

Covenant Inspection Matrix Checklist

(not all inclusive, see documents for details)

Kipuka at Hoakalei Increment 3 Documents chapters referenced:

DCPR = Declaration of Condominium Property Regime, Increment 3; **HR** = House Rules; **AG** = Kipuka at Hoakalei Architectural Guidelines; **MDRC** = Master Declaration of Restrictive Covenants; **ByLaws** = Bylaws of the Association of Unit Owners of Kipuka at Hoakalei, Increment 3

Criteria	Details	Reference (Kipuka at Hoakalei Increment 3)	Action to be taken
Modified Landscape	Varies from baseline pictures or original “streetscape” or landscape theme established by the developer. All landscape changes to any part of the Unit owner’s yard or house exterior is required to have Hoakalei ARC approval. Plants must be chosen from the ARC approved guideline list. Hedges must remain along exterior fence lines of garden homes. Added rocks, especially in non-Earth tones, trees, borders, and plants unique to your block break the design flow and are red flags of landscape modification that require proof of ARC approval. Cinder is considered to be soil and not rock, so does not require ARC approval unless it makes up more than 20% of the garden without plants. Replacing plants with similar plants from the approved list requires ARC approval, but no application fee. Note setback zones along the sides of homes and other restrictions.	DCPR H pp12-17; DCPR H.29 p17; HR Art. II sect. 6 p3; HR Art. V sect. 2 p11; AG 3. pp6-9; AG 3.3.3 C p8; AG 4. p10-12;	If no ARC approval, issue warning notice. Inspect progress after 1 month. If still in noncompliance, implement Fine Policy.
Neatly landscaped	Maintain original or ARC approved landscaping, drainage, grading, & irrigation system “in a healthy visual condition at all times” “in a manner consistent with its original design, so that the appearance of the ‘streetscape’ is kept consistent.” Dead plants, stalks, debris should be pruned, removed or replaced & should not overhang landscape edging or neighbors property if possible (i.e., some plumeria trees are planted right next to the border so may overhang a little to have a nice shape). Plants should not overhang enough to prevent grass from growing nor landscaper edging. No runners on driveway or walk. No landscape weed block material showing.	AG 4.1.1-2 p10 DCPR J.3(b) p18 MDRC Art. II Section 2.07 p5 HR Art. II sect. 6 p3 DCPR J.3(i) p19	Warning, fines (as stated above)
Dead Plants, bare areas	Replace plants that have died out. Garden homes should have hedges along back & side outside fence. Large bare areas should be replanted or hardscaped (with ARC approval).	AG 4.1.1-3 p10; AG 4.3.5 & 4.3.6, p11; DCPR J.3(b)(i) p19;	Warning, fines (as stated above)
Weeds	Weeds in rock or garden areas of yards (front, back, side) should not be visible from common areas, such as walkways or streets, or from nearby homes. Weeds include grass, alive or dead, outside of planted lawn areas.	DCPR J.3(b) p18 MDRC Art. II Section 2.07 p5 HR Art. II sect. 6 p3	Warning, fines (as stated above)
Weed Trees	These are very fast growing weed-trees not purposely planted. (The developer planted no trees anywhere in private yards.) If allowed to get too big, can be difficult to remove and roots system is destructive. Recommend stump killer, if unable to completely remove.	AG 4.3 p10	Warning, fines (as stated above)
Shrub or hedge heights & location	“The hedges are to be least 30 inches tall and not higher than the top of the fence line.” This includes shrubs-hedges along fences inside and outside fenced yards. Hedges along exterior of Garden Homes tall fences are to remain in place unless owner gets ARC approval for changes. Golf Home’s back yard have further restrictions for all plants (see below).	AG 6.0 Appendix A p21 & p31; AG 4.3.5 p11; HR Art.II 6(a) p3	Warning, fines (as stated above)
Trees	All trees planted in yards must be ARC approved. Max 25’ height (unless otherwise planted in area with lower height restrictions), canopies not to extend over fence impinging on neighbor or common area property. All trees shall be kept trimmed and in good condition. Cannot be planted within 3’ of property lines, foundations, or overhangs. (Install root barrier within 5’ of fence or foundations.) Golf course lots tree setbacks: a) 5’ side yard, b) 15’ triangular view planes at corner of back yard.	AG 4.3.1, 4.3.2, & 4.3.4, p10-11 (note height, canopy, planting, & setback restrictions)	Warning, fines (as stated above)
Hardscape (Rocks)	Any addition of rocks must have ARC approval. ARC policy states that in front garden, rocks are limited to earth tones and 20% of area plus any special drainage area, but shall not cover entire planter area, “so that the appearance of the streetscape is kept consistent.” Red & black cinder are not considered rock, but soil and thus does not require ARC approval.	AG 1.5 p3 & 2012 adopted guideline rocks (<i>see kipukacommunity.com</i>); AG 4.6.1 b (color) p12 AG 4.1.1 p10	Warning, fines (as stated above)
Plants, Hardscape not in Arc Guidelines	Plants not on planting guidelines list or originally planted in Kipuka (see “Other Plants” at kipukacommunity.com), added hardscape/rocks not allowed in rules and regulations are not to be used without express ARC approval. “The owner shall choose plant materials from the planting guidelines list contained in section 6.0 of these Architectural Guidelines.”	AG 4.1.3 p10 AG 6.0 Appendix A p31 kipukacommunity.com	Warning, fines (as stated above)
Golf Homes back yard restrictions	The Arc. Guidelines override the house rules, which are more restrictive. So we will go by the height restrictions in the “sight line locations” mapped out in Appendix A showing a 2’ height limit for plants in the corner 15’ “triangular view planes” and 6’ height limit for the 5’ side yard setbacks. This is to preserve the view plane & sight line between Units & golf course. Minimal clutter or anything detrimental to appearance from golf course or nearby units.	AG 6.0 Appendix A p31 HR Art. II 6(a) p3 AG 4.3.1 p10 HR Art. II sect. 6b p 3	Warning, fines (as stated above)
Golf Homes: front lawn	Damage to grass caused by lack of water (either from broken sprinkler or turned down sprinkler time) is the responsibility of the resident. The unit's front watering times & sprinkler operations must ensure irrigation is sufficient to preclude lack of water from effecting the front yard grass appearance.	HR Art. II 6a p3 DCPR F 3 p8 DCPR J 3(b) & 3(b)(i) p18-19	Warning, fines (as stated above)
Clean & tidy unit exterior & adjacent common areas (belongings, signs, decor, etc.)	Common areas (like front lawns & sidewalks) shall be kept clean & free of debris, basketball equipment, toys, bikes, and holiday decor. See rules for signs, flags not allowed. Clotheslines, garbage cans, storage of property in yard, shall not be visible from any common area. Hanging objects not allowed from windows, lanai, walkways where visible from nearby homes, except decor within 30 days prior to & 15 days after the holiday.	DCPR H1-29, pp12-17; DCPR J.3(b)(i) p19; AG 3.3.3 C p8; HR Art. II 6(b) p3; HR Art. II 16 & Art. III 1 & 2 p5	Warning, fines (as above)Warning, fines (as stated above)
Added barrier or fencing	Chicken wire, lattice or other barrier installed against or adjacent to existing rear yard fence needs to have ARC approval.	HR Art. II 6(d) p3	Warning, fines (as stated above)
Exterior maintenance & structures	Unit exterior shall be kept in good repair, order, & condition. No equipment or outdoor structures may be located, erected, or installed within yard with the exception of movable, prefab, non-metal dog houses, storage cabinets, or play houses if placed in back yard where not visible from outside lot (see rules for further restrictions). Temp. party tents in back yards allowed for max. of 4 days.	DCPR J.3(b) p18; DCPR J.3(b)(i) p19; DCPR H.22, p16; AG 5.4 p14	Warning, fines (as stated above)
Inspection & Correction	Monthly inspections will be done by our site manager from outside the Unit properties. Any complaints by residents will also be checked. The board has the right, after notice, to enter a Unit property to inspect the exterior & yard. Once warned of non-compliance, the Unit owner can either retroactively submit an application to the ARC for approval of their modifications or restore the non-compliance in a timely manner. If the owner fails to get ARC approval or take action to rectify their noncompliance or violation, the board may rectify it at the owner’s expense. Penalties by the ARC may apply to modifications done before obtaining ARC approval. Upon completion of authorized changes, send the Certificate of Completion Form and photo to ARC and schedule a final inspection . See your ARC Guidelines for how to apply. Some things are not permitted outright (AG p8; DCPR pp12-17).	DCPR H pp12-17; DCPR H 29 pp17; HR Art. V sec. 2 p11; AG 3. pp6-9; AG 3.1.5 p7; AG 3.4.2 p9; AG 6.0 Appendix A p31-34; ByLaws Art V. Sec. 1(j) p14	Warning, fines (as stated above)