

FENCE AND WALL GUIDELINES FOR ROYAL KUNIA SITE 8

I GENERAL

FENCE TYPES AND LOCATIONS:

This fencing guideline is part of the sales contract package for each Homeowner. This guideline defines the types and heights of fences and walls that will be permitted on the individual lots. These guidelines must be followed when considering the construction of fences and walls. Copies of these guidelines are on file with the Royal Kunia Community Association Design Committee (RKCADC). Written approval of the RKCADC must accompany all building permit applications to the City.

Sketch "A" (page 10) illustrates fence types and locations by lines and symbols that correspond to a "Fencing Legend". 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 front plane of the house as the maximum boundary line shown.

If any guidelines are stricter than applicable City codes or ordinances (for instance, height, width, materials or other restrictions), then and in any such event, these stricter guidelines must be observed.

II ACCEPTABLE WALL OR FENCE BUILDING MATERIAL

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

WALLS:

Walls may be constructed of only the following materials:

- Concrete masonry unit (CMU, hollow tile block) block with plaster or stucco coating on the visible side (from the street or neighboring property)
- CMU block wall including split face with texture side facing the street or neighboring property. Split face CMU with texture is considered finished and does not require plaster or stucco finish.
- Natural stone or stone veneer (no coral).

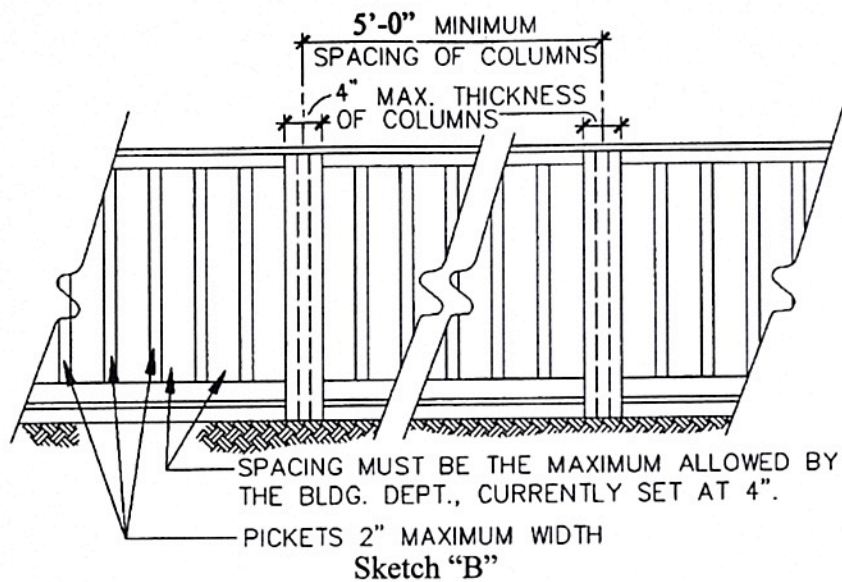
FENCING:

Fencing may be constructed of only the following materials:

- Wrought iron
- Steel tubing
- Anodized aluminum
- Redwood/Cedar wood
- Vinyl fencing (in approved colors-white, beige, gray)

RETAINING WALLS DESIGN

1. Solid or picket fencing is permitted for front yard fences not to exceed two feet, six inches (2'-6") in height as measured from the level of the area immediately on the exterior side of the proposed fence, facing the street or neighboring property.
2. All fences constructed atop front yard retaining walls or side yard retaining walls on corner lots are subject to the following:
 - a. Solid fences of any kind are not permitted. Only picket type fences shall be permitted.
 - b. The dimension of any picket shall not exceed two inches by two inches and the maximum spacing between the pickets is what is allowed by the building code (currently set at four (4) inches).
 - c. In order to preserve the openness effect of the fence atop the retaining wall, columns and/or support posts located at intervals between the pickets shall not be spaced closer than five (5) feet. The maximum allowable thickness of fencing columns and/or support posts atop any retaining wall shall be four inches (4").
 - d. See Sketch "B" for details.
3. All retaining walls shall not exceed six (6) feet in height.



ACCEPTABLE FENCE DESIGNS - CITY AND COUNTY APPROVAL

Fence designs must conform to the provisions of the "Land Use Ordinance". All fences will require a building permit. The fence types and material dimensions must be followed exactly. Deviations from these designs will result in building permit applications being denied by the RKCADC.

III ROYAL KUNIA SITE 8, FENCE REQUIREMENTS WITHIN THE LOTS

Royal Kunia Site 8 has special provisions for front, side and back yard walls and fences.

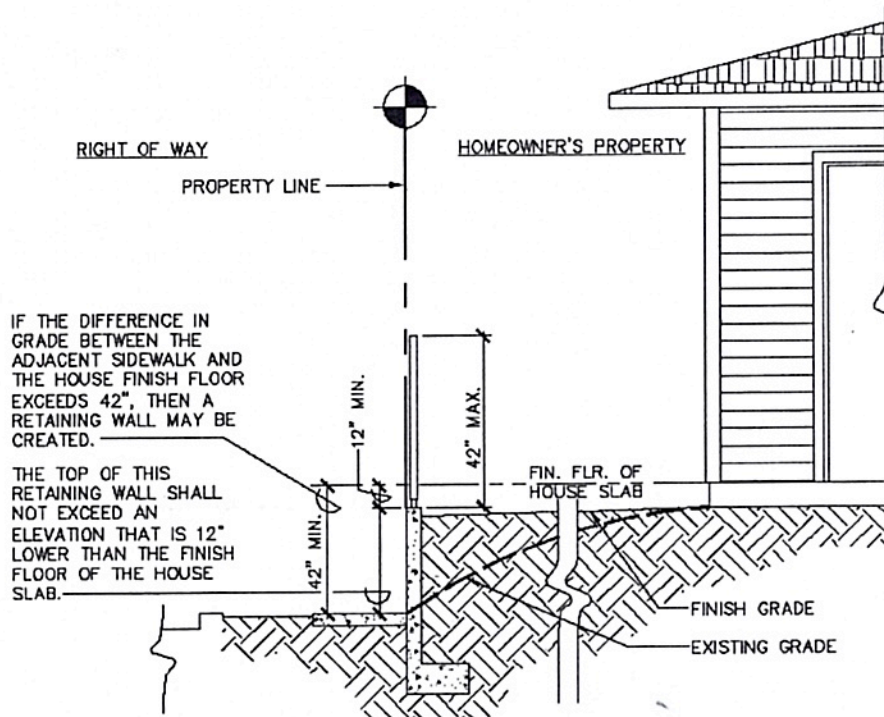
1. Solid or picket fencing is permitted for front yard fences not to exceed two feet, six inches (2'-6") in height as measured from the level of the area immediately on the exterior side of the proposed fence, facing the street or neighboring property.
2. FRONT YARD: For the purposes of these guidelines, a front yard shall be defined as being that portion of the yard bounded by a street up to the front plane of the house or garage (including along driveways). For corner lots, see "Corner Lots" section for front yard definition. Fences and /or walls in the front yard shall be governed by the following:
 - a. Any walls or fence installed by the homeowner shall not exceed 2'-6" in height measured from the existing finish grade to the top of the wall or fence.

Exception: If the difference in grade between the adjacent sidewalk and the finish floor of the house slab exceeds 42", then a retaining wall may be created. The top of this retaining wall shall not exceed an elevation that is 12" lower than the finish floor of the house slab.

A fence may be added on top of this retaining wall. This fence shall not

exceed 42" in height from the top of the retaining wall.

The fence or wall shall not impede any sight lines that are required for traffic safety. See Sketch "C".



Sketch "C"

- Trash enclosure is permitted behind the front plane of the house.
- Refer to Sketch "A" (page 10) for fence and wall height locations on typical lots.

3. REAR & SIDE YARDS: For purposes of these guidelines, a rear yard shall be defined as a yard at the opposite end of a lot from the front yard, except in the case of corner lots. All other yards not defined as front or rear yards shall be treated as side yards. Fences and/or walls in the rear and the side yards shall be governed by the following:

- a. The following restrictions apply to lots where the surrounding grade condition is minimal such that it does not require a retaining wall. Fences and walls starting along the front plane of the house extending to the side property lines and along the side property lines extending back from the front plane of the house or garage and all rear yard fences shall not exceed six (6) feet in height. (See Sketch "A" – page 10). The wall or fence may be made of one material or may be partly wall and partly fence, each to be made of one material only.

- b. Fences at property lines that border the proposed golf course shall not exceed six (6) feet in height. The design of the fence shall be either an open rail or an open rail with a solid base (lower portion up to 30" height). See Sketch 'F'.
 - c. Golf course fence columns and/or support posts shall be no greater than 4" maximum thickness. These columns and/or support posts shall not be spaced closer than five (5) feet. Should the column be constructed of hollow tile block, the maximum allowable thickness shall be sixteen (16") inches.
 - d. Fencing at the perimeter of the project (except those adjoining the golf course, which are regulated by 3.b. and 3.c. above) exceeding four (4) feet in height shall be screened with either a minimum four (4) foot landscape hedge or landscape treatment that is consistent with the perimeter landscaping screening provided throughout the existing Royal Kunia development (informal clusters of shrubs and small palms, and tall palms and special landscape treatment at project entries). This shall not apply to those lots adjoining the proposed golf course.
 - e. If the surrounding grade condition of a lot requires a retaining wall, the following restrictions shall apply. Retaining walls which run along the side property lines extending back from the front plane of the house or garage and all rear yard retaining walls shall not exceed a 6 feet maximum height as noted in Sketch "E".
 - f. Refer to Sketch "A" (page 10) for fence and wall height locations on typical lots.
4. CORNER LOTS: Corner lots have streets along two or more adjacent sides and thus technically have more than one front yard. For the purpose of these guidelines, the front yard shall be considered the yard adjacent to the street from which the garage and /or the house is entered. All other yards shall be treated as side yards.
- On corner lots, walls, fences or vegetation may not be constructed, placed or maintained at a height greater the two (2) feet, six (6) inches within the sight line designated by the City & County of Honolulu Department of Transportation Services, as shown on the plot plan for the subject lots.
5. ALL LOTS: For lots with existing 5'-0" fence(s) installed by the developer within or abutting their property line(s), any walls or fencing meeting that existing 5'-0" fence shall be the same height as that existing 5'-0" fence at the point of intersection for a minimum of 5'-0" from the existing 5'-0" fence.
6. FENCE MATERIAL: See Section II Acceptable Wall or Fence Building Material.

IV SPECIAL CONSIDERATIONS AND CONDITIONS

EASEMENTS WITHIN HOMEOWNER'S 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 owner's 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 homeowner's expense.

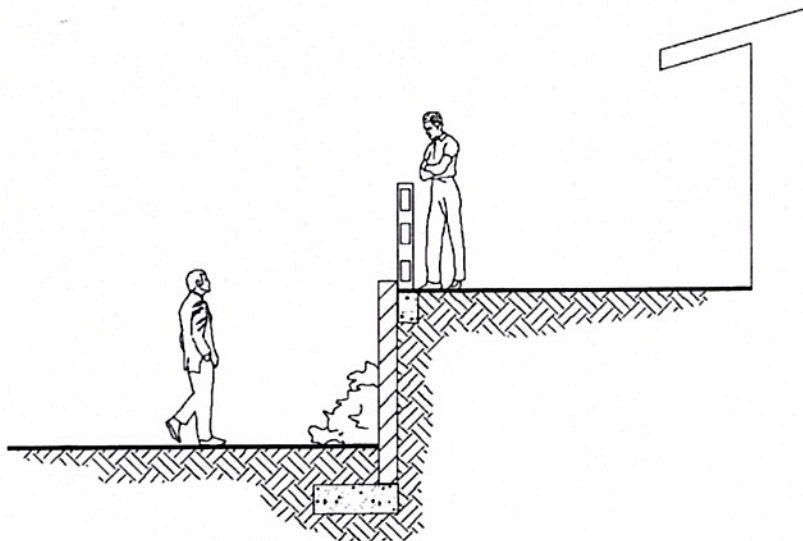
WALL SHARING WITH ADJACENT OWNERS

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 homeowner's lot. Cost sharing between neighbors will be left entirely between neighbors, with no intervention from the Developer.

PARALLEL WALLS (two walls built along side one another on neighboring properties.).

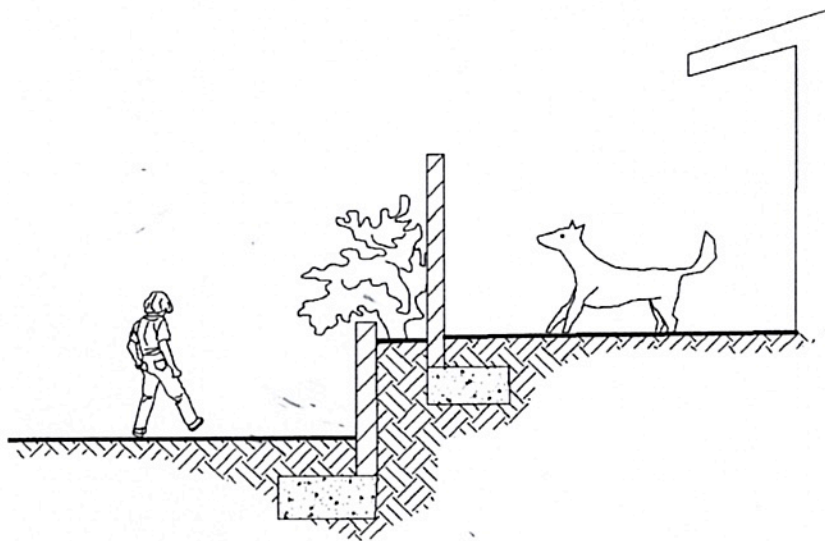
It is the position of the Design Committee that construction of parallel walls not be encouraged because they contribute to visual clutter. However, due to the varying needs of adjacent neighbors, parallel walls may be approved on a case-by-case basis proving the following conditions are met:

1. The parallel walls shall not go beyond the front plane of the applicant's home. The front plane of the home shall include the garage/carport at one side of the residence.
2. All parallel walls along side yards shall have a perpendicular wall of the same material returning a minimum of five (5) feet toward the house. This five (5) feet return may include a gate.
3. Parallel walls shall be encouraged to be the same height. However, because of differences in grades between properties and different family requirements among property owners, parallel walls of different heights may be approved on a case-by-case basis. (See Sketches "D1", "D2", and "D3")



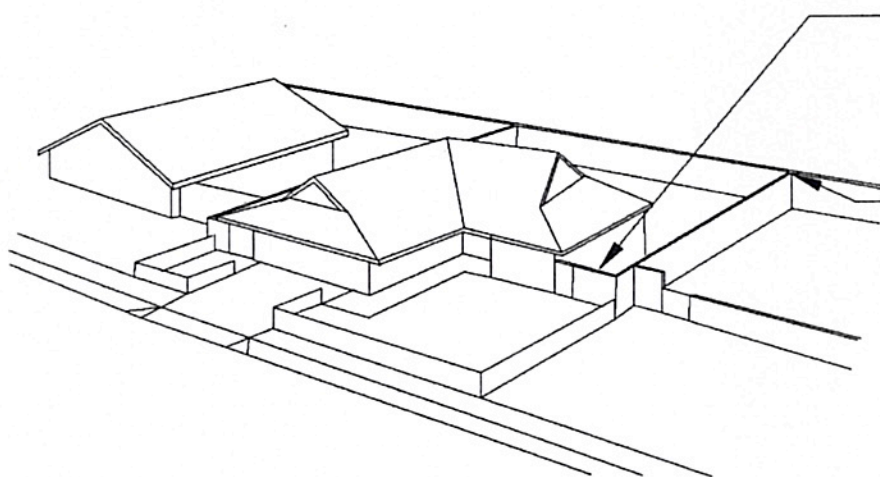
Sketch "D1"

Between these parallel walls, a landscaped planter is created which visually lowers the combined heights of the two walls.



Sketch "D2"

Parallel walls are permitted when there is a difference in grade and one neighbor's wall is retaining for its full height so that a guardrail is needed on the higher elevation.



Wall of the same material turned ninety (90) degrees to the front face of the residence.

Parallel walls

Along the side yard parallel walls shall have a perpendicular wall of the same material returning a minimum of five (5) feet towards the house. This five (5) feet may include a gate.

Sketch "D3"

JOINT OWNERSHIP AND MAINTENANCE AGREEMENT

Whenever two adjacent owners desire to jointly construct a fence or wall along and over the property line, it is recommended that a joint agreement for construction and maintenance be signed.

SIDEWALKS AND CURBS

Fences and walls and its footings 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 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. Homeowners shall not remove trees and shall be responsible for maintaining (watering) the 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 8. The Department of Transportation Services sight 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.

In addition, vegetation may not exceed 2'-6" in height within the sight line setback.

SUPPLEMENT TO FENCE & WALL GUIDELINES – SPECIAL LOTS

Lots located in certain non-typical locations or irregular lots are deemed "Special Lots" and listed on attached document Exhibit "A". The lot specific sketch are found in the Declaration of Planned Development Housing (PDH) Covenants for Royal Kunia Site 8 Phase A dated May 28, 2003 and Phase B dated March 24, 2004 as maybe amended.

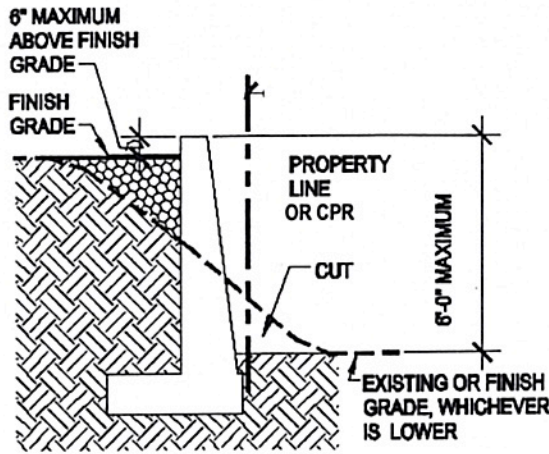
RETAINING WALLS AT SLOPE CONDITIONS

For those lots with slope banks within their yard, see Sketch "E".

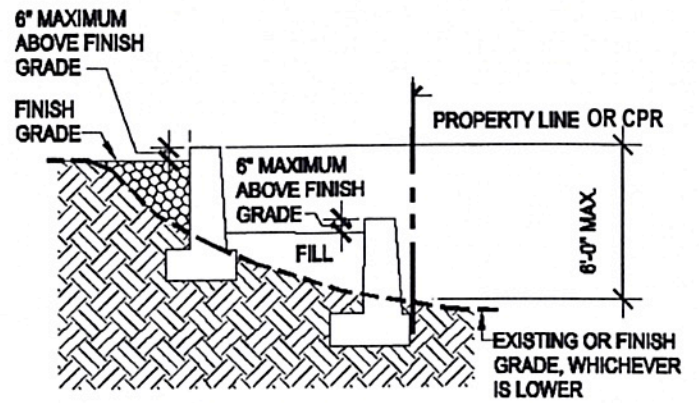
OTHER REQUIREMENTS

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

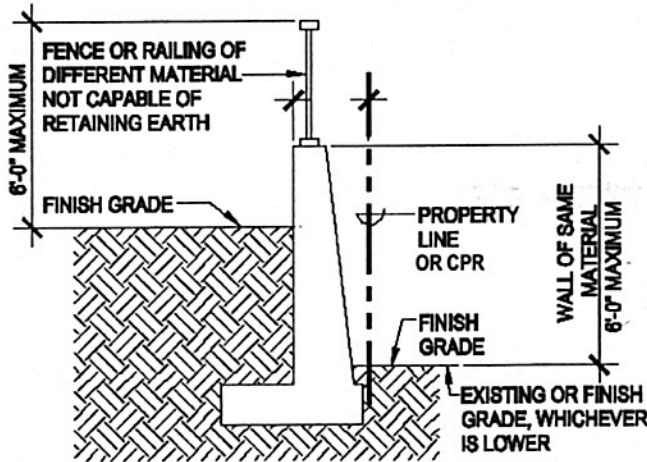
Any improvements constructed without first obtaining the "Royal Kunia Community Association Design Committee", and the City's Department of Land Utilization approval may be subject to fines and/or removal by RKCADC at the homeowner's expense.



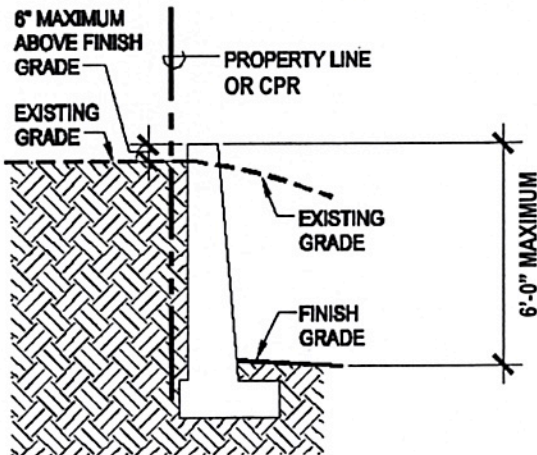
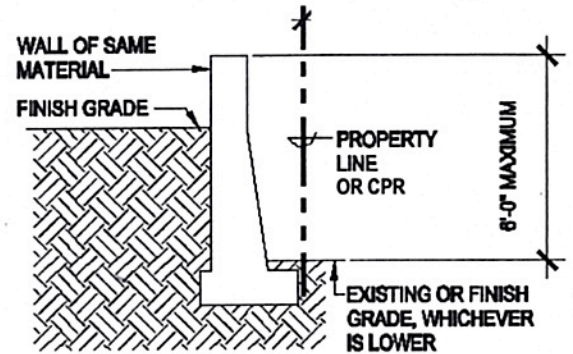
CUT and FILL RETAINING WALL



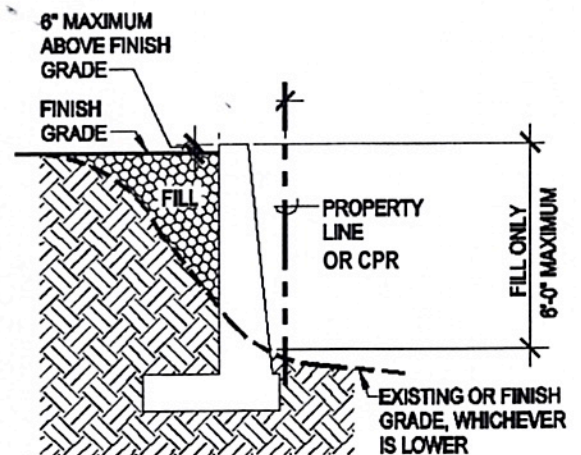
TERRACED RETAINING WALLS



RETAINING WALLS WITH SAFETY RAILINGS



RETAINING WALL PROTECTING A CUT



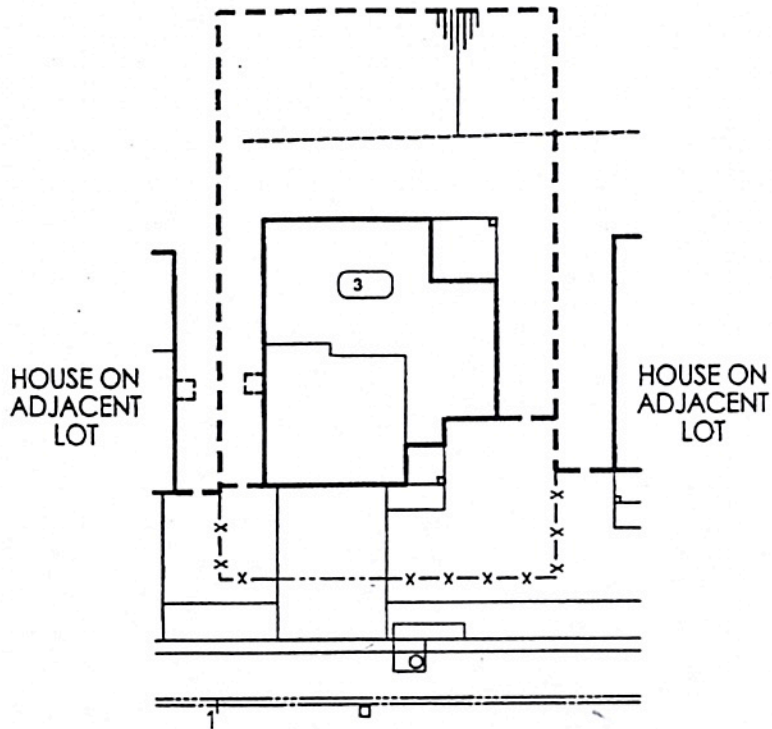
RETAINING WALL CONTAINING FILL

RETAINING WALL GUIDELINES

Sketch "E"

Note: See the City & County's Land Use Ordinance Section 3.4 for details.

* Land Use Ordinance Section 3.4 of the City & County of Honolulu has no height restriction on retaining walls protecting a cut. However, all walls in Royal Kunia Site 8 (including this retaining wall protecting a cut) are subject to the general 6' height restriction.



PROPERTY LINE



EXISTING 5'-0" HIGH
CAP VINYL FENCE



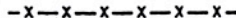
6'-0" MAX. HT. FENCE



EQUAL HEIGHT OR
LESS THAN EXISTING
5'-0" HIGH FENCE



2'-6" MAX. HT. FENCE
IF GRADE CONDITIONS
ALLOW RETAINING WALL.
REFER TO SEC. 3, PARA. 2 OF
FENCE & WALL GUIDELINES



2'-6" SOLID BASE W/ 3'-6"
OPEN PICKET ABOVE OR
6'-0" HIGH PICKET FENCE

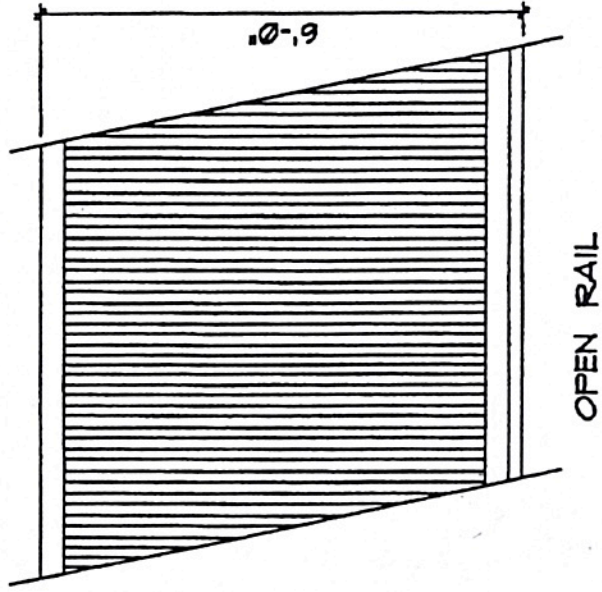


2'-6" SOLID BASE W/ 3'-6"
OPEN PICKET ABOVE
IF GRADE CONDITIONS
ALLOW RETAINING WALL.
REFER TO SEC. 3, PARA. 3C OF
FENCE & WALL GUIDELINES

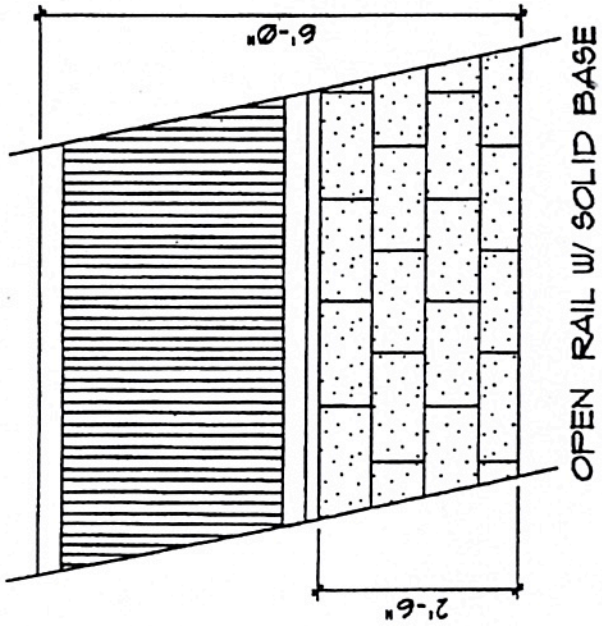


6'-0" HIGH PVC FENCE
AT WATER QUALITY BASIN





OPEN RAIL



OPEN RAIL W/ SOLID BASE

FENCE ELEVATION ADJACENT TO GOLF COURSE

SKETCH 'F'

Exhibit "A"

SUPPLEMENT TO FENCE & WALL GUIDELINES
ROYAL KUNIA SITE 8

SPECIAL LOTS:

Lots 28A, 29A, 30A, 31A, 32A, 33A, 36A, 40A, 51A, 55A, 56A, 58A, 59A, 60A, 61A, 62A, 65A, 66A, 69A, 70A, 71A, 72A, 75A, 76A, 79A, 82A, 84A, 89A, 90A, 91A, 92A, 93A, 102A, 103A, 111A, 112A, 123A, 124A, 1B, 2B, 3B, 4B, 25B, 32B, 33B, 38B, 39B, 40B, 41B, 50B, 51B, 58B, 59B, 68B, 69B, 76B, 77B, 78B, 79B, 80B, 81B, 82B, 85B, 86B, 88B, 93B, 95B, 97B, and 99B have conditions that require specific drawings. See Lot specific sketch.