

FENCE AND WALL GUIDELINES FOR SITE 12

"Kahakea"

I. GENERAL

FENCE TYPES AND LOCATIONS:

Each Home Owner has been given a copy of an individual plot plan made part of the sales contract package. This plot plan illustrates the locations and alignments for several types and heights of fences and walls that will be permitted on individual lots. These plot plans must be followed when considering the construction of fences and walls. Copies of a master fencing plan incorporating all Site 12 individual plot plans are on file with both the City & County of Honolulu's Department of Land Utilization (DLU) and the Royal Kunia Community Association Design Committee (RKCADC). Both the DLU and the RKCADC will review submitted fence and wall design request for compliance to the locations shown on the plot plans.

The fence types and locations are illustrated by lines and symbols that correspond to a "Fencing Legend" attached to these guidelines (Exhibit "K-1"). For any given symbol in a specific location, the fence and wall heights are stated as the maximum allowable. Fences and walls may be constructed lower than the maximum heights stated. The fencing plans also show the maximum boundary for each fence type. The homeowner has the option of constructing a fence of the designated type anywhere from the plane of the house to the maximum boundary line shown.

II. ACCEPTABLE WALL OR FENCE BUILDING MATERIAL

The following materials are allowed for the construction of fences and walls within a homeowners property.

WALLS:

Walls may be constructed of only the following materials:

- CMU block with plaster or stucco coating
- Natural stone (no coral)

FENCING:

Fencing may be constructed of only the following material:

- Wood
- Vinyl
- Dark anodized aluminum
- Wrought iron

Exhibit "K-2" indicates the various types of walls and fences that are allowable.

III. ACCEPTABLE FENCE DESIGNS - CITY AND COUNTY APPROVAL

As required by the City & County of Honolulu's Department of Land Utilization (DLU) for this Cluster subdivision, fence designs must conform to the pre-approved designs on file at the DLU offices. Samples of these approved designs are depicted on Exhibit "K-2" and will require a building permit that has been checked by the DLU.

The fence types and material dimensions must be followed exactly to ensure approval from the DLU. Deviations from these DLU pre-approved designs will result in building permit applications being denied.

IV. SPECIAL CONSIDERATIONS AND CONDITIONS

EASEMENTS WITHIN A HOMEOWNERS PROPERTY

Any wall or fence, regardless of yard designation, must be placed in back of any utility, landscape or sight line easements existing within an owners property. It is important that any required footings also fall outside of any easement line. Walls and fences built over and into easement lines may result in the wall or fence being removed at the homeowners expense.

WALL SHARING WITH ADJACENT OWNERS

Any wall or fence installed by a homeowner must be constructed entirely within his/her own property, unless a written agreement is made with an adjacent property owner to share ownership of the wall or fence. It is the recommendation of Kunia Residential Partners that homeowners install any fences or walls entirely within one homeowners lot. Cost sharing between neighbors will be left entirely between neighbors, with no intervention from the Developer.

SIDEWALKS AND CURBS

Fences and walls shall be set back from sidewalks, curbs and property lines as indicated on the plot plans. It is very important that homeowners be aware of their property lines and easement lines.

STREET TREES

Street trees are illustrated on the individual plot plans provided to homeowners as part of the sales contract package. These trees have been planted per City and County requirements. If a tree is planted within a homeowners yard, the subject tree may not be removed or replaced. The fence and wall plans show setbacks that are required from all existing trees.

SIGHT LINE SETBACKS

The City and County of Honolulu's Department of Transportation Services has established sight line setbacks for certain lots within Site 12. The Department of Transportation Services site line setbacks supersede all other setbacks. No fence which projects more than 2' 6" above existing grade established when lot was conveyed from Seller to Buyer shall be constructed within roadway sight lines.

It is the responsibility of the homeowner to verify that all proposed fence or wall locations do not conflict with possible sight line easements.

RETAINING WALLS AT SLOPE CONDITIONS

For those lots with slope banks within their yard, exhibit K-3, illustrates the required construction details to follow.

OTHER REQUIREMENTS

Prior to commencing any fence or wall construction, homeowners must first obtain the written approval of the Royal Kunia Community Association Design Committee and must also meet the requirements of the Land Use Ordinance of the City & County of Honolulu and any other City, State or County requirements necessary to secure a building permit.

Any improvements constructed without first obtaining both the Royal Kunia Community Association Design Committee and the City Department of Land Utilization approval may be subject to fines and or removal by the Royal Kunia Community Association at the home owners expense.

V. MAILBOX LOCATION AND DESIGN

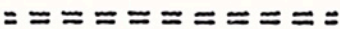
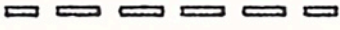



Mailboxes may or may not be installed by the developer. If a mailbox is provided for your house, the designated location may not be altered in any way. The US. Postal Service has provided location standards to insure prompt and accurate delivery of mail to the Royal Kunia community. Further, any existing mailbox and support structures may not be altered in any way without consent from the design review committee.

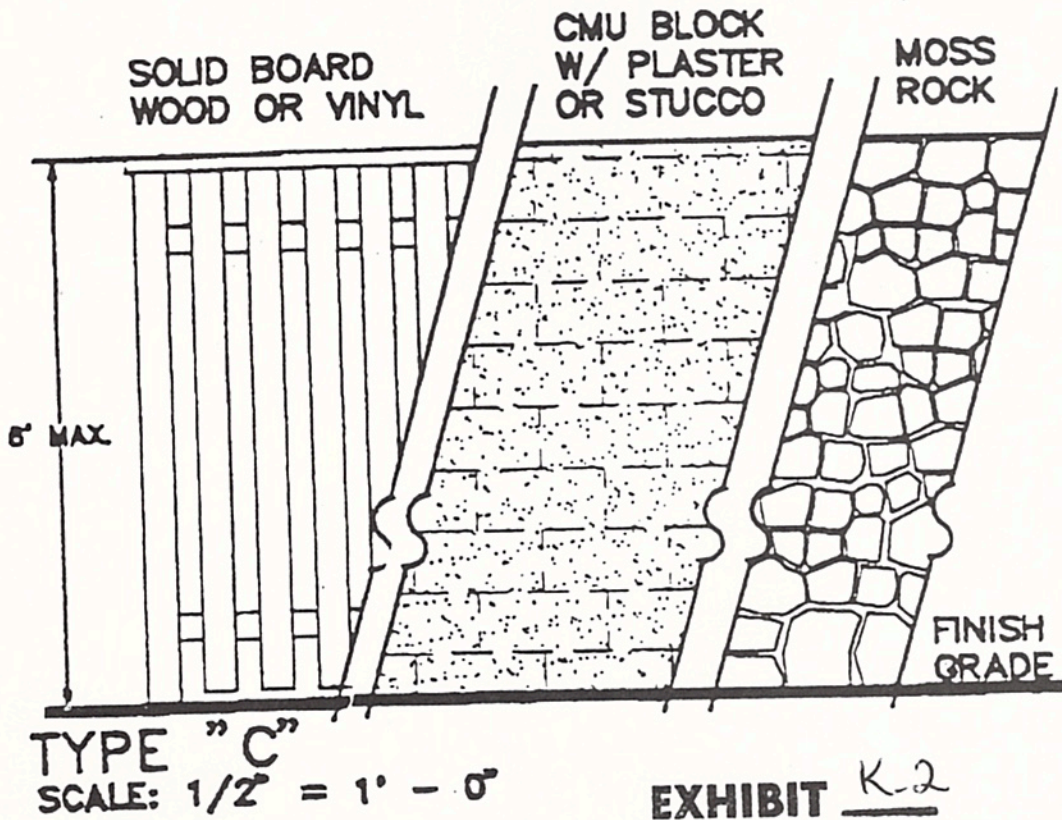
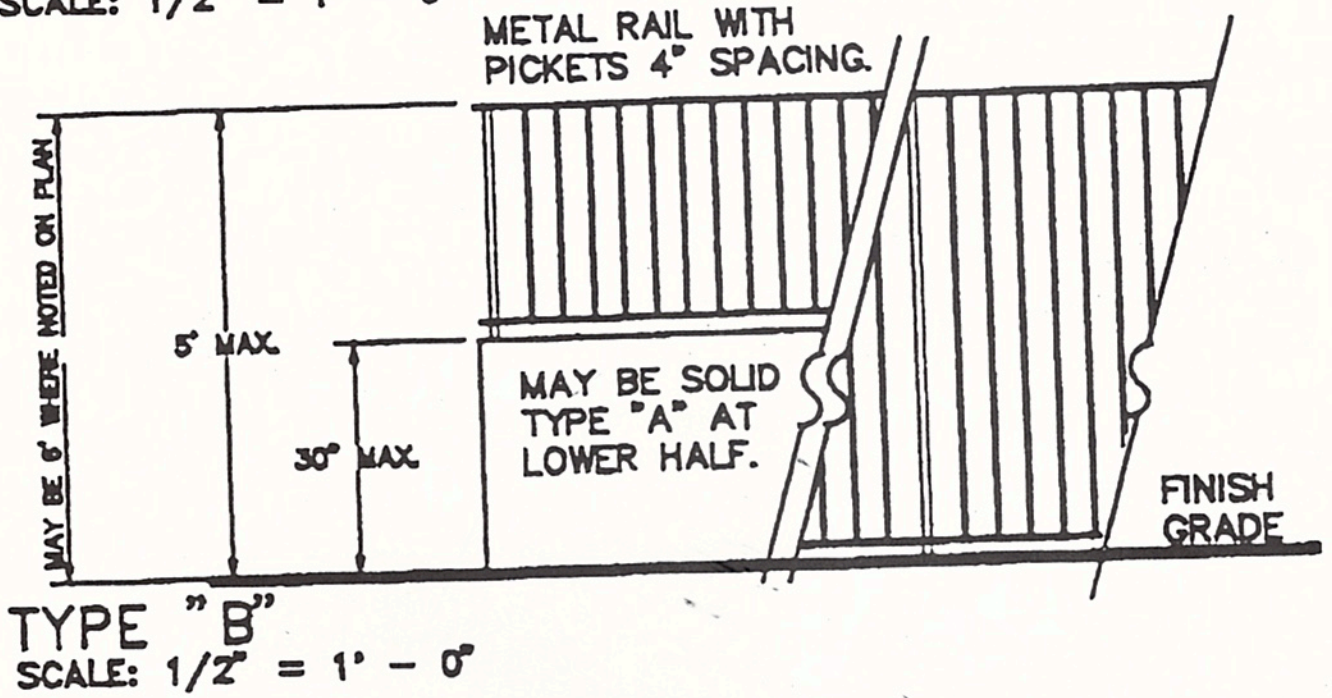
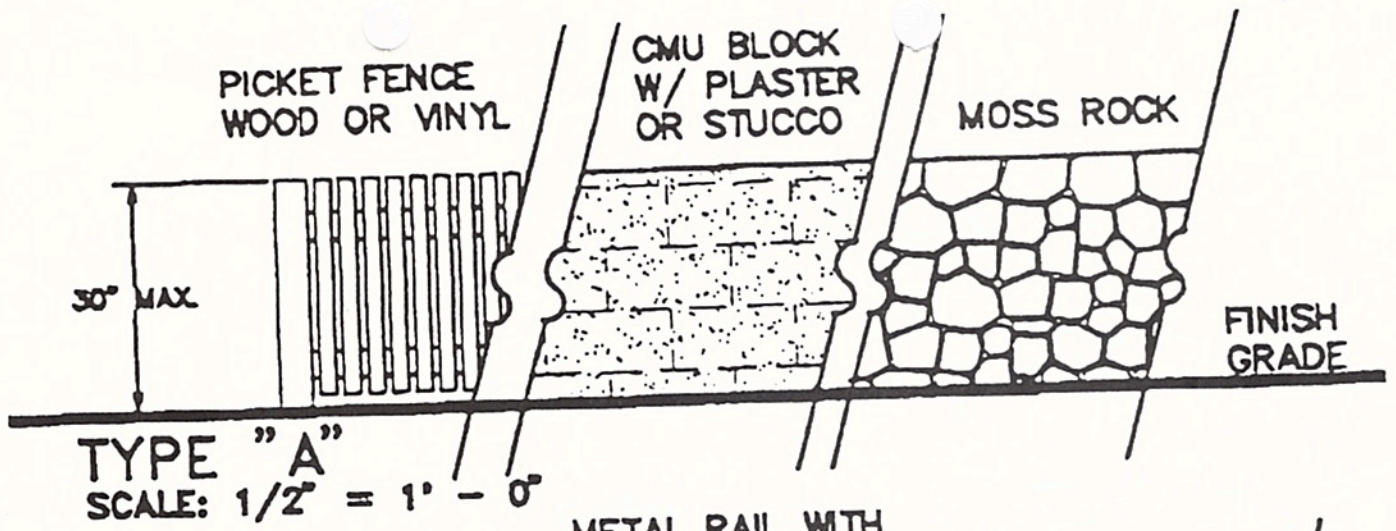
If no mail box is provided by the developer, the following guidelines must be followed:

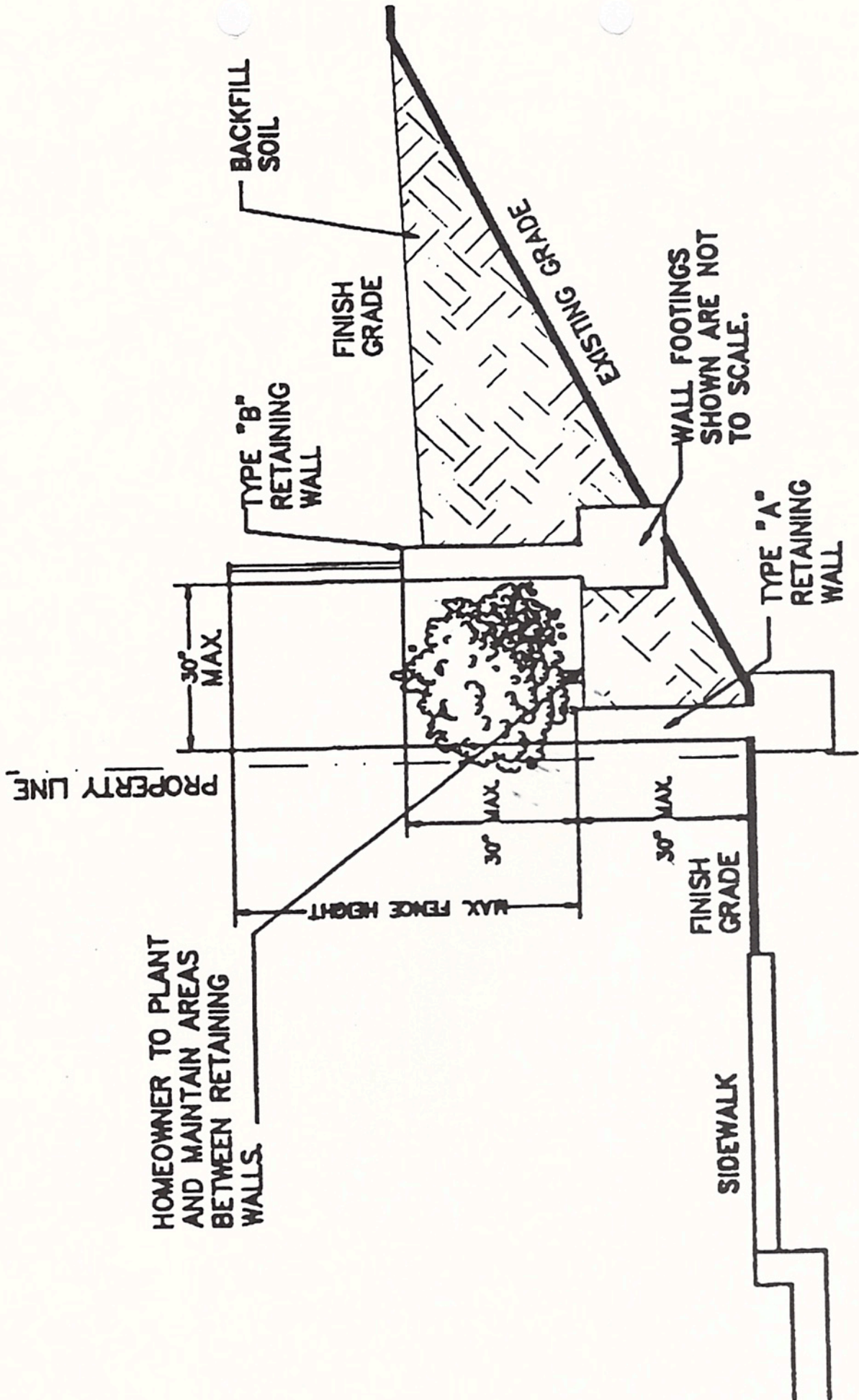
- The base structure supporting the mailbox must be located one foot back from the top edge of the curb and one foot to the right or left of the driveway plane.
- The mailbox is to be placed on the side of the driveway that is closest to the front door of a house.
- The mailbox itself must be placed 3.5 feet to 4 feet above the sidewalk.

Regardless of any mailbox being provided or not, the homeowner shall be responsible for the placement of the address numbering that designates a specific house location.

FENCING LEGEND

SYMBOL	DESCRIPTION
	TYPE "A" ONLY
	TYPE "A" OR "B"
	TYPE "A", "B" OR "C"
	5' HEIGHT FENCE PROVIDED BY DEVELOPER.
	TREES





HOMEOwner TO PLANT AND MAINTAIN AREAS BETWEEN RETAINING WALLS.

PROPERTY LINE

BACKFILL SOIL

FINISH GRADE

TYPE "B" RETAINING WALL

EXISTING GRADE

WALL FOOTINGS NOT SHOWN TO SCALE.

TYPE "A" RETAINING WALL

30" MAX.

30" MAX.

30" MAX.

MAX FENCE HEIGHT

FINISH GRADE

SIDEWALK

RETAINING WALL AT SLOPE - CROSS SECTION

SCALE: 1/2" = 1' - 0"