

## DESIGN GUIDELINES

All construction work required on any residential lot shall be done only in accordance with plans approved by the Design Committee and at the expense of the Owner.

All work undertaken within the on any residential lot within Pi'ilani Mai Ke Kai shall comply with the appropriate existing laws, rules, regulations, codes and ordinances. Where requirements hereunder are more stringent than the applicable laws, rules regulations, codes and ordinances, the requirements of the Kanawai for Pi'ilani Mai Ke Kai and these Design Guidelines shall govern.

If due to the peculiar location, size or topography of a particular Residential Lot, an Owner cannot reasonably build a Residence without violating a specific provision of this Design Guideline, the Board shall have the authority, with the prior written approval of the Design Committee, to grant a variance from such specific restriction permitting such Owner to proceed to build and occupy a Residence without regard to the specific requirement.

### **A. USE AND SITE DEVELOPMENT REQUIREMENTS**

- (1) **UTILITIES.** Utility service lines, wires, conduits, pipes and ducts for gas, telephone, water and sanitary sewer service, shall be underground. Utility service lines, wires, conduits, pipes and ducts for electricity may be overhead.
- (2) **PETROLEUM GAS TANKS.** No Owner shall install liquid petroleum gas tanks on any Residential Lot without obtaining prior written approval of the Design Committee.

### **B. ARCHITECTURAL STANDARDS**

- (1) **BUILDING SIZE (MINIMUM).** The minimum living area of any Residence shall be no less than 700 square feet and each Residence must have at least a one-car carport unless the Owner receives prior written approval from the Design Committee.
- (2) **BUILDING MATERIALS.** No Owner may use second hand or used lumber, drag-ons or other previously used material in any construction on any Residential Lot unless the Owner receives prior written approval from the Design Committee.
- (3) **BUILDING MATERIALS.** Materials and paints for trim and surfaces shall be non-reflective and non-glaring. Colors for exterior walls and surfaces shall be non-glaring and muted.
- (4) **EXTERIOR LIGHTING.** No Owner shall install or maintain permanent exterior electric lighting of any sort having a light source that is a constant nuisance to an Owner of a Neighboring Lot.

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- (5) **DRIVEWAYS.** Driveways shall be paved with asphaltic concrete or concrete unless the Owner receives prior written approval from the Design Committee.
- (6) **WALLS AND FENCES.** Any garden wall or fence built along or within property lines shall be erected in compliance with the County Code.
- (7) **SWIMMING POOLS.** Should undue noise result from the operation of the air conditioning and/or swimming pool filtering pump unit or units, the Owner shall design additional soundproofing methods and shall upon approval of these methods by the Design Committee, proceed expeditiously with necessary adjustments.

### **C. LANDSCAPING STANDARDS**

- (8) **TOP SOIL.** Top soil or fill material brought to a Lot site by the Owner shall be free of termites and deleterious matters.