X	X	
Bucida molineti	Dwarf Geometry		X	X	X	
Cordia sebestena	Geiger Tree		X	X	X	
Diospyros sandwicense	Lama		X	X	X	
Dracaena marginata	Money Tree		X	X	X	
Gardenia remyi H. Mann*	Nanu		X	X	X	
Harpullia pendula	Tulipwood		X	X	X	
Jatropha integerrima	Jatropha		X	X	X	
Metrosideros polymorpha*	Ōhi'a Lehua	X	X	X	X	
Morinda citrifolia*	Noni		X	X	X	Subject to Location Restriction
Mussaenda spp	Mussaenda		X	X	X	
Myoporum sanwicense A. Gray*	Naio, Bastard Sandalwood	X	X	X		
Sapindus oahuensis*	Lonomea	X	X	X	X	
Senna surattensis	Kolomana	X	X	X	X	
Stemmadenia litoralis	Lechoso		X	X	X	
Tabebuia aurea	Silver Trumpet Tree			X	X	
Tabebuia berteroi	Hispaniolan Rosy Trumpet Tree			X	X	

Plants listed with an * indicate Endemic, Indigenous or Polynesian introduced Hawaiian species

It is requested that schematic solutions for each of these issues and related topics be addressed in the Preliminary Review submittal. We also encourage you to meet with the Design Review Team prior to your submittal so that we can mutually agree on the design direction prior to expending significant effort.

9.21 | LANDSCAPE MAINTENANCE CONSIDERATIONS

Particular care should be taken during design to confirm that all proposed site elements and landscape improvements can be readily accessed for maintenance.

SECTION 9 - IRRIGATED VACANT LOTS

The Developer may provide a temporary irrigation system for each lot to ensure the interim grass is well established and is kept in a healthy and aesthetically-pleasing condition.

The Developer will maintain the irrigation system and temporary grassing on each lot until it is sold. Once a lot is conveyed to a buyer, there will be a moderate monthly assessment for the irrigation and grass maintenance of their lot until the construction of their home commences. The irrigation system on the lot will be removed or abandoned in place within one week following the pre-construction meeting with the Design Review Team.

ALOHA!

We are confident that the creativity and skillful execution of the site and building design teams will lead to amazing results!