

**PRINCEVILLE COMMUNITY DESIGN COMMITTEE
MULTI FAMILY UNIT ARCHITECTURAL
GUIDELINES/RESTRICTIONS**

5/1/90

In the event that the requirements set forth herein differ from the requirements established by the County of Kauai or other governmental agencies, the stricter shall apply.

All Community Design Committee Rules including Architectural Guidelines and Design Philosophy shall apply to multiple unit construction. Certain specific items have been expanded herein and shall apply.

I. LAND CLASSIFICATIONS AND RESTRICTIVE COVENANTS

The number of individual buildings or apartments which may be constructed on any multiple unit lot shall not exceed the number of units designated. Only such retail or service business may be conducted on any of such lots as may be approved. Each of such lots may be divided or subdivided into lots or areas vertically as well as horizontally, provided that the written consent to such division or subdivision is first obtained. (Protective Covenants Article III, Section 1, b.)

All lots within Princeville at Hanalei, except as otherwise specifically provided, shall be subject to the following limitations and restrictions:

A. Submission and Approval of Plans:

1. No building, fence, wall or other structure shall be constructed, erected or maintained on any lot or area, nor shall any addition thereto or change or alteration therein be made until the complete plans and specifications therefor, prepared by a registered architect licensed in the State of Hawaii (including, but not limited to, the floor, elevation, plot and grading plans; the specifications of principal exterior materials, color schemes and the location, character and method of utilization of all utilities; landscape plans; and automobile parking provision; outside lighting plan), have been submitted to the Community Design Committee (hereinafter referred to as the "Committee") as provided in Article IV of the Princeville Protective Covenants.

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2. All submittals shall be designed specifically for the intended construction site, taking into account views, climatic conditions, site topography and regard for neighboring sites. All submittals require a complete set of professionally prepared drawings with the registered architect's stamp (licensed in the State of Hawaii). The submittal should contain all plans, specifications and any other pertinent construction documentation. The licensed architect of record shall assume professional responsibility for the design, the correctness and completeness of the drawings submitted.

3. The Owner/applicant or applicant's architect of record may be called upon by the Committee to attend a Committee meeting to discuss the drawings in detail. The Owner/applicant or applicant's architect of record may request a pre-design conference wherein a further explanation of these guidelines will be provided by the Corresponding Member of the Committee.

B. Rules and regulations of the Design Guidelines for single family dwellings must be adhered to in the event that a multi-unit lot is developed with single family residences.

C Each building or other structure shall be constructed, erected and maintained in strict accordance with the approved plans and specifications. Any significant changes in plans and/or specifications affecting the exterior design should be duly submitted for approval to the Committee prior to changes being implemented.

D. In passing upon all such plans and specifications, the Committee shall take into consideration the suitability of the proposed building or other structure and the materials of which it is to be built to the lot upon which it is to be erected, its harmony with the surroundings and the effect of the building on other structures, as planned, as viewed from adjacent or neighboring lots. The Committee shall use reasonable judgment in passing upon all such plans and specifications, but shall not be liable to any person for its actions in connection with submitted plans and specifications, unless it be shown that the Committee acted with malice or wrongful intent.

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II. SITE

A. Building massing: Projects should be developed in multi-structure complexes rather than single monolithic buildings. Staggering of roofs, walls, balconies, etc., is encouraged to add interest and variety to the structures.

Complexes should have their greater densities and heights toward their centers, with reduced densities and height along the peripheral lot lines.

B. Building setbacks: In the event that the requirements set forth herein differ from the requirements established by the County of Kauai or other governmental agencies, the stricter shall apply.

1. No building shall be located on any lot nearer than 20 feet to the right of way at Ka Haku Road or nearer than 15 feet to any other street lot line. No roof overhangs or cantilevered decks will be permitted closer than 15 feet from any road right of way. In any event, no construction will be allowed within 20 feet of golf course boundaries.

2. Construction in the setback areas will be limited to landscaping, fences, walls, driveways, pools and pool decks at grade. Structures of any kind, including storage sheds or temporary construction sheds will not be allowed in the setback areas.

3. Fences and walls in the front yard setback areas shall not exceed six feet in height and shall conform to the grade. Fences shall not be closer than 15 feet to the front property line, nor closer than three feet to side lot lines.

4 Any sculptures, landscape artifacts, etc., visible from the street or adjoining properties shall be subject to the approval of the Committee.

5. Cantilevered decks, walkways or roof overhangs may not protrude farther than three feet into any setback area unless approved by the Committee.

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C Lot Coverage: No more than 50% (fifty percent) of the lot area may be covered by buildings and pavement.

D. Grading: In no case will slope cuts be allowed in excess of 2 horizontal to 1 vertical (2:1) except where it can be demonstrated to the satisfaction of the Committee that conditions are sufficiently stable to make retaining walls unnecessary. Where cuts would exceed the above maximum slope, retaining walls with maximum height of six feet shall be provided to bring the slope back to acceptable limits. In accordance with County regulations: no grading will be allowed within two feet of any property line.

E. Drainage and Fill:

1. All fill areas over three feet in depth shall have an edge slope of no greater than 2:1. Fills in excess of three feet will be subject to review of the Committee and its consultants.

2. Whenever excavation or fill causes the destruction of existing drainage swales or natural draining patterns, it shall be the Owner's responsibility to restore such swales and drainage patterns or otherwise provide for adequate drainage systems. Systems other than natural flow systems will be subject to the Committee's approval.

3. Retaining walls containing fill or cut conditions in excess of three feet in height shall bear the stamp of a professional engineer registered in the State of Hawaii. Landscape retaining/terrace walls shall not exceed 4 feet in height and shall be textured and painted or natural rock.

F. Walls and Fences:

1. Walls, fences and incidental garden structures shall be designed so as to be attractive from viewable sides (see Building Design section of Architectural Guidelines for acceptable materials and shapes).

2. No wall, fence, hedge or other continuous planting may exceed six feet in height from natural grade.

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3. No fence, wall, hedge or continuous planting may be constructed or maintained within 20 feet of any boundary line which abuts the golf course.

4. In special circumstances, the Committee may impose restricted areas for walls where in the opinion of the Committee the wall would obstruct the view channel of an adjoining lot.

5. Walls and fences shall reflect basic materials used in the construction of the building.

6. Prohibited materials:

Micaplaster
Unpainted and unfinished stucco
Plain concrete block
Coursing over 12' in height
Corrugated metal
Glazed ceramic tile except where used as an accent
Chain link fences
Plain wood paneling

7. The Committee shall review each fence type and material and judge the proposal on its merit and on the relationship to the building and adjoining properties.

G Swimming Pools and Ponds:

1. All swimming pools, pool decks, ponds, etc., shall setback a minimum of 10 feet from any adjoining property.

2. All swimming pools and ponds shall be prohibited within front yard setback or within 20 feet of the golf course boundary.

3. All pool equipment shall be completely screened from view on all sides by a fence or wall.

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4. It is recommended that all pools have a fence or wall surrounding the pool, and any fence should be constructed of materials compatible with the main buildings, and approved by the Committee.

H. Service Areas: Any laundry, service or utility area, including any area for hanging clothes, must be completely screened from view on all sides.

I. Parking: Each multiple unit residential development shall provide at least two stalls per unit except that studio or one bedroom units will require one stall each. Additional stalls may also be required for guests equal to 20% of the total number of units, and additional stalls may also be required for employees of the facility. This number may be 10% of the total number of units. Additional parking may be required by the Committee if the individual apartments have lock off units that in the opinion of the Committee will increase the density of the complex. Garages and/or carports may be used in place of stalls if lot coverage percentage permits and they meet the following. Driveways and parking areas should be A.C. or concrete. A percentage of required parking areas may be "grasscrete." Common parking areas shall be screened from view and set back a minimum of five feet from property lines.

1. All garages and carports shall have roof forms that are a continuation of the design philosophy of the parent building.

2. Design solutions should avoid garages that face the street. All garages facing the street shall be enclosed with garage doors.

3. Carports may be permitted provided:

Carports do not face the street

Carport roof form is a continuation of the design
philosophy of the parent building

Structure must be setback 30 feet or more from the
front property line

A solid wall flanking the street shall be
incorporated in design

No open storage of any kind will be permitted
within the carport

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All supports for the carport must be massive in nature and have the appearance of stability. Small framing members (4"x 4" posts etc.) will not be considered as the only means of corner support.

J. Waste Collection: Waste collection areas shall be provided and shall be screened from view by a fence, wall or hedge.

K. Building Materials: All building materials shall be installed in a neat and workmanlike manner consistent with accepted architectural and construction practices. All materials installed shall be new, no second-hand lumber or previously used materials may be installed without specific approval of the Committee. All building materials must be stored on the building site.

For purposes of architectural consistency, walls, siding and roofing materials recommended and prohibited within Princeville are shown in the Design Guidelines booklet and shall apply to multiple unit or hotel lot construction.

L. Height: Maximum height allowable for multiple unit building lots is 40 feet. The Kauai County - North Shore Special Planning Area Ordinance restricts building heights to a maximum 25 feet and would supersede these Guidelines unless a County variance is obtained by the owner.

The height restrictions may, however, be increased or decreased by the Committee in the event the Committee determines that such restrictions impose an undue hardship; would permit erection of a structure which in the sole judgement of the Committee is desirable or not desirable; or would unduly impair or not impair sight lines to the ocean or the mountains.

M. Foundation:

1. All foundations shall be designed in such a manner that all piers, posts and open spaces are concealed from view with a finish building material consistent with the design of the building.

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2. All concrete or concrete block foundations extending 12" or more above the finish grade will have 8" maximum coursing which shall be treated with stucco or textured elastomeric coating or material consistent with the design of the building. Finish shall match the color scheme of the building.

3. Foundations and retaining walls should be stepped so as to follow the contours of the land.

4. All raised foundations shall be fully skirted with material to match the structure or otherwise treated in a manner satisfactory to the Committee.

5. No visible exterior knee or x bracing will be permitted.

6. All earth and fill material under a concrete slab or raised wood floor shall be chemically treated for subterranean termites by a licensed termite control company and shall be guaranteed in writing against subterranean termite infestation for a period of five years.

7. Sanitary sewer piping and other utility lines should be concealed and will not be allowed to run on the exterior of the building or foundation.

8. Exposed supports shall be a minimum 6" x 6" post.

N. Roofs:

1. Roof forms in general should consist of a hovering mass over offset rectangles that provide a generous sense of shelter. Hipped roof forms are encouraged. Other roof forms will be considered, but the design must be pleasing and coherent.

2. Eaves in general should extend a minimum of 36" beyond building wall or post lines.

3. Fascia should be generous in dimension and in keeping with good architectural design.

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4. All roof pitches shall be within the following limits:

shakes and shingles	4:12	minimum
concrete and clay tiles	3 1/2:12	minimum

5. In general, structures with flat roofs are discouraged. Small portions of flat roofing will be considered providing they interconnect large, sloping roof forms.

6. For purposes of architectural consistency, certain materials have either been recommended or prohibited within Princeville at Hanalei; see the Architectural Guidelines in effect at the time of submittal.

7. Continuous gutters are recommended. Design of the gutters and downspouts should be considered early in the design process and should be concealed or integrated into the fascia detailing.

III. LANDSCAPING AND LOT MAINTENANCE

A. All multiple unit projects must present a landscape plan designed by a landscape architect registered to do business in the State of Hawaii.

No later than 60 days after completion of substantial construction, the Owner must commence installation of the landscaping in accordance with the approved landscape plan. Landscaping shall be completed no later than 60 days from start of installation.

All common area swales, easements, etc., shall be restored to their natural state within 30 days if disturbed in any way during construction.

B. All plantings shall be done within property boundaries, no plantings within easement areas or road right of way.

C. No trees, hedges or other plants shall be permitted to grow above the building envelope should such an envelope be established by the Committee for the benefit of adjoining lots.

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D. No existing trees shall be cut or removed from any lot except with written approval of the Committee.

IV. MISCELLANEOUS

A. Debris Removal: Dumpsters will be required on each site. The Owner of such lot shall be strictly responsible to insure that all trash, debris and other refuse material is properly disposed of in the required dumpsters, and the dumpsters shall be emptied in a timely manner, and that no trash, grubbed material, debris or other refuse material is placed on any other lot or property. It should be noted that the Hanalei Refuse Transfer Station does not allow dumping of construction materials.

B. Structural Analysis: The Committee, in reviewing building plans, will not undertake any structural analysis nor make any representation as to the sufficiency of the design or the proposed construction. This will be a matter solely for determination by the Owner and his/her architect.

C. Dust, Noise and Work Conditions:

1. Hours of construction operation shall be 7:00AM to 7:00PM, unless otherwise approved by the Committee.

2. The Owner shall be responsible for seeing that any work done on, over and in each lot by himself or his contractors, subcontractors, agents or others, will be performed so as not to interfere with the work of any other building in the area nor create a noise or dust nuisance, in particular the lot shall be watered down, utilizing at least a one inch diameter hose immediately preceding and during all site preparation work. Any laws, ordinances, statutes, rules or regulations imposing stricter standards or requirements regarding the subject matter of this paragraph shall apply and control.

D. Road Use Agreement: A signed road use agreement with Princeville Community Association (PCA) will be required before large equipment will be allowed on PCA common area roads and swales. Contact PCA office directly for this information and agreement copy.

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E. Temporary structures: Sales tools such as signs, viewing towers, fences, site offices, etc., must be approved by the Committee prior to installation and must be removed at the expense of the developer, within thirty (30) days of sale of the involved property.

F. Signs: Permanent project signs must be submitted for approval by the Committee prior to installation.

G. Exterior Lighting: An appropriate number of photoelectric cell lighting units shall be provided and maintained in an operating condition at all times. These fixtures should be located primarily to illuminate walkways and parking areas. The light from any exterior lighting fixture shall not be obtrusive to neighboring properties or roadways.

H. Exterior Maintenance of Buildings: Each owner shall be responsible for providing for the maintenance of the exterior of his/her buildings and all improvements located on the lot, keeping them in good repair, condition and appearance.

I. Variances to these guidelines may be considered.

V. SUBMITTAL PROCEDURES

Multi-unit projects must submit a Master Plan showing the entire development of the parcel. If development is to be done in Phases, the Master Plan should note the various phases and increments.

The Master Plan must include a Site Plan with locations and quantities of units, access, driveways, parking areas, open spaces, accessory use buildings, and landscape and water features. Information included on the Site Plan must contain the following:

- Parcel dimensions and square footage
- Zoning designation and allowable units
- Grade contours at one foot (1') intervals
- Utilities locations
- Established and proposed easements
- Waste collection facilities

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Multi-unit lots that are subdivided or used for single family residences should conform to the Community Design Committee rules and guidelines in effect at the time of submittal.

Submission of plans to County and State for permit approval shall be concurrent with submission to the Community Design Committee.

A. Pre-Design Conference

Meeting with the Design Committee, its representatives, and consultants and applicant and his architect and consultants is to be held.

B. Conceptual Submission

Applicant shall submit two (2) sets of the following:

- Master Plan
- Vicinity Map
- Plot Plan
- Landscape Plan (conceptual)
- Building/Floor Plan
- Perspective View - artist rendering
- Color Schedule

C. Preliminary Submission

Applicant shall submit two (2) sets of the following:

- Plot Plan
- Landscape Plan
- Grading and Drainage Plan
- Floor Plans
- Exterior Elevations
- Perspective View/Sections

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D. Final Submission - Building Permit Set

Applicant shall submit two (2) sets of the following:

- Plot Plan and Roof Plan
- Grading and Drainage Plan
- Landscape Plan
- Utilities Plan
- Foundation Plan
- Floor Plans
- Exterior Elevations
- Interior Elevations
- Cross Sections
- Floor Framing Plan
- Roof Framing Plan
- Door and Window Details
- Construction Details and Specifications
- Construction Schedule
- Color Schedule

E. State and County Approved Plans

After approvals have been received for Building Permits, any significant changes in plans and/or specifications affecting the exterior design should be duly submitted to the Committee.

F. As-Built Drawings

Within 180 days of completion of construction, as-built drawings must be filed with the Committee showing actual installations.

If additional consultants are determined to be required by the Design Committee, any reasonable fees and costs incurred shall be paid by the applicant.

NOTE: The Kauai County - North Shore Special Planning Area Ordinance should be referred to during the initial design process.