

# FENCE AND WALL GUIDELINES FOR SITES 6 & 7

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## I. AREA DEFINITIONS AND LOT CONDITIONS

### LOT NUMBERING:

All references to lot numbers below are to the following file plans recorded with the Bureau of Conveyances of the State of Hawaii

Site 6: File Plan No. 2124

Site 7: File Plan No. 2126

### VISTA UNIT:

Vista units within Site 6 are lots 22-40. Vista units within Site 7 are lots 37-69.

### COURTYARD UNIT:

Courtyard units within Site 6 are lots 1-21 and 41-51. Courtyard units within Site 7 are 1-36 and 70-95.

### FRONT YARD:

For the purposes of these guidelines, a front yard shall be defined as being any yard directly adjacent to a public or private street. Some lots will have more than one "Front Yard" which may continue along an entire property line or only a portion.

1. Any walls or fences 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. See attached sketches # "1" & "2" for typical front yard fencing for both "Vista" and "Courtyard" units.
2. In order to allow a degree of privacy, any lot with more than one front yard having one of the front yards adjacent to a public street, may erect a wall or fence of a maximum of 5'. The extent of this wall or fence shall be limited by the front plane of the house or garage and/or sight line restrictions. See attached sketch # "3" illustrated by lots "12" and "13".

### SIDE AND REAR YARDS:

For the purposes of these guidelines, side and rear yards shall be defined as any other yard are not classified a "Front Yard" as defined above.

Side yards and front yards may be adjacent to each other. The point at which a yard area is not directly fronted by a public or private street determines the start of a side yard.

1. Any wall or fence installed by a homeowner shall not exceed 6' in height measured from the existing finish grade to the top of the wall or fence.

2. Side and rear yards facing public or private streets but separated by Community Association owned property shall be allowed a maximum wall or fence height of no more than 5'. See attached sketch # "4".
3. Typical side yards run parallel to each other and are illustrated on sketch # "4" on lots 47, 48 & 49.

CORNER LOTS:

Any lot formed as a result of two or more property lines being "Front Yards" as defined above. Typical corner lots are to follow the fencing guidelines as illustrated by sketch #'s "5" and "3" by lots "14" and "13".

FLAG LOTS:

Site 6:

Lots 12, 14, 22, 40, 41 & 46

Site 7:

Lots 5, 27, 61, 62, 69, 75 & 88

Follow the fencing guidelines as illustrated on sketch #'s "3", "4", "5" and "6".

II. ACCEPTABLE WALL OR FENCE BUILDING MATERIAL

For the following, note the designations for "Transparent" and "Non-Transparent" as this pertains to all Front Yard fencing situations described above and Vista series rear yard conditions described below.

WALLS:

Walls may be constructed of only the following materials:

- Split face CMU block (split face facing outward) *Non-Transparent*
- Natural stone (no coral) *Non-Transparent*

FENCING:

Fencing may be constructed of only the following material:

- Wood *Non-Transparent*
- Vinyl *Non-Transparent*
- Dark anodized aluminum *Transparent*
- Wrought iron *Transparent*
- Cement based building board (Hardi-Board) *Non-Transparent*

III. ACCEPTABLE FENCE DESIGNS

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 the attached illustrations and will require a building permit that has been checked by the DLU.

*center*

#### IV. SPECIAL CONSIDERATIONS AND CONDITIONS

Vista Series

##### VISTA SERIES LOTS - REAR YARD WALLS & FENCING

Vista series lots that have rear yards facing the perimeter of the subdivision are subject to the following wall and fencing conditions.

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1. The combined wall and fencing height may not exceed 6' in height made up of no more than 2'-6" non-transparent with the remainder being composed of either transparent, wrought iron or aluminum fencing.
2. The wall portion may be constructed with any of the acceptable materials listed above.

##### EASEMENTS WITHIN A HOMEOWNERS PROPERTY

Any wall or fence, regardless of yard designation, must be placed in back of any utility or landscape easements existing within an owners property. It is important that any required footings also fall outside of any easement line. See attached sketch # "5" on lot 14.

##### SIGHT LINE SETBACKS

The City and County of Honolulu's Department of Transportation Services has established sight line setbacks for certain lots within Sites 6 & 7. The Department of Transportation Services site line setbacks supersede all other setbacks. No fence shall be constructed within roadway sight lines which projects more than 2' 6" above existing grade established when lot was conveyed from Seller to Buyer. The affected lots are as follows:

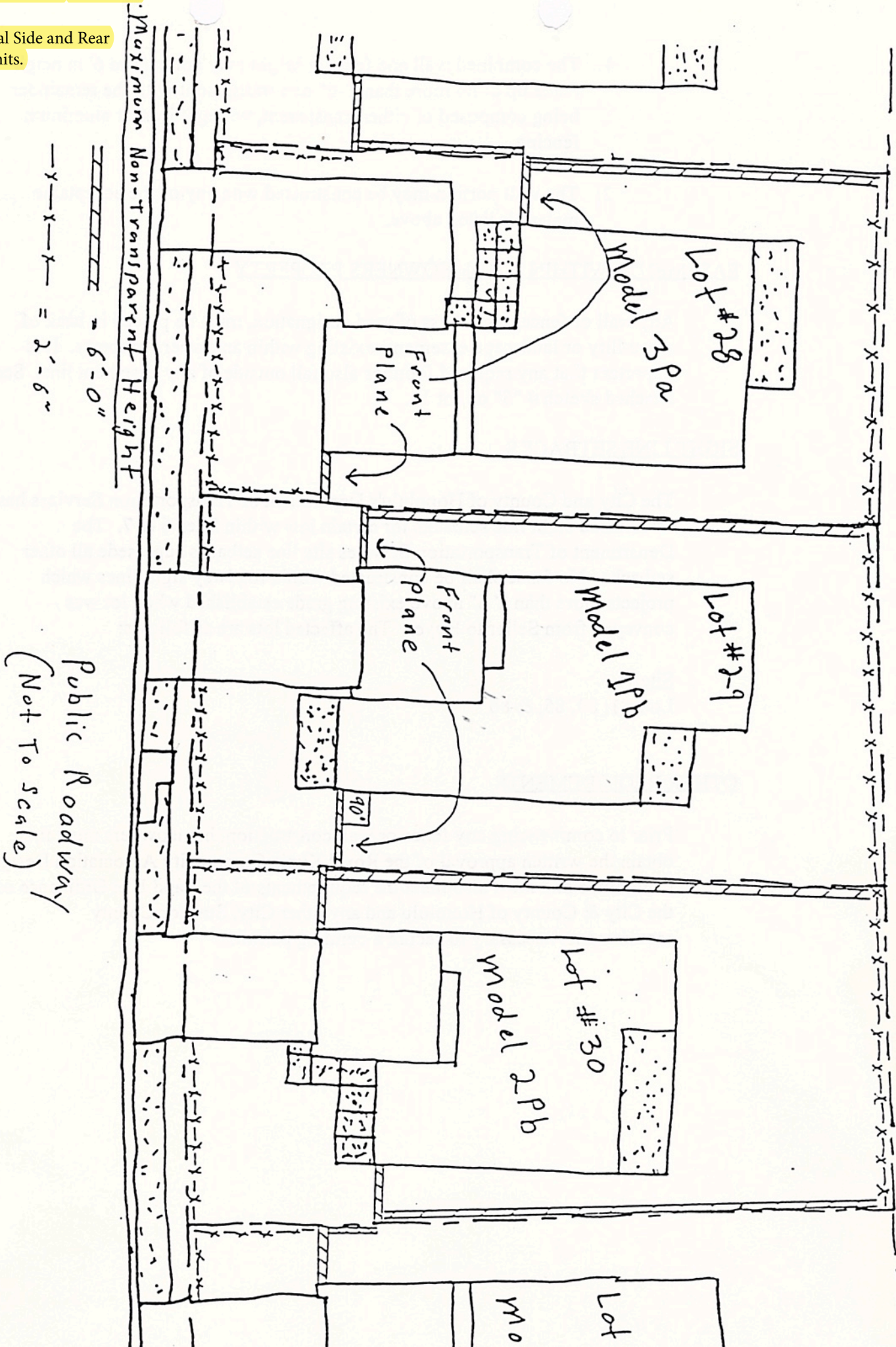
###### Site 7:

Lots 81, 84, 85, & 86

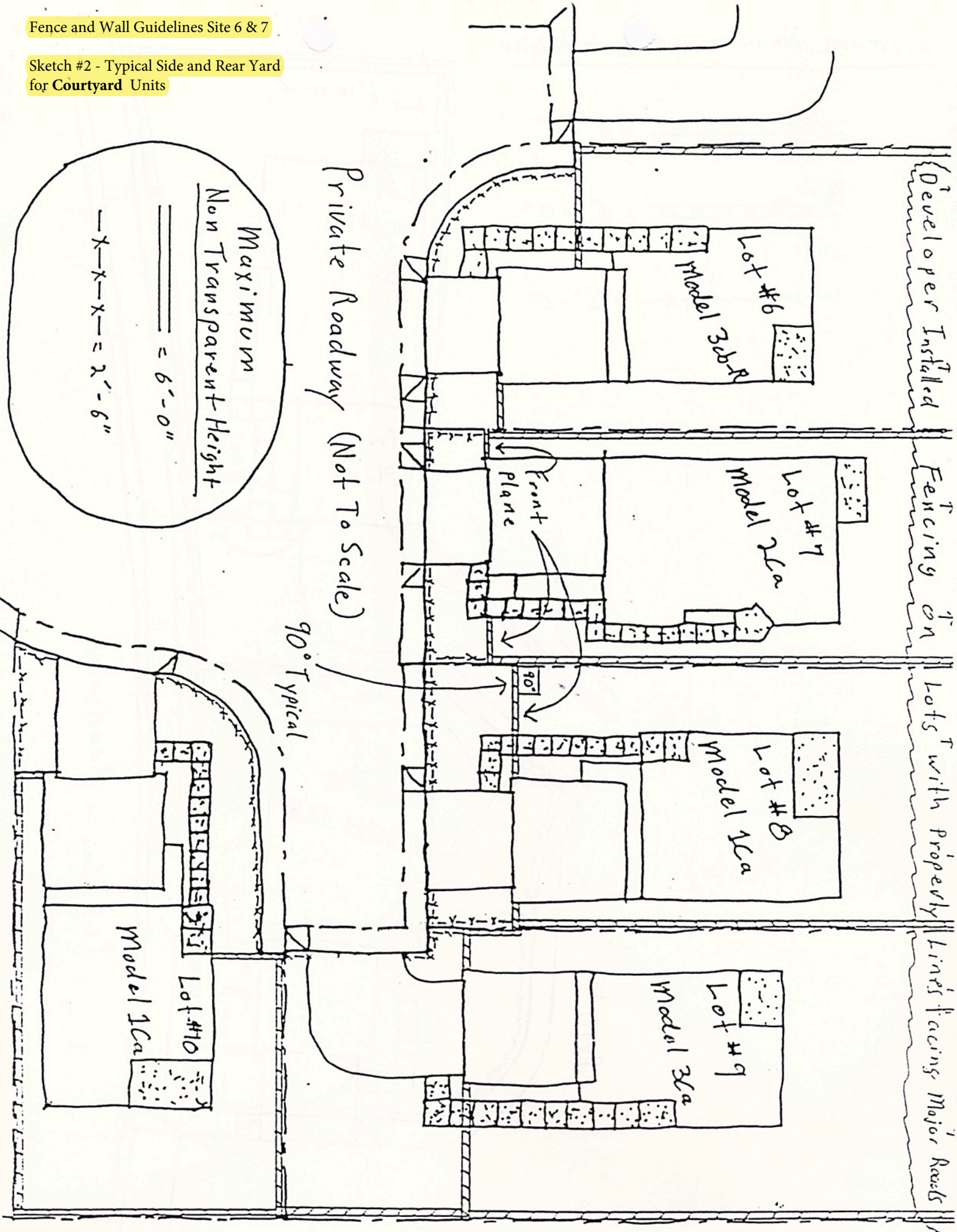
##### OTHER REQUIREMENTS

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.

Sketch #1 - Typical Side and Rear Yard for Vista Units.



Public Roadway  
(Not to scale)



Maximum  
Non Transparent Height

= 6'-0"

—X—X—X— = 2'-6"

Private Roadway (Not To Scale)

90° Typical

Front Plane

Developer Installed

Fencing on

Lots with Property

Lines Facing Major Roads

Maximum Non-Transparent Height

▨▨▨▨▨▨▨▨ = 6'-0"

○○○○○○○○○○ = 5'-0"

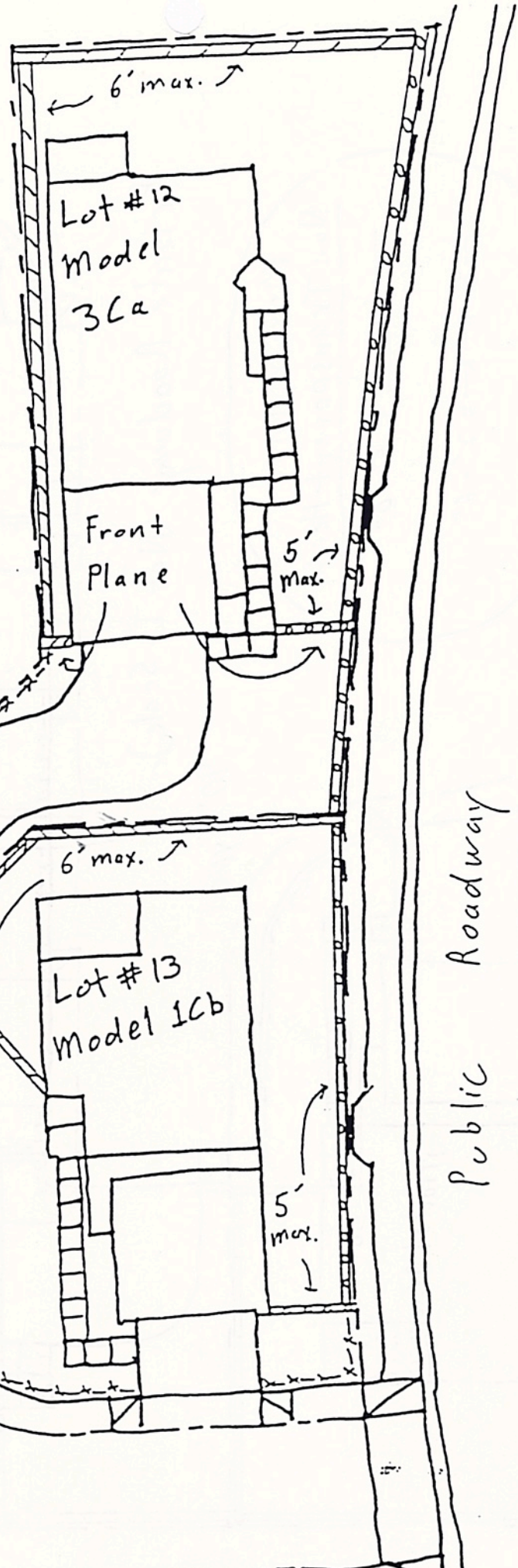
-x-x-x-x- = 2'-6"

(not To Scale)

10' from Prop. Line

Private Roadway

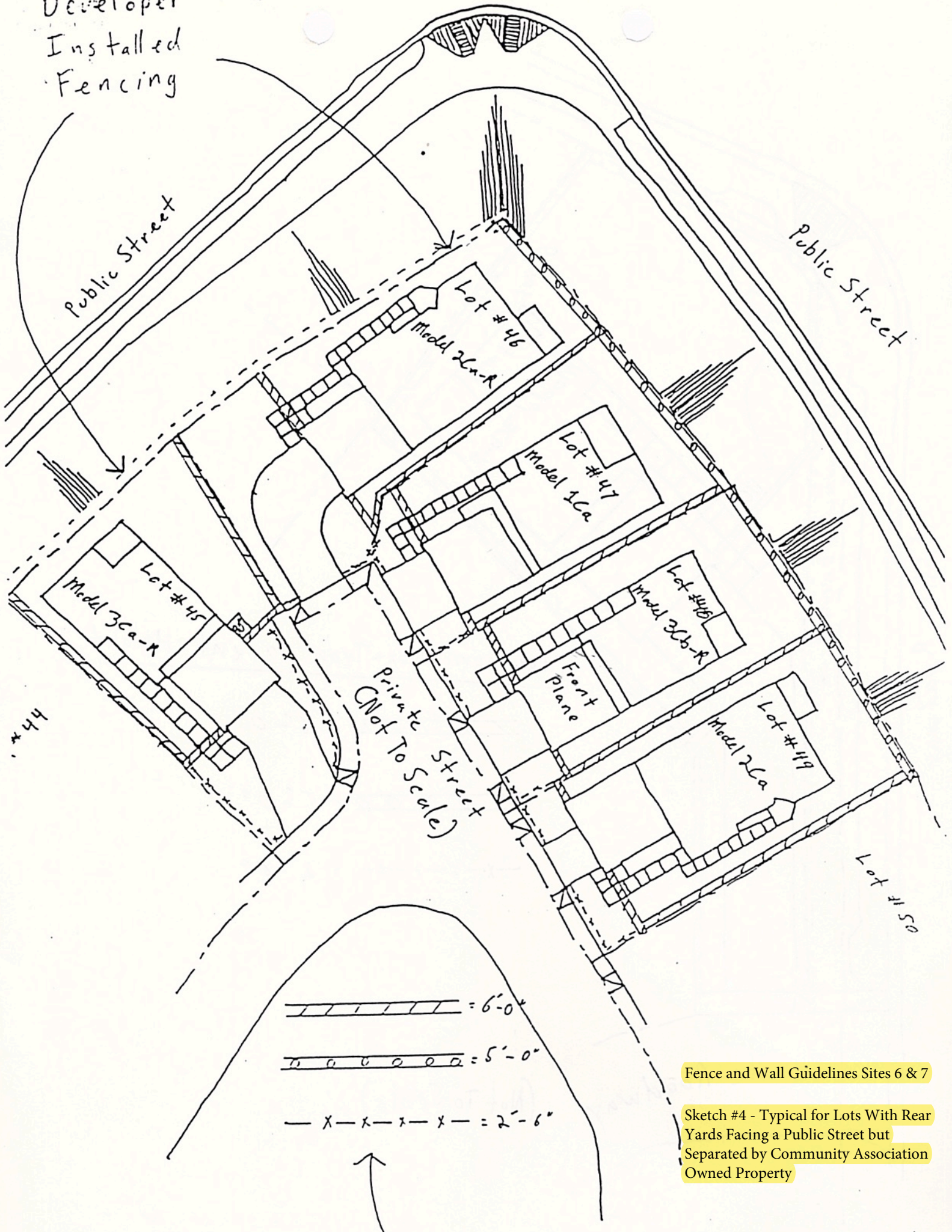
Public Roadway



Fence and Wall Guidelines Sites 6 & 7

Sketch #3 - Typical for Lots With More Than One Front Yard With One Front Yard Facing a Public Street

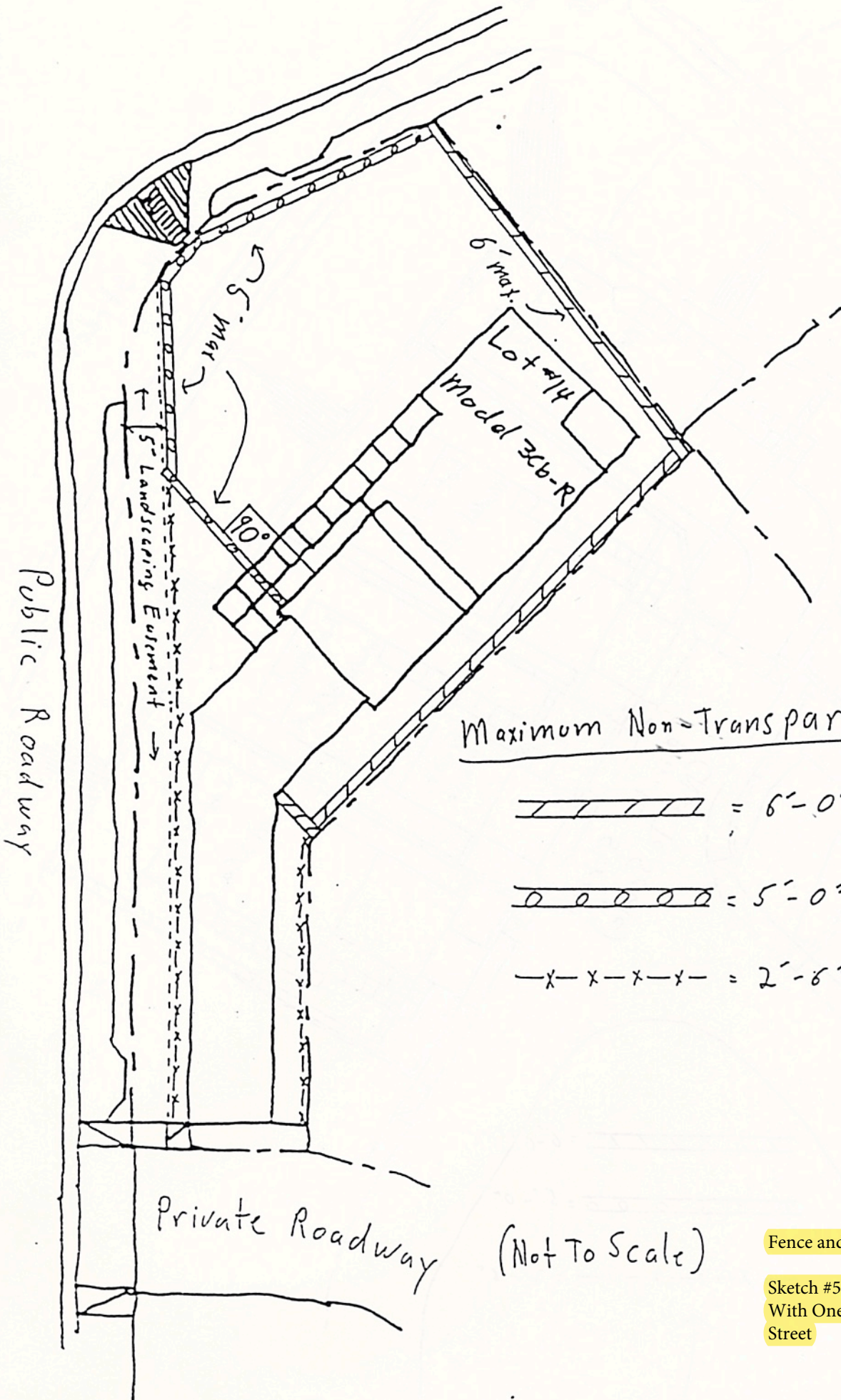
Developer  
Installed  
Fencing



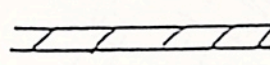
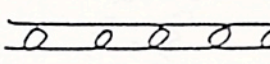
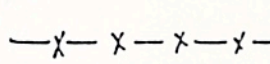
Fence and Wall Guidelines Sites 6 & 7

Sketch #4 - Typical for Lots With Rear  
Yards Facing a Public Street but  
Separated by Community Association  
Owned Property

Height



Maximum Non-Transparent Height

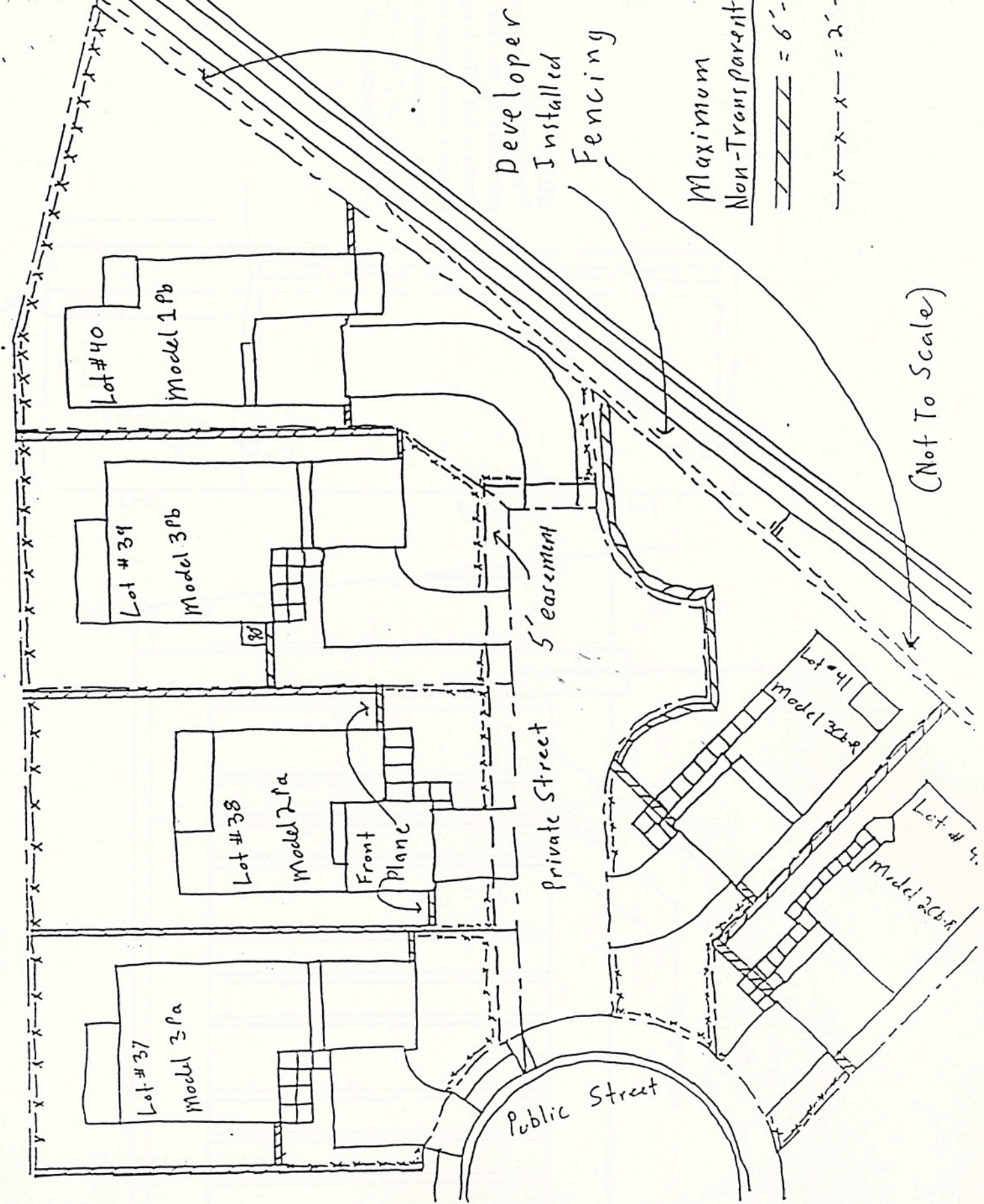
-  = 6'-0"
-  = 5'-0"
-  = 5'-0"

(Not To Scale)

Fence and Wall Guidelines Sites 6 & 7

Sketch #5 - Typical for Corner Lots  
With One Front Yard Facing a Public  
Street

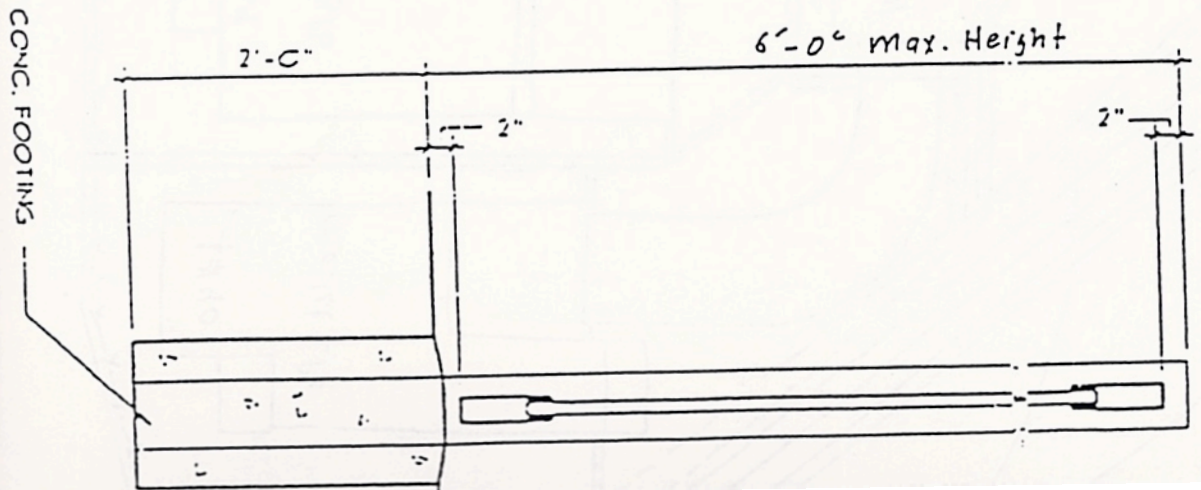
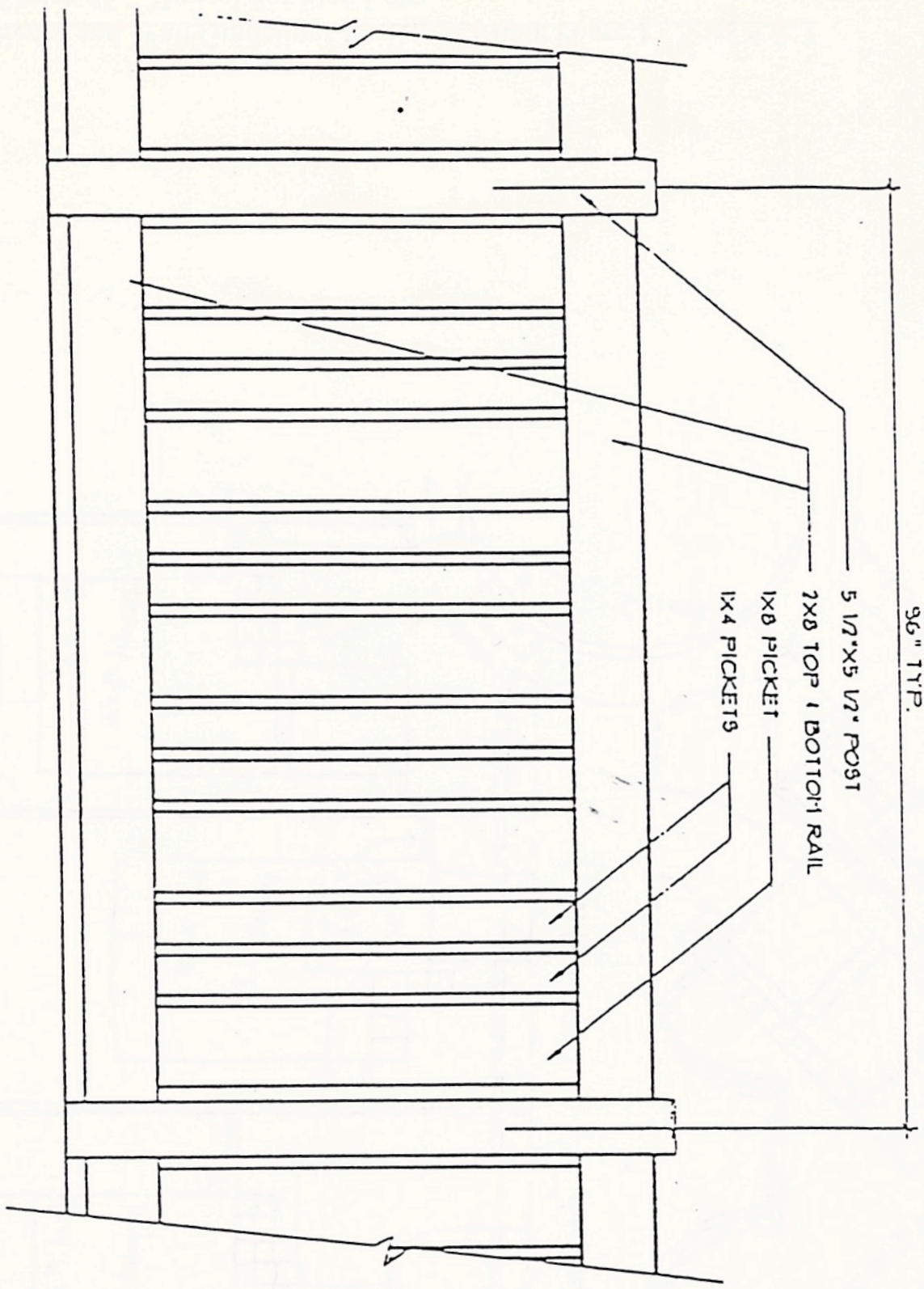


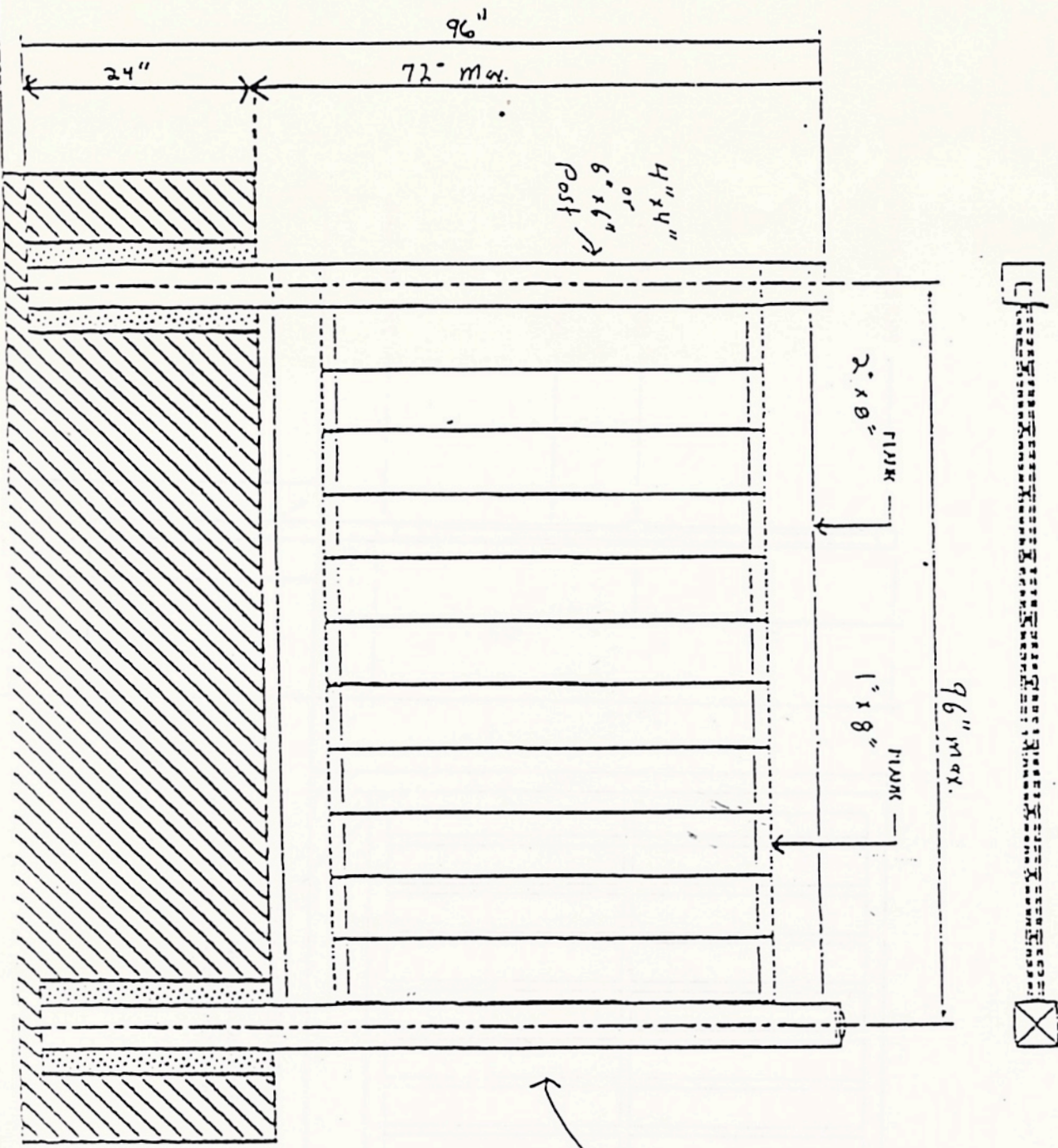


Fence and Wall Guidelines Sites 6 & 7

Sketch #6 - Typical for Flag Lots

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**NOTE:**  
 Wood clad pipe posts may be substituted for the vinyl design shown at left. The design intent however, must match the vinyl design. The discretionary review of the Design Review Committee shall be followed.