

Hoakalei Resort Community Association

Design Review Criteria for Landscape Modifications Policy

Approved: December 4, 2012

The Architectural Review Committee (ARC) has adopted the following guidelines regarding changes to landscaping, to include rocks in the front planter bed, plant changes and changes to the common area landscaping strip:

Owners are required to obtain prior written approval by the ARC for **all** modifications. Per the Ka Makana at Hoakalei Architectural Guidelines section 3.0 Design Review, sub section 3.4 **FAILURE TO OBTAIN APPROVAL, 3.4.1 states in part, “Written approval from the ARC shall be obtained prior to the start of any work.”**

- The ARC will allow limited replacement of cinder with rocks/gravel. Owner must submit a copy of their Plot Plan with specific rock locations clearly noted on the Plot Plan; Rocks/gravel may only be used as accents covering up to 20% of the planter bed area, unless the area has a drainage issue which may require rocks in more than 20% of the planter bed, then request will be reviewed on a case by case basis. Rocks/gravel shall not cover the entire front planter area.
- Grass may not be replaced with rocks/gravel.
- Owners are required to submit a sample of the rock/gravel to be installed in front planters.
- Owners are required to submit color photo(s) of planter with cinder (if cinder was part of original landscape design, this will apply to your unit), to show the specific area(s) rocks will be installed.
- Owners requesting to make changes to plant material must consider the landscape *theme* established by the Developer throughout each street; similar (like) plants may be considered by the ARC; the selection must come from the pre-approved plant list (see Appendix A of the Ka Makana Design Guidelines), but not all plants will be considered for the *location* unless it is part of the original theme of the street established by the Developer.
- No changes/modifications/additions shall be made to the front common area landscaping strip. (Landscaped area between the road and sidewalk) This area is the responsibility of the Association.