Appendix A

Design Guidelines

HONUA'ULA

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March 2010

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PBR HAWAII
& ASSOCIATES, INC.

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Contributors:

VITA
PLANNING & LANDSCAPE ARCHITECTURE

HKS
HILL GLAZIER STUDIO

preface

These Design Guidelines are intended to provide guidance for all community development and construction—new buildings, building additions, site work and landscaping — as well as any subsequent changes or alterations to previously approved plans of existing homes. The Design Guidelines will be administered and enforced by the Honua'ula Design Review Committee (DRC) in accordance with procedures set forth in the Honua'ula Declaration of Covenants, Conditions and Restrictions (CC&R's) recorded with the State of Hawaii, and as may be amended thereafter. In the event of any conflict between Design Guidelines and CC & R's, the CC & R's shall govern and control.

These Design Guidelines are also intended to provide a framework which owners and their design team may use to create buildings and homes that promote the goals of Honua'ula. Accordingly, the DRC reserves the right to review, approve or disapprove design proposals based upon the proposal's support of these community goals, regardless of the proposal's adherence to specific sections of these guidelines.

The Design Guidelines may also be amended from time to time by the DRC. It is the Homeowners' responsibility to be sure that they have current Design Guidelines and have carefully reviewed all applicable sections of the CC & R's.

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HONUA'ULA COMMUNITY DESCRIPTION/PURPOSE AND INTENT

Honua'ula is designated "Project District 9" in the County of Maui Kīhei-Mākena Community Plan. Under Chapter 19.90A, Maui County Code (MCC), the purpose and intent of Project District 9 is to establish permissible land uses and appropriate standards of development for a residential community consisting of single-family and multifamily dwellings complemented with village mixed uses, all integrated with a golf course and other recreational amenities.

Consistent with the Kīhei-Mākena Community Plan and the County Code, Honua'ula is a master-planned community embracing "smart growth" principles such as diverse residential opportunities, commercial mixed uses, on-site recreational amenities, and integrated bicycle and pedestrian path/trail networks. Honua'ula also fosters preservation of natural and cultural resources while contributing to Maui's social fabric and economic diversity.

Honua'ula reflects community values and features distinctive architecture to create an interesting, unique community in context with the Kīhei-Mākena region. This cohesive approach integrates natural and human-made boundaries and landmarks to craft a sense of place within a defined community. Incorporation of unique elements and natural and cultural resources will provide Honua'ula residents with a distinctive home for generations. In addition, the topography is a key defining feature of Honua'ula, and one of the principle design and planning goals is to preserve and utilize this topography as much as possible.

Honua'ula's integration of mixed land uses is a critical component of creating a true community. By locating commercial and retail establishments within a quarter-mile of the higher density residential areas, alternatives to driving, such as walking or biking, once again become viable.

Honua'ula's open space, parks, conservation areas, bicycle and pedestrian network, and golf course provide for significant recreational benefits, protection of important habitat and natural features, and an overall setting of enhanced environmental quality and community health.

1.1 SINGLE AND MULTI-FAMILY RESIDENTIAL SUB-DISTRICTS

The Single- and Multi- Family Residential sub-districts contain Honua'ula's residential neighborhoods. The total number of residences that may be constructed on-site in Honua'ula will not exceed 1,150. Homes are priced for a range of consumer groups, including workforce affordable homes. Because of the Property's elevations and topography, many homes will have golf course and/or ocean views.

1.2 VILLAGE MIXED USE SUB-DISTRICT

The Village Mixed Use sub-district allows for a mix of residential, commercial, and recreational and community facilities serving the needs of Honua'ula residents and guests.

The intent of the Village Mixed Use sub-district is to create community identity and character with landmark buildings and grouping of services within a central core that includes a mix of uses. Permitted uses in the village mixed use district include: retail food and beverage establishments; grocery stores; retail shops; offices; business services; minor medical offices; religious institutions; and public facilities.

1.3 RECREATION AND OPEN SPACE/UTILITY SUB-DISTRICT

The Recreation and Open Space/Utility sub-district may include: the golf course and golf driving range; community and recreation centers; parks and playgrounds; native plant conservation areas; landscaped common or open space areas; trails and bike-pedestrian ways; drainage, utility, and erosion control systems; wells and reservoirs; and greenhouses and nurseries for the propagation of plants.

Open space in the Recreation and Open Space/Utility sub-district includes landscaped buffers, drainage ways, and steep topographic features. A major buffer zone is located between Maui Meadows and Honua'ula. This buffer area is at least 100 feet wide consisting of a 50-foot wide landscape buffer and a landscaped roadway. Other major buffer areas include areas bordering Pi'ilani Highway.

1.4 GOLF COURSE AND CLUBHOUSE

The homeowner's golf course and clubhouse includes: an 18-hole championship golf course; golf practice range; clubhouse facility with a restaurant; pro-shop; spa; and indoor and outdoor recreational amenities. The golf course and driving range are part of the Recreation and Open Space/Utility sub-district; the clubhouse and related facilities are within the Village Mixed Use sub-district. Major portions of the golf course have been designed as an integral part of the community's drainage system.

1.5 CIRCULATION AND ROADWAYS

Pi'ilani Highway provides primary access to Honua'ula from the intersection of Pi'ilani Highway/Wailea Ike Drive. At or before the completion of 50 percent of Honua'ula, Pi'ilani Highway will be extended south with two lanes from Wailea Ike Drive to provide a connection with an extension of Kaukahi Street in Wailea Resort.

A system of pedestrian and bike paths is integrated along the community's roadways and open spaces. This secondary circulation system of linked pedestrian/bike trails provides another option for traveling within the community. The community trail system connects residential areas to the village mixed use areas, neighborhood parks, golf course clubhouse, and other areas.

2

COMMUNITY DESIGN STANDARDS

These design standards establish a consistent framework of common community elements that reflect the context of surrounding areas. The following are guiding community principles that have been incorporated in the planning and design of Honua'ula:

- Create a distinct Honua'ula design character and identity;
- Establish a hierarchy of roadways and project features;
- Establish significant landmark features in appropriate locations;
- Promote a sense of place;
- Provide recreational opportunities and activities;
- Preserve and enhance botanical and cultural resources; and
- Preserve and use Honua'ula's unique topography as much as possible.

3

DEVELOPMENT STANDARDS

Honua'ula is subject to all federal, state, and county statutes, ordinances, rules, and regulations, and shall be further subject to the following standards included within the Project District zoning ordinance (Chapter 19.90A, MCC) and the Change in Zoning ordinance (Ordinance 3554 (2008)):

A. Environment.

1. Existing natural drainageways shall remain as open spaces and their hardening is discouraged, provided that landscaping, walkways, bikeways, roadways, fences, drainage, and minor recreational and other structures, that do not detract from the natural environment or adversely affect drainageways and improvements, may be permitted.

2. The drainage master plan shall incorporate the golf course and open spaces as areas for stormwater detention and desilting basins.

3. When grading is necessary, retaining existing rolling topography and natural drainageways is strongly encouraged.

B. Energy Efficiency.

1. The requirements of Chapter 16.16 MCC shall apply to all uses within Honua'ula. Chapter 16.16, MCC, sets forth design requirements for the efficient use of energy in new buildings and new construction in existing buildings.

2. All residential energy systems shall be designed and constructed to meet all applicable ENERGY STAR requirements established by the Climate Protection Division of the United States Environmental Protection Agency in effect at the time of construction. Energy systems include all hot water systems, roof and attic areas, outside walls, windows, air cooling systems, and heating systems.

3. All residential units shall be equipped with a primary hot water system at least as energy efficient as a conventional solar panel hot water system, sized to meet at least 80 percent of the hot water demand for the respective units.

4. All air cooling systems and all heating systems for laundry facilities, swimming pools, and spa areas shall make maximum use of energy-efficient construction and technology.

C. Infrastructure and Public Services.

1. Honua'ula shall not burden government agencies by requiring the provision of major infrastructure improvements or public services.

2. Honua'ula, will develop, maintain, and operate, a private water source, storage facilities, and transmission lines in accordance with Department of Water Supply standards and all applicable community plans.

3. Honua'ula roadways may meet standards for private, nondedicable, resort-residential roadway and pedestrian access in accordance with health and safety requirements.

4. Roadways will incorporate landscaped bike/pedestrian ways as part of a comprehensive system of landscape roads and bike/pedestrian ways.

5. Nonpotable water shall be used for all irrigation purposes.

D. Architectural Design.

1. Each building or structure shall be designed by a licensed architect in conformance with the intent of Honua'ula and these design guidelines.

2. The architect of Honua'ula should act as a bridge between the natural and man-made environment. Accordingly, building design should blur the distinction between indoor and outdoor space, equal emphasis should be placed on the spaces between buildings, and structures should recede into the landscape as opposed to dominating it.

3. Create buildings that are unique to their locations and requirements, while remaining consistent with the overall Architectural Design objectives of the community.

4. The height of any structure within Honua'ula shall be measured in accordance with Section 19.04.040, MCC.

E. Landscape Planting.

1. Comprehensive landscaping shall be provided for all community common areas, including along streets and drainageways, and in improved open spaces.

2. Landscaping shall be considered an integral element of Honua'ula and shall be used for visual screening, shade, definition, and environmental control.

3. Existing native Hawaiian species shall be retained or relocated, to the extent practicable.

4. Use of native Hawaiian species is strongly encouraged.

5. Within the southern portion of Honua'ula a Native Plant Preservation Area is established for the protection of native Hawaiian plants and significant cultural sites worthy of preservation, restoration, and interpretation for public education and enrichment. No development is allowed within the Native Plant Preservation Area other than fences, trails, and structures necessary for the maintenance of the area.

6. A fire buffer area is established between Maui Meadows and Honua'ula. The fire buffer shall be a minimum of 100 feet wide, with a minimum fifty-foot wide landscaped buffer area within it. No structures, except rear and side boundary walls or fences and garden walls no higher than six (6) feet, are permitted in the buffer.

7. A minimum 20 foot wide landscape buffer area is established between any single-family and multifamily development adjoining Piilani Highway extension corridor.

F. Signs

A comprehensive sign program, consistent with Chapter 16.12A, MCC, is established for all signs within Honua'ula. The comprehensive sign program shall include details regarding, type, number allowable, area, format, conceptual design, color scheme, building materials, lighting, and installation.

4

SITE DEVELOPMENT DESIGN GUIDELINES

The following examples suggest a range of acceptable residential and mixed use development. These Design Guidelines strive to provide a framework for a quality community, while allowing flexibility for market demands over time. The following are the guiding principles incorporated in this document:

- Adhere to the adopted Project District (Chapter 19.90A, MCC) and zoning requirements (Ordinance 3554 (2008) and related development standards;
- Promote a diversity of products to meet a range of market demands;
- Satisfy the mix of market and affordable housing requirements;
- Integrate parcels for attached and detached housing products;
- Provide for human scale commercial development;
- Encourage sensitivity to the natural environment; and
- Provide an integration of site planning with the architectural solutions of buildings.

4.1 INDIVIDUAL HOMESITE DIAGRAMS / BUILDING ENVELOPES

Homesite diagrams will be prepared for each individual homesite to define site-specific design parameters such as building envelope areas, building setbacks, pad elevations, and maximum roof elevations. As applicable, utility easements are indicated on, and consistent with, the site improvement plans. In addition, special landscaping restrictions to enhance views may be defined. Refer to Figure 4.1 – Sample Homesite Diagram and each Individual Homesite Diagram for the subject lot. Building envelope locations are determined by the specific characteristics of each lot, zoning setback criteria, and the planning and design objectives for Honua'ula.

An Individual Homesite Diagram for each lot shall be included in the initial and any subsequent Sales Contract. No modifications to the homesite diagrams/building envelopes shall be made by Individual Homesite owners or successors, unless modifications are in compliance with these Design Guidelines and approved by the DRC.

Structures within the building envelope shall conform to the maximum building height requirements, as specified, to enhance views from neighboring Homesites. No buildings, including roofs, accessory buildings, or trellises, shall extend beyond the Individual Homesite's building envelope limits, with the exception that cantilevered roofs, soffits, roof eaves, and trellises may project up to four feet into the side and front yard setbacks.

Depending on characteristics of the Individual Homesite, special setbacks and height restrictions have been established. These restrictions enhance view planes of other homesites and provide landscape transition areas that are consistent with the natural areas or fringe areas of the adjacent golf course.

4.2 CONSOLIDATION OF LOTS

When two or more Individual Homesites are combined and consolidated into one homesite, the DRC will designate a new homesite diagram/building envelope, based on the new Individual Homesite boundaries and consistent with these Design Guidelines.

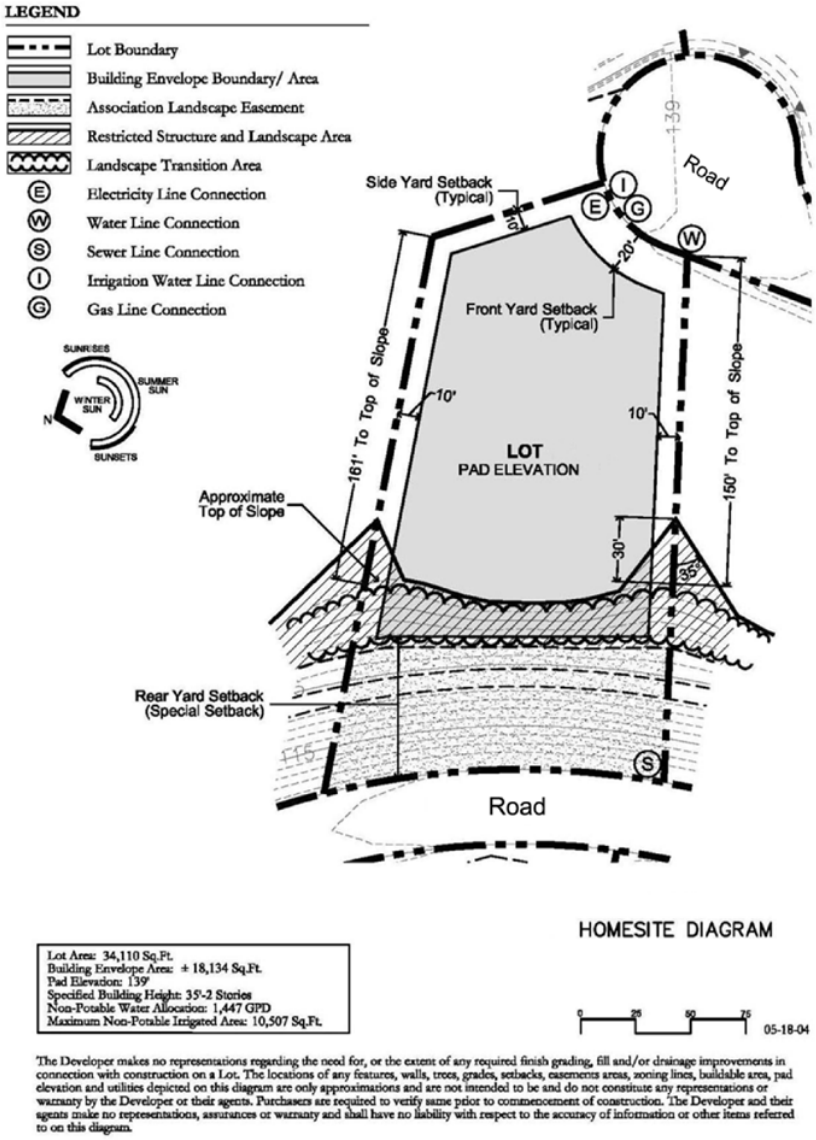


Figure 4.1 - Sample Homesite Diagram

4.3 SETBACKS

Setbacks for the Individual Homesites have been established to provide a uniform standard for the building setbacks. Refer to Section 5 for details. Additionally, special setbacks, such as the expanded rear yard setbacks defined by the Association Landscape Easement (ALE)(see Section 6), have been established on certain Individual Homesites to further define the building envelope. No buildings, structures, or walls shall be placed within the Association Landscape Easement. However, trails or paths may be permitted within the Association Landscape Easement (Section 1.5 and 6.7) if approved by the DRC.

The Restricted Structure and Landscape Area (RSLA) (see Section 6) is designated to restrict the height and amount of improvements so as to provide a transition to the ALE, golf course, and natural areas. The Landscape Transition Area (LTA) (see Section 6) is a designated area which is intended to provide more specific landscape and construction transition from the ALE to the Building Envelope Area (BEA) (see Section 4.1).

Refer to the Individual Homesite Diagram for specific building setbacks and special setbacks that define the BEA and other restrictions.

4.4 GRADING

In conformance with Section 19.04.040, MCC regarding building heights, any site grading shall be done with knowledge that the allowable building heights may be impacted by the site grading. Specifically, building "height" means the vertical distance measured from a point on the top of a structure to a corresponding point directly below on the natural or finish grade, whichever is lower. If the lot has been graded, please refer to the Lot Diagram to verify what the natural grade of the lot was to determine the resultant allowable building heights.

The grading of building pads by individual owners shall be confined to the minimum amount necessary to provide for the architectural concepts. To encourage architectural concepts that step the building form with the sloping terrain, step pads or building pads may be constructed within the building envelope to step down from the established building pad elevation and conform to the topography of the individual site. Refer to Figure 4.2 – Grading with Step Pads. The step pads shall not exceed a total of 10 feet vertical. All finish grades over one foot vertical to three feet horizontal (i.e. 1:3 slope) within the building envelope shall be reviewed for stability against erosion.

No fill conditions shall raise any portion of the property more than three feet above the specified Site Plan Pad Elevation, except for landscape berms as may be approved by the DRC. For the purpose of these Design Guidelines, the specified Pad Elevation shall be same as the finish floor elevation of the proposed Structures.

Grading shall be subject to review for compliance with this section and conformance to the natural topography of the site. All grading shall be compliant with the Maui County Code regarding grading (Chapter 20.08, MCC). Upon completion of project construction, any disturbed areas of the Association Landscape Easement shall be restored naturally to blend with the adjacent landscaping.

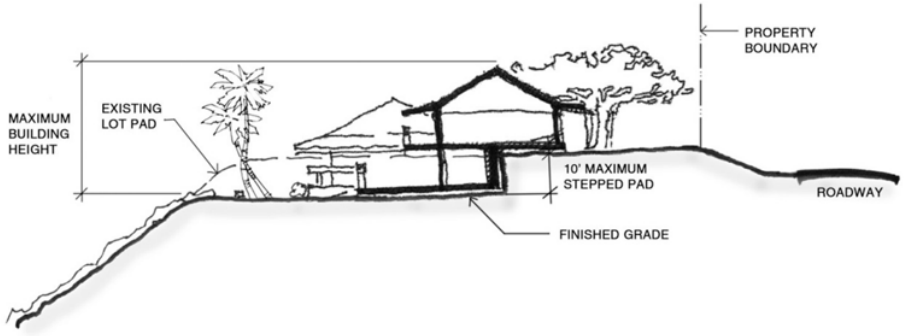


Figure 4.2 - Grading with Step Pads

4.5 FILL MATERIAL

Any fill material imported for use on an Individual Homesite shall be free of organic matter or plant material. The edges of any exposed fill material shall be treated to be indistinguishable from adjacent Common Areas and Association Landscape Easements.

4.6 DRAINAGE

Individual homesite development shall protect the existing natural drainage system and provide for proper drainage using natural channels whenever possible. Based on the Site Development improvements and related drainage easements designed and constructed in accordance with the Onsite Drainage Report, Individual Homesites, to the extent possible and in compliance with County of Maui regulations, shall provide drainage improvements without increasing any drainage flows from the lot area.

To determine specific lot drainage requirements, the design consultant shall review any specified drainage easements, the referenced Drainage Report, Site Development Improvements, and applicable County of Maui regulations. Where drainage easements are provided on Individual Homesites, no grading, improvements, or landscaping shall be permitted that would impede the drainage flows. Along the roadway frontage of ndividual Homesites, existing grades (as specified on the Individual Homesite Diagrams) shall be maintained during and after construction to maintain the drainage design of the roadway and related common areas. Any drainage structures associated with construction on an Individual Homesite shall be confined within the Individual Homesite. Drainage transitions shall be provided to prevent erosion of Common Areas or neighboring properties, and to blend with adjacent common features.

4.7 RETAINING WALLS

Retaining walls shall not exceed six feet in height from the top of the wall to finish grade. If multiple retaining walls are used in any given location, the aggregate wall height shall not exceed 10 vertical feet per this measurement and shall be terraced to include a minimum three foot-wide horizontal landscaped area between walls. A fence may be incorporated into the retaining wall if it is a different material, visually transparent, and approved by the DRC. Wall materials and finishes shall be as discussed in Section 6.6. Refer to Figure 4.3 – Typical Retaining Wall Requirements.

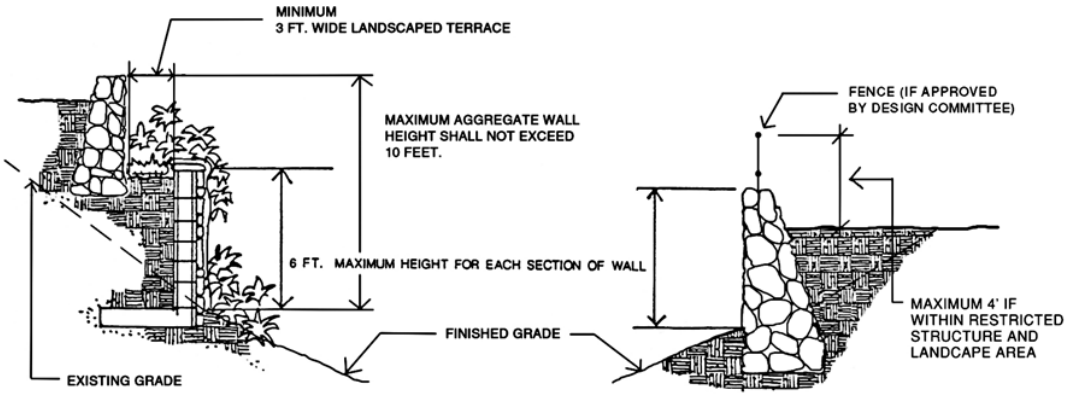


Figure 4.3 - Typical Retaining Wall Requirements

4.8 PARKING

Single-Family Residential Sub-district – Depending on the lot size and location within the community, on-site parking requirements may be specified that exceed the minimum County code requirements (Chapter 19.36, MCC). Example: In the Single Family Residential District, for single family dwellings, there shall be a minimum of four parking spaces for automobiles, with at least two spaces covered. All covered parking shall be in a completely enclosed garage, which is architecturally integrated with the total development. Uncovered parking shall be designed to limit the visibility of parked automobiles from roadways, the golf course, and other parcels and homesites. Carports are not permitted. Uncovered parking spaces are not allowed in setbacks or yards.

Multifamily Residential Sub-district –The minimum parking number parking spaces in the Multifamily Residential Subdvision is two parking spaces for each unit.

Village Mixed Use Sub-district – For parking requirements within the Village Mixed Use Sub-district refer to Chapter 19.36, MCC.

4.9 DRIVEWAYS AND CONNECTION TO COMMON FACILITIES

Driveway material shall be asphaltic concrete or substitute material, textured, and colored to blend with the surroundings. Pavers are encouraged to increase permeability and reduce runoff. Connection points for vehicular access are limited to one per Individual Homesite, unless approved by the DRC. The location of the connection point(s) is subject to review and approval by the DRC.

4.10 UNDERGROUND UTILITIES

All utility lines and associated conduits shall be installed underground.

4.11 SEWER CONNECTION

Provisions for sewage disposal shall be made by connection to the lateral sewer system provided to each Lot. At the time of connection to the sewer system, an account application shall be provided to the Honua'ula Wastewater Corporation or assignee, the operator of the system.

4.12 SIGNS AND ENTRY FEATURES

All signs, including residence names and addresses, and related entry features shall be designed as an integrated part of the residence and/or garden walls. Signs and entry features shall be reviewed and approved by the DRC.

No sales, leasing, or announcement signs shall be permitted on Lots or Common Areas of the community.

4.13 MAILBOXES

No individual home delivery will be provided by the U.S. Postal Service.

Cluster mailboxes will be used for mail delivery and pick-up. A cluster box typically consists of eight or more individually locked compartments with an outgoing mail deposit compartment. Installation, location, and collection of cluster boxes shall be reviewed and approved by the Kīhei Postmaster.

If the cluster mailboxes are to be housed in a structure, refer to Section 5.4 Auxiliary Structures.

4.14 SPORT COURTS

Tennis, basketball, and other sport courts are not allowed on Individual Homesites, except when approved by the DRC. No court lighting will be allowed.

4.15 ANIMAL FACILITIES

All animal facilities for permissible common household pets, including dog runs or enclosed pens, shall be set back at a minimum of 40 feet from any adjoining Lot or neighboring property. Animal facilities shall be screened from view with appropriate landscaping.

5

ARCHITECTURE DESIGN GUIDELINES

5.1 DESIGN PRINCIPLES

These Design Guidelines create an overall architectural theme for Honua'ula. In addition, the guidelines provide a framework so that a consistent architectural character is achieved. The Honua'ula site possesses characteristics unique and apart from similar developments in the Hawaiian Islands. With the property's dramatic ocean views in almost all directions, ancient lava flow topography, and unique landscape character, the architecture of Honua'ula should act as the bridge between the natural and man-made environment. Accordingly, building designs should blur the distinction between indoor and outdoor space. Equal emphasis should be placed on the spaces between buildings and structures should recede into the landscape as opposed to dominating it. At Honua'ula, each Owner and their Architect are encouraged to create buildings that are unique to their locations and requirements, while remaining consistent with the overall Architectural Design objectives and the community design standards. The following are the guiding principles and design objectives for architectural design:

- Adhere to the adopted Project District (Chapter 19.90A, MCC) and zoning requirements (Ordinance 3554 (2008) and related development standards.
- Require high quality standards to establish lasting value for the Kihei-Makena region.
- Encourage building forms that respect and maintain both the unique topographic and landscape character of each individual building site.
- Encourage building designs that de-emphasize the scale and size of the structures where possible, expressed as a grouping of individual "pavilions" linked together by interior or exterior passages.
- Create buildings that are appropriate to the climate, solar orientation, prevailing winds, and casual Island lifestyle.
- Encourage buildings that respect the view corridors of the buildings above them, where possible, longer ridge lines should run parallel to the directions of major views.
- Create buildings composed of materials, textures, and finishes that exist naturally in the environment, opposed to being "manufactured."
- Encourage building designs that are simple, timeless, and permanent in their execution.
- Encourage buildings that respect local traditions, history, and culture but avoid literal translations of Hawaiian "styles."
- Where practical, design sites and buildings that are sustainable and utilize "green" building strategies.

Figure 5.1 - Architectural Character Concept - Clubhouse

5.2 RESIDENTIAL DESIGN

For all residential and related structures, the following design guidelines apply.

5.2.1 Building Materials and Construction Techniques

Honua'ula literally translated means "red earth". In an effort to create a strong relationship between the lands of Honua'ula and the built environment, building materials, textures and finishes should be selected from those that exist in their natural states as opposed to manufactured, industrial, or man-made materials. For example, exterior walls could be integral colored cement plaster in softly textured earth tones, or stained woods in a natural finishes while glossy painted or metallic finishes would be discouraged. Roofs of natural cedar shingle, shakes, or metals of a dull and natural patina are appropriate, while composition asphalt shingles of unnatural patterns are discouraged. Stained or sealed wood should have a UV protective coating applied to it. Of course, all materials should be high quality, durable and, when possible, become more attractive with time due to natural aging and exposure to the environment. Furthermore, to reinforce a more intimate scale with buildings that recede in the landscape, long unbroken walls and roofs, large unsmooth surfaces, and severe straight lines are to be minimized.

Figure 5.2 - Natural Rock Wall

Figure 5.3 - Cedar Board and Batten

5.2.2 Building Forms and Massing

Reduce the apparent scale and mass by encouraging buildings and roof forms that are perceived as a series of smaller structures or volumes linked by interior or exterior connectors, as opposed to more monolithic structures. Preserve views and view corridors from adjacent parcels and properties that overlook parcels below. Encourage building masses that step with the existing topography.

Figure 5.4 - Architectural Character Concept - Single-Family Residential

On sloping sites, buildings shall be composed of smaller more manageable volumes that respond to and preserve both the topography and the natural vegetation and attributes of each unique site. On constructed pad sites, building mass shall be varied and for the most part, a composition of horizontal instead of vertical volumes. Building elements should be articulated and softened by deep-set entries and windows, various levels, offsets and penetrations. Projections such as operable storm shutters, trellises, pergolas, deep roof overhangs and covered loggias or porches that link the outside to inside areas are encouraged. Buildings are encouraged to follow the following guidelines:

- Where possible, encourage building components broken into individual "pavilions" that allow light and air into more than one side of interior spaces. These pavilions should be connected to the main mass with lower roof forms. Refer to Figure 5.5.
- Similarly, roof forms and volumes should be broken into smaller components and varied in height and volume. Refer to Figure 5.6.
- Large, iconic, monolithic building masses shall be avoided.
- Continuous vertical walls over 2 stories in height shall be avoided.
  - *Where they occur, single-story elements like a roof form, arbor or a shade structure should be utilized to break up the mass.*

- Where possible, the building mass should step down or transition with grade, and multiple floor levels are acceptable.
- Building mass should be articulated through the use of multiple levels, shade structures, covered lanais, and projecting balconies; where possible larger masses should be located near the center of a lot and transition to smaller masses at the periphery.
- Consideration shall be given to lots adjacent to and above each site in order to preserve their view corridors.
- Significant building entrances should be articulated by roof forms, overhangs, porches or courtyards. Dominant or out-of-scale entries are strongly discouraged.
- Projecting decks and balconies should be proportional with the façade, and long unbroken raised decks are discouraged except on steeper sites where the result will be preservation of the natural site features.

Figure 5.5 - Pavillion

Figure 5.6 - Broken-Up Roof Forms

Figure 5.7 - Larger Element in Center of Building Mass

5.2.3 Building Height

Building Height is measured from the highest point of the structure to a corresponding point directly below on natural or finish, whichever is lower (see section 19.04.040 in the Maui County Codes). Maximum building height for a single family detached residence is 2 stories and 30 feet. Maximum building height for a multi-family residential structure is 4 stories and 50 feet.

Figure 5.8 - Single-Family Detached Height Restriction

Figure 5.9 - Multi-Family Height Restriction

5.2.4 Roofs

At Honua'ula, roofs will be a dominant feature in the view plane from most sites. As such, colors, texture, materials and form need to be carefully designed to integrate the buildings with the site and preserve the views from adjacent or higher properties. In general, major and higher roof ridge lines should run parallel to the direction of the major views and roofs should be further broken in to smaller components where possible. A combination of sloped and flat roofs is acceptable and encouraged if it further reduces apparent mass; however, the major building masses should have sloped roofs. Traditional Hawaiian and simple hipped roofs, double pitched hipped roofs (such as Dickey roofs), and Dutch gables are encouraged; however, simple gables are discouraged. Roof slopes should generally not exceed a 10 in 12 slope, and the lower slope of a double-hip should not exceed 4 in 12.

To achieve the desired architectural solutions, the following roof design guidelines shall be adhered to:

- Where sloped roofs are employed, large overhangs should be used to shade the building and occupants. Overhangs should exceed 30" in depth as a minimum.
- Roof overhangs should be proportional to the building mass and fascias should be minimized in depth.
- A single monolithic roof mass should be avoided and smaller roof forms should be utilized to break up the roof mass.
- Gutters and downspouts should be incorporated into the design or concealed or decorative where possible. Copper or natural lead/tin coated finishes are encouraged; however, long horizontal and vertical runs shall be avoided.
- Not more than 25% of the roof area shall be flat (slopes of less than 3:12)
- Vents, mechanical equipment and solar panels shall be concealed whenever possible, and locating these items on the sloped portion of a roof shall be avoided. Where possible, they shall be located in wells or flat roofs. The parapets of these flat roofs shall be high enough to screen the mechanical equipment/solar panel/vents.
- The roof material, form, and color must be approved by the Design Review Committee.
- Sloped roof material and color should be natural in texture and color, essentially neutral in the landscape and should not be reflective with a maximum LRV of 26.
- Sloped roofs can be composed of natural wood shingles or shakes, smaller sized concrete tiles or naturally weathered or natural patina metal finish. If painted metal roofs are used, the reflectivity and sheen should be kept to a minimum and harmonize with the natural surroundings.
- Flat roofs can be of any acceptable material in a natural color and with an LRV of less than 26. Green roofs are encouraged.

Figure 5.10 - Dickey Roof

Figure 5.11 - Wood Roof

Figure 5.12 - Concrete Tile Roof

5.2.5 Walls

Similar to the roof form, the walls will be a major visual factor at Honua'ula. The mass, form, and material choice for walls must be carefully considered. The scale of the walls shall be proportional to its surroundings. Accordingly, large unbroken walls in the vertical and horizontal planes shall be avoided where possible. Predominant walls should be of natural materials like stone, integral color or modeled plaster, or wood with warmth and texture. Finishes should exude an artisanal texture, hand hewn, or toweled, and colors should be chosen from a palette that occurs naturally and is appropriate to its surroundings. Where possible, darker colors and hues that recede into the landscape and heavier versus lighter textures are strongly encouraged.

Figure 5.13 - Concept Wall with Exposed Aggregate

To achieve the desired architectural solutions, the following guidelines shall be adhered to:

- Unbroken vertical walls on a building mass over 2 stories in height shall be avoided.
- Walls over 16 feet in height should be stepped or battered.
- Landscape walls, whether retaining or decorative, shall not be more than 6 feet in height in a single run.
- Material changes in walls must occur only in an inside corner and should be avoided on an outside corner condition.
- The color of the exterior walls should not be obtrusive and should blend in with the built and natural environment.
- Acceptable materials include, but are not limited to, natural stone, integral color cement plaster with a slight texture and subtle color variations, stained concrete, and wood siding.
- Where heavy materials like stone and concrete are used, the wall thickness should be more than 10 inches; in these cases windows and doors should be recessed at least 6 inches from the exterior plane.
- Where stone walls are used, all openings shall have a lintel incorporated above it.
- The wall construction, material choice, and color scheme must be approved by the DRC.

Figure 5.14 - Stepped Retaining Wall

Figure 5.15 - Textured Stucco Wall

Figure 5.16 - Painted Board and Batten

5.2.6 Doors and Windows

At Honua'ula, the natural beauty of the site and the spectacular vistas (both distant and near) are predominant features. Therefore designs are encouraged to incorporate nature and views into the built environment. The separation between what is outside and what is inside should be minimized through the use of large doors and windows that open onto the natural environment and/or to the spectacular views. Where possible, fully open and operable window systems to the floor level are encouraged in the living area. Since the expansive views are so dramatic in this location, divided lights within the window and door systems are not encouraged below eye level. In addition, fenestrations on more than one side into courtyards or gardens, clerestories or other devices to increase sources of natural light and cross ventilation into the interior space are strongly encouraged.

To achieve the desired architectural solutions, the following guidelines shall be adhered to:

- Doors and windows shall be proportional to the building mass.
- Reflective glass shall be avoided in the door and window systems.
- Where multi-pane systems are used, true divided lights should be used.
- Windows and doors within a stone or concrete wall should be recessed at least 6 inches from the exterior face. The trim and molding in these applications should be kept to a minimum.
- The use of privacy and protective systems like storm shutters are encouraged.
- The window and door systems should emphasize the importance of the space.
- Acceptable materials include, but are not limited to, stained or painted wood, aluminum clad systems (painted or anodized). The door and window color should complement both the primary building color and the natural surrounding environment.

Figure 5.17 - Stained Wood Windows and Doors

Figure 5.18 - Floor to Ceiling Door System

Figure 5.19 - Stained Concrete Wall with Window System Recessed from Exterior Face

5.2.7 Accessory Structures and Building Projections

Accessory structures that are not connected to the main building mass and building projections attached to the building mass are strongly encouraged. The use of these forms will reinforce the overall development design objectives of de-emphasizing the scale and size of the structures. These elements should be consistent with the overall architectural composition, the buildings they are associated with, and comply with the following guidelines:

- On grade pad mounted mechanical equipment must be concealed from the street and adjacent lots.
- Exterior finishes for the accessory structure should be consistent with the finishes of the main building.
- Spacing of these accessory structures shall comply with Chapter 16.08.060 of the Maui Housing Code.

5.2.8 Color

Honua'ula, coincidentally, literally translates to "Red Earth". As such, the color selection for this development should be inspired by the earth and, more importantly, the site. The micro-climate at the site is not your typical "tropical" environment with lush vegetation. Rather it is a much drier area of Maui which receives vast amounts of direct sunlight. As a result, bright stark colors in this environment tend to overpower and compete with the site. Therefore, muted earth tone colors are encouraged while stark full bodied colors should be avoided whenever possible. The dominant building color should complement the site and not compete with it. In general, color schemes achieved by the natural material choices are strongly encouraged (use of wood roofs, stone base, stained wood windows and doors, etc.). Texture, hue, and shadow patterns are effective devices to break up large expansive surfaces.

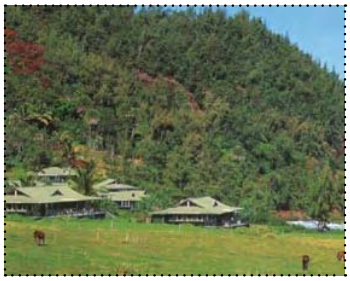


Figure 5.20 - Roof Material and Color Blending in with the Site

To achieve the desired architectural solutions, the following guidelines shall be adhered to:

- Exterior materials and paint colors shall not exceed a value or chroma of 6 as indicated on the Munsell color system.
- The color of the roof generally should be darker than the body color of the building.
- Accent colors should not compete with the primary dominant color.
- Changes in exterior wall colors should be made at interior intersections of walls.
- The color application and scheme should be consistent throughout the property.
- Exterior hardscape colors should be complementary to the primary building color.
- The DRC shall review and approve all color schemes.

Figure 5.21 - Wall Color and Material Blending in with the Site

5.3 VILLAGE MIXED USE/COMMERCIAL DESIGN

Within the Village Mixed Use Sub-District, including commercial uses, building structures shall adhere to the following design guidelines.

5.3.1 Building Materials

In addition to the residential design standards, the following commercial buildings guidelines shall be applicable:

- Use of natural materials are encouraged. Wood and stone are highly encouraged. In areas with pedestrian activity, non-natural materials like PVC should be avoided.
  - Stained and sealed wood shall have a UV protective coating applied to it.
  - If a painted wood appearance is desired, a Hardie product is acceptable.
- Reflective or tinted glass should be avoided.
- Sloped roofs can be composed of natural wood shingles or shakes, smaller sized concrete tiles or naturally weathered or natural patina metal finish. If painted metal roofs are used, the reflectivity and sheen should be kept to a minimum and harmonize with the natural surroundings.
- Flat roofs can be of any acceptable material in a natural color and with an LRV of less than 26.

5.3.2 Building Forms and Massing

Similar to the residential architectural design guidelines, commercial buildings shall adhere to the following guidelines:

- Avoid large monolithic building forms where possible. The building massing should be broken up into smaller elements that will be proportional to the user.
- Similarly, roof forms and volumes should be broken into smaller components and varied in height and volume.
- Continuous vertical walls over 2 stories in height shall be avoided.
  - Where they occur, single-story elements like a roof form, arbor or a shade structure should be utilized to break up the mass.
- Significant building entrances should be articulated by roof forms, overhangs, porches or courtyards. Dominant or out-of-scale entries are strongly discouraged.
- Walkways directly in front of storefronts should be covered with large overhangs to protect the pedestrian and the building from sun exposure and the elements.
  - Tenants are encouraged to "personalize" the covered walkways in front of their establishment. These may include but are not limited to adding seating groups, signage, or planters in front of their establishment. This action will require DRC.
- Outdoor covered dining areas are highly encouraged.

Figure 5.22 - Architectural Character Concept - Village Mixed Use

Figure 5.22 - Architectural Character Concept - Village Mixed Use

Figure 5.23 - Building Massing Broken Up into Smaller Components

Figure 5.24 - Outdoor Dining Area

Figure 5.25 - "Personalized" Outdoor Walkway/Lanai

5.3.3 Building Height

Building Height is measured from the highest point of the structure to a corresponding point directly below on natural or finish, whichever is lower (see section 19.04.040 in the Maui County Codes). Maximum building height is 4 stories 50 feet.

Figure 5.26 - Height Restriction

5.3.4 Roofs

The following design guidelines for roofs shall apply to commercial buldings:

- Where sloped roofs are employed, overhangs should exceed 30" in depth as a minimum.
- A single monolithic roof mass should be avoided and smaller roof forms should be utilized to break up the roof mass.
- Gutters and downspouts should be incorporated into the design or concealed or decorative where possible. Copper or natural lead/tin coated finished are encouraged; however, long horizontal and vertical runs shall be avoided.
- Vents, mechanical equipment and solar panels shall be concealed where possible and shall not be located on the sloped portion of a roof. These elements shall be located in a roof well.
- Parapets should be tall enough to screen the roof top mechanical equipment from view.
- Commercial kitchen exhaust fans must be located in roof wells and not side mounted on an exterior wall.
- Acceptable materials include but are not limited to wood shingles or shakes, concrete tile roofs, metal roofs with at naturally weathered finish.
- The roof material, form, and color must be approved by the DRC.

Figure 5.27 - Smaller Roof Forms - Metal Roof

5.3.5 Walls

For commercial buildings, the following wall design guidelines shall apply:

Figure 5.28 - Stucco with Slight Texture

- Unbroken vertical walls over 2 stories in height shall be avoided.
- Walls over 16 feet in height should be stepped or battered.
- Change in wall materials are encouraged to add character to the building. Changes in materials must occur on an inside corner of a building, and never on an outside corner of a building.
- The color of the exterior walls should be tasteful and should blend in with the built and natural environment.
- Acceptable materials include, but are not limited to, natural stone, integral color cement plaster with a slight texture, stained concrete, and wood siding.
- Where heavy materials like stone and concrete are used, the wall thickness should be more than 10 inches, in these cases windows and doors should be recessed at least 6 inches from the exterior plane.
- Where stone walls are used, all openings shall have a lintel incorporated above it.

5.3.6 Doors and Windows

Similar to the residential architectural guidelines, commercial buildings shall adhere to the following:

- Reflective glass should be avoided in the door and window systems.
- Where multi-pane systems are used, true divided lights should be used.
- Windows and doors within a stone or concrete wall should be recessed at least 6 inches from the exterior face. The trim and molding in these applications should be kept to a minimum.
- The window and door system should emphasize the importance of the space.
- Acceptable materials include, but are not limited to, stained or painted wood, aluminum clad systems (painted or anodized). The door and window color should compliment both the primary building color and the natural surrounding environment.

5.3.7 Color

Similar to the color guidelines for residential structures, mixed use and commercial building colors shall meet the following guidelines:

- Exterior materials and paint colors shall not exceed a value or chroma of 6 as indicated on the Munsell color system.

- The color of the roof generally should be darker than the body color of the building.
- Accent colors are encouraged but should not compete with the primary dominant color.
  - *Changes in exterior wall colors should be made at interior intersections of walls.*
- The color application and scheme should be consistent throughout the property.
- Exterior hardscape colors should be complimentary to the primary building color.
- The DRC will review and approve all color schemes.

5.3.8 Lighting

In addition to the Exterior Lighting standards (Section 5.7), retail areas should be well lit in the evening to make the spaces appear active. Lighting should emphasize the entrances to establishments, outdoor spaces and passageways. The following guidelines and codes shall apply:

- Reduce/ eliminate light pollution:
  - *Avoid up lighting walls.*
  - *Minimize light glare. The light fixtures should be angled to spotlight the tenant's merchandise and should not be angled in a way to cause glare and distracting reflections.*
- All outdoor lighting must be in compliance with Chapter 20.35, Maui County Code.

5.3.9 Services/Utilities

The following guidelines are applicable to the design of service entrances, loading docks, and related utilities that are necessary to support commercial uses:

- Service entrances and loading docks should be located in an areas not see by the public and should be visually screened.
  - *Where loading docks are adjacent to residential areas, measures must be taken to mitigate the noise levels.*
- Where possible, service paths should be separate from public paths.
- On-street loading areas should be avoided. Goods and services should be loaded into the business from the rear of the building, separate from the public entrance.
- Refuse collection areas shall be next to the loading areas and shall be screened from public view.
- "Food and beverage" establishments will require a refrigerated trash compactor at the loading/service area.
- Window mounted air conditioners are prohibited.
- Mechanical systems should be located in roof wells. Where mechanical systems are on grade, they should be pad mounted on isolators away from public view.

5.4 AUXILIARY STRUCTURES

Auxiliary structures include park pavilions, restrooms, maintenance buildings, gate houses, and related community utility structures.

All auxiliary structures shall be reviewed and approved by the DRC.

Depending on the location of the structure, the design guidelines and development standards of the location must be designed to blend into the surrounding landscape setting and, if appropriate, be visually screened from surrounding residences and community facilities.

Refer to Section 5.0 Architectural Design Guidelines, and Section 5.5 Zoning Sub-District Development Standards.

5.5 ZONING SUB-DISTRICT DEVELOPMENT STANDARDS

5.5.1 Single-Family Residential Sub-district

Minimum Lot Area: 7,500 square feet

Minimum Lot Width: 65 feet

Building Height Limit: 30 feet and two stories, except that vent pipes, fans, chimneys, antennae, and rooftop solar collectors may exceed such height limitation by not more than eight feet.

Limitation on Second Floor Area: On Individual Homesite dwellings with second stories, the total area of the second story shall not exceed 75 percent of the first story, including enclosed areas and covered lanais (as defined by the vertical support line), but excluding the garage, porte cochere, and similar vehicle structures. For the purpose of this calculation, the second floor area shall include all floor area and spatial voids (such as clear-story grand rooms, stairwells, etc.) at the second floor level.

Third floors shall not be allowed. Basements or non-habitable uses (such as wine cellars enclosed within foundation walls or underhouse structure shall be permitted as long as they are not visible, exposed, or accessible from outside of the structure.

Side Yard Building Setback and Wall Articulation: A minimum side yard building setback of six feet for one-story buildings and 10 feet for two-story buildings from the property line to the building wall will be required to provide sufficient space between adjoining residences for light, ventilation, landscaping, and privacy. Cantilevered roofs, soffits, roof eaves, and trellises may project up to four feet into the side yard building setback. In addition, building walls along the side yards will require articulation to avoid long uninterrupted walls. The minimum depth of such roof and wall articulations shall be four feet.

Fences, garden walls, or retaining walls within the side yard setback shall also be designed and landscaped to avoid long, continuous, and uninterrupted wall segments, as they may be seen from surrounding properties.

Front and Rear Yard Building Setbacks: The minimum front yard building setbacks shall be 15 feet, and the minimum rear yard building setback shall be 10 feet. Buildings and walls facing the street and rear yard shall be articulated to provide a pleasant and properly scaled façade, avoiding large, uninterrupted, and out-of-scale facades. Garage openings shall not be allowed to face toward the street, unless approved by the DRC due to special conditions (i.e. shallow lot depths). No buildings or structures, except fences and garden walls, may project into the front yard setback, and no buildings, structures, or walls may project into the rear yard setback. However, as permitted, cantilevered roofs, soffits, roof eaves, and trellises may project up to four feet into the front yard building setback.

5.5.2 Multifamily Residential Subdivision

Minimum Lot Area: 10,000 square feet

Minimum Lot Width: 70 feet

Maximum lot coverage ratio: 35 percent

Maximum floor area-lot area ratio: 90 percent

Building Height Limits: 50 feet and four stories, except that elevator shafts, air conditioning equipment, vent pipes, fans, antennae, and solar collectors may exceed such height limitation by not more than 10 feet;

Setbacks: The following setbacks shall apply to the uses and structures in the multifamily residential sub-district:

a. Front yard: one-story and two-story buildings shall have a minimum front yard of 15 feet, and three-story and four-story buildings shall have a minimum front yard of 20 feet.

b. Side yard: one-story and two-story buildings shall have a minimum side yard of 10 feet, and three-story and four-story buildings shall have a minimum side yard of 15 feet.

c. Rear yard: one-story and two-story buildings shall have a minimum rear yard of 15 feet, and three-story and four-story buildings shall have a minimum rear yard of 20 feet.

5.5.3 Village Mixed Use Sub-District

The Village Mixed Use Sub-District envisions a community center comprised of a mix or residential, commercial, and recreational and community facilities serving the needs of residents and guests. The intent of the Village Mixed Use Sub-District is to create community identity and character with land-mark buildings and a grouping of services within a central core that includes a mix of uses.

Minimum lot area: 6,000 square feet

Minimum lot width: 60 feet

Minimum yards: No yard setbacks shall be required, except:

a. That required for off-street parking.

b. If the lot abuts a lot in the single-family residential sub-district or the multifamily residential sub-district, the side or rear yard setbacks of the abutting district shall apply.

Maximum height: 50 feet or four stories, except that:

a. Elevator shafts, air conditioning equipment, vent pipes, fans, antennae, and solar collectors may exceed such height limitation by not more than ten feet.

b. The golf clubhouse structure may have a height not to exceed fifty-five feet, subject to design approval by the planning director.

Maximum lot coverage ratio: 35 percent

Maximum floor area-lot area ratio: 90 percent

5.5.4 Recreation and Open Space Sub-district

Uses and structures shall be permitted in the Recreation and Open Space Sub-District: athletic courts and fields, community recreation centers, golf course and driving ranges, greenhouses and nurseries, historic buildings and sites, open land recreation, parks, playgrounds, common open space areas, swimming pools, trails and bike pedestrian ways, wells and reservoirs.

Minimum front, side and back yards: 20 feet

Maximum height: 35 feet

5.6 SPECIFIC ARCHITECTURAL DESIGN CONTROLS

5.6.1 Skylights

Skylights must be integrally designed into the roof structure and must not be obtrusive. Skylight glazing shall not be back-lit or manufactured of reflective material. Skylight framing and glazing shall be colored, tinted, or coated to match or blend with adjacent roof materials and configured to minimize reflectivity. Refer to Figure 5.29 – Skylights.

Figure 5.29 - Skylights

5.6.2 Solar Equipment

Solar power generating equipment is encouraged and should integrate with the architectural design of the roof structure. All solar designs must be reviewed and approved by the DRC. Refer to Figure 5.30 – Solar Equipment.

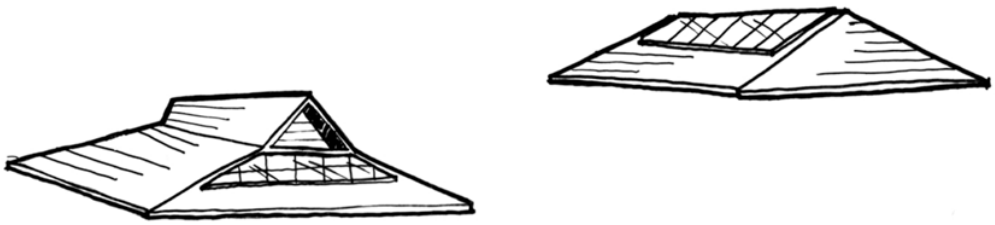


Figure 5.30 Solar Equipment

5.6.3 Foundation Walls and Underhouse Construction

To provide for a blending of the developed homesites with the natural landscape, all retaining walls, garden walls, exposed foundations, or other underhouse walls are encouraged to be of lava rock. Stained and sealed concrete is also acceptable. Other materials will be considered, provided the architectural concepts are subject to DRC review and approval.

To minimize a large extent of structure visible from below, the underhouse construction, including foundation and related retaining walls shall not exceed 10 feet in aggregate height from the top of the wall or finished floor elevation to the point of lowest contact with the finished grade. Posts and cross framing shall not be visible, and open lathwork shall not be used. The underhouse construction shall be treated as an integral part of the architectural expression.

5.6.4 Basements

Basements, with access and ventilation provided from within the Structure, shall be allowed. Basements that are partially exposed and visible on any elevation of the Structure shall be considered as part of the Single-Family Residence or Accessory building. .

5.6.5 Service Yards and Storage Tanks

Enclosed service yards shall provide space for garbage and trash receptacles and other maintenance utility (i.e. electrical transformer, air conditioning equipment, etc.) or service facilities to limit their visibility from neighboring properties or Common Areas and roadways. Tanks and mechanical equipment must be enclosed within the buildings or service yards. No service yards or equipment enclosures shall extend into a front or rear yard setback or special setback area. If a service yard is located within a side yard, the enclosure shall provide for sound attenuation through walls and underground vaults to minimize any noise audible from neighboring parcels. Solid noise-absorbing equipment covers may be required after installation if the equipment is audible from adjacent properties.

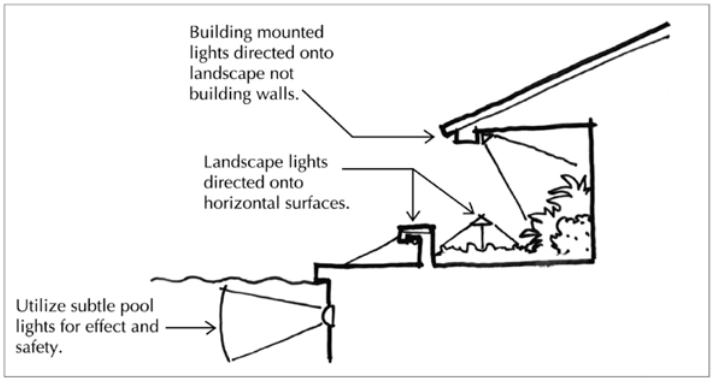
5.6.6 Impervious Surface Coverage

The total amount of impervious surface coverage, including buildings, paved lanais/patios, pools, walkways, and driveways, shall be limited to no more than 50 percent of the Individual Homesite lot area to provide a significant amount of landscaped area. Individual Homesites shall be well-landscaped with significant areas of landscaping to provide shade, texture, color, and natural transitions to the golf course and natural open spaces. Refer to Section 6 for landscaping guidelines.

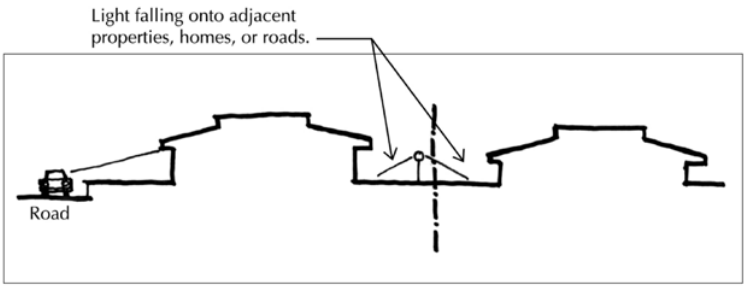
5.7 EXTERIOR LIGHTING

The light source of any exterior lighting shall not be directly visible from the common roadways, neighboring properties, or the golf course. An exterior lighting plan shall be submitted for review with the Plan Approval Drawings.

Exterior building lighting, either attached to or as part of the building, should be the minimum needed to provide general illumination and security of entries, patios, and outdoor spaces. Exterior site lighting must be directed onto vegetation or prominent site features, such as boulders or art pieces, and not upon the building. Lighting of plant materials shall be achieved by hidden light sources such as lamps recessed into the ground or hidden by plant materials. Refer to Figure 5.31 – Lighting Concepts. To preserve the dark sky, no uplighting is allowed. Only low voltage, incandescent lamps with a maximum of 25 watts may be used for all exterior lighting applications. With the exception of driveway lights, all lighting must occur within the building envelope. Subtle lighting of the driveway entry or address number is allowed. All exterior lighting is must be in compliance with Chapter 20.35, MCC.



Acceptable



Not Acceptable

Figure 5.31 - Lighting Concepts

5.8 ENERGY AND RESOURCE CONSERVATION MEASURES

Site and building design along with construction techniques that utilize the latest advances in energy and resource conservation are encouraged. New building technologies, innovative building materials, thoughtful site planning, and creative construction systems can be used to create more energy-efficient, durable, and higher quality homes.

Ventilation and Solar Measures: Living areas such as living rooms, dining rooms, kitchens, and bedrooms should be planned for maximum ventilation. The use of solar panels is encouraged to reduce energy consumption requirements.

Resource Efficiency Measures: Building construction and design should emphasize efficient building practices and the reuse and reduction of materials. Recycling of materials should be maximized. Building designs should include adequate space for recycling bins in kitchens, utility areas, and trash enclosures. As required by County of Maui building codes, all buildings shall utilize high-efficiency (low flow) showerheads, toilets, faucets, and similar appliances.

Building Design Measures: Consideration should be given to increasing the required insulation in walls, ceilings, and foundations to reduce energy consumption and lower utility bills.

6

LANDSCAPE GUIDELINES

6.1 EXISTING LANDSCAPE

The existing landscape within Honua'ula shall be preserved and enhanced by using native plants whenever possible to make a seamless transition between the natural and introduced landscape. Areas adjacent to the golf course and natural drainageways, is intended to be preserved during all site development, homesite grading, and improvement construction, while providing the ability of Individual Homesite owners to maintain views.

As designated on the Homesite Diagrams and established as an easement in favor of the Association, the Association Landscape Easement area (see below) will be maintained by the Association in a relatively natural state. As described below, a Landscape Transition Area of a Lot shall be maintained in a manner consistent with the landscape of the Association Landscape Easement, unless this area is disturbed during site improvements. Individual Homesites fronting the golf course shall provide informal plantings of native vegetation within the Landscape Transition Area to create a natural landscape transition area to the golf course, while also preserving views.

6.2 PLANTING

The purpose of planting is to utilize appropriate plant species and densities to create an informal, naturalistic communitywide landscape that will allow buildings and other improvements to rest graciously upon the land. New plantings should frame views, lessen the impact of new structures, and screen use areas. Planting should also limit the amount of landscaping requiring intensive irrigation.

The use of larger specimen trees is preferred in areas close to the house, in the rear and front yard, to help blend buildings and roof massing with the site, accentuate entry areas, provide for climate amelioration, and help define outdoor spaces.

Planting of trees must take into consideration views from adjoining homesites. Where designated on the Homesite Diagram as a Restricted Structure and Landscape Area, structures and landscaping shall be restricted as described below. The use and/or quantity of tall palms or large canopy trees may be restricted where views from other homesites may be impacted.

Association Landscape Easement

Association Landscape Easement (ALE) designated on Individual Homesites establishes the Special Setback and will be landscaped and maintained by the Association in a relatively natural condition. This portion of the Lot shall not be disturbed, except for the establishment of paths or trails that may be approved by the DRC. No structures are permitted within this area. Any proposed modifications to the landscape within this easement shall be reviewed and approved by the DRC.

Restricted Structure and Landscape Area

As designated on the Individual Homesite Diagram, the height of structures (i.e. walls, fences, and accessory structures) and landscaping within Restricted Structure and Landscape Area (RSLA) of the building envelope and side-yard setback shall be limited to a maximum of four feet above the Approved Pad Elevation. The purpose of restricting the height of structures and landscaping within this area is to enhance views toward the ocean and golf course from adjoining properties and provide a visual transition from the residence to the surrounding open space and adjoining golf course.

The intent of the Restrictive Structure and Landscape Area (RSLA) is to use the area as an exterior extension of the home (i.e., infinity edge pools and related enclosed pool equipment, decks, walls and fences, and expanded at-grade landscaped areas). With the restriction on heights and improvements, and the desire to have this edge to be softened with the required landscape transition plantings, the DRC shall use the following guidelines to assess the appropriate nature of the proposed improvements within the RSLA: 1) no more than 50 percent of this RSLA shall be improved with retaining walls and related filled/elevated landscaped areas, pools, and decks; 2) the length of walls within this area shall not exceed approximately 50 percent of the lot width, as measured from the lowest edge of the building envelope as determined by the DRC, and 3) the walls and related landscaping shall be articulated and designed to provide a transition to the surrounding open space or golf course. All walls within the RSLA shall be field stone or similar volcanic stones from the region.

Landscape Transition Area

When abutting a natural or golf course transition area, landscaping shall incorporate native vegetation sparsely planted in informal clusters that will blend into the natural landscape. As delineated on the Individual Homesite Diagram, a Landscape Transition Area (LTA) should provide a natural landscaped transition from the arid golf course rough area and Association Landscape Easement area to the more intensively landscaped area of the Homesite.

Side Yard Landscaping

Landscaping within the side yard areas should be designed to maintain an open visual corridor between homes when viewed from the adjoining street. To the extent possible, privacy fences or garden walls should be designed in a manner to avoid multiple walls. Party wall agreements and a coordinated landscape planting plan are encouraged to provide side yard privacy between homes.

Plant Materials

Plant materials should envelope buildings and help complete structures and outdoor rooms. Shrubs may be used as informal low walls, vines may be used to fill in walls between structural components, and trees may be used to provide scale for building masses. In addition, all planting shall be in conformance with the Maui County Planting Plan.

Prohibited plants represent species with weed-like, or other, characteristics that are potentially destructive to indigenous plants.

6.3 PLANT HEIGHTS AND LOCATIONS

Shrubs or trees that grow to or cannot be easily maintained to heights of 25 feet are discouraged. Palms, including coconuts, that will mature to heights greater than 25 feet shall be used to frame views while not obstructing views from other homesites. All principal plant materials shall be subject to review and approval by the DRC. The landscape plan shall indicate the expected height of trees and palms when mature and shall be subject to design review and approval. As provided for in the Declaration, the Association may perform maintenance to sustain plant heights consistent with the approved plans and specified design heights of the plants. The Association may require an owner to enter into a maintenance agreement for any approved landscaping that may grow above the approved design height.

Plant materials shall be located so that the mature spread of the plant will not overhang the adjacent property.

Individual Homesite landscaping shall be reviewed and approved by the DRC for consistency with the community design philosophy to break up building massing and provide views from offsite and from buildings within.

6.4 IRRIGATION SYSTEMS

The landscape design and irrigation system design (non-potable systems) for each Individual Homesite shall minimize water usage by selection of appropriate plant material and water application methods (e.g., drip irrigation). The non-potable water usage limitations should be considered at the design stage. The landscape architect should design the Homesite landscaping consistent with the amount of non-potable water allocated for the Individual Homesite. To confirm that the landscape plan can be sustained with the allocated irrigation water (non-potable), the landscape architect shall submit the projected water usage calculation including total irrigated area and water surface area of pools, ponds or water features.

All irrigation systems shall be designed to use non-potable water and minimize water consumption.

Landscape irrigation systems shall utilize the non-potable brackish water provided to each Lot and shall require separate meters of a type approved by the Board. Depending on the overall operational requirements of the non-potable irrigation system, the Board may impose restrictions on when the non-potable system for the Individual Homesite may be operated. The Association may record the use of water indicated by the submeter for each Lot. Each Owner shall permit a representative of the Association to enter onto their property for the purpose of collecting data for records of water use.

The Board may impose other reasonable requirements and take other actions intended to restrict water usage in connection with any approval of plans and specifications for any improvements to be constructed and for any landscaping to be installed on any Lot including:

1. Restrictions of the kind of vegetation that may be included in any landscaping;
2. Restrictions on the total area of irrigated landscaping;
3. Require submission of anticipated water use calculations from a landscape architect as a condition to approval of any landscaping plan;
4. Restrictions on when the non-potable irrigation system may be operated.
5. Imposition of fines on Owner who violates the water use restrictions set forth in the Declaration;
6. Seeking legal and/or equitable remedies against any such Owners.

6.5 POOLS AND WATER FEATURES

Pools and water features should be designed as integral parts of the outdoor spaces and visually blend with the landscape. Landscaping should be selected and arranged to complement water features. Swimming pools and other water features shall be within the building envelope and screened with low landscape walls and/or plantings to minimize their visibility.

Pool enclosures, as required by County or other ordinances, are required, and design solutions that eliminate the need for pool fences are encouraged. Lava rock and darker colors must be used on exposed walls or surfaces of infinity pools visible from off-site. All pools and water features with infinity edges visible from Common Areas or other homesites are required to comply with the general design guidelines depicted in Figure 6.1 – Infinity Edge Design Guidelines.

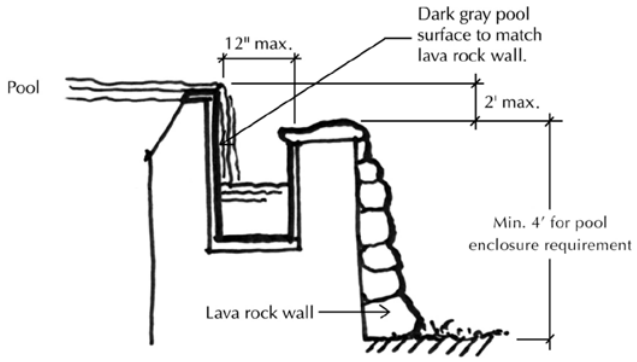


Figure 6.1 - Infinity Edge Design Guidelines

Equipment for pools and water features should be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties.

To minimize the reflection of sunlight from swimming pools, large water areas, ponds, etc., water features shall be designed to limit their visibility from homesites and the golf course through the use of architectural or natural materials. Water features (other than a swimming pool of reasonable size) may be disallowed if the DRC determines the resulting water usage to be excessive.

6.6 FENCES AND GARDEN WALLS

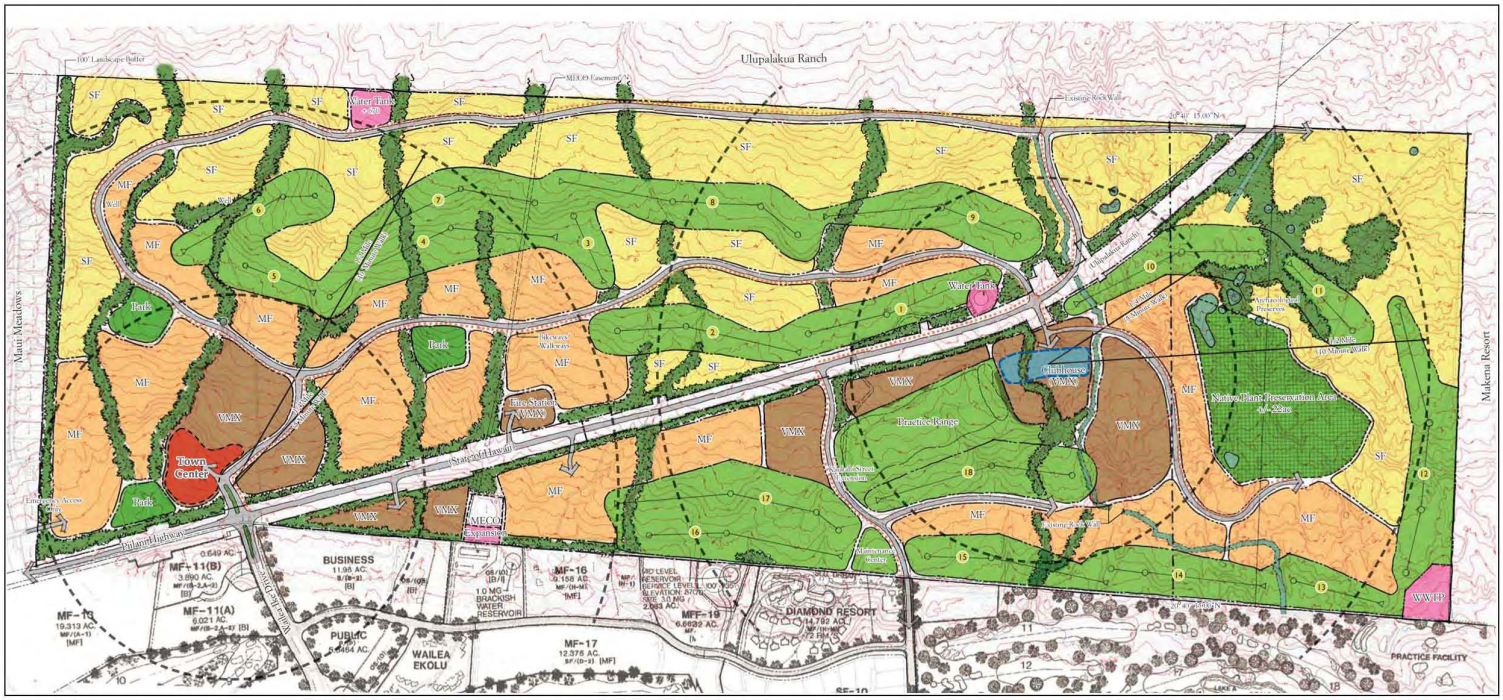
All fences or garden walls shall be designed as an integral part of the architecture and shall be subject to approval of building materials, color, and height, as described in Section 5 Architecture Design Guidelines. The maximum height of fences and garden walls shall be six feet, except for enclosures utilized for exterior courtyards or bathing areas within the building envelope area. A maximum height limit of eight feet shall be imposed on building envelope areas.

Fences or garden walls located within the front yard building setback shall be set a minimum of four feet from the property line and shall be articulated to avoid long continuous sections. The integration of landscaping with garden walls or fences in the front yard over four feet in height is required to soften and visually interrupt the monolithic appearance of the wall or fence.

Within side yards, privacy or security fences or walls should be coordinated with the adjacent Lot to avoid multiple walls or fences. Where possible, the use of a single wall or fence (with a party wall agreement) is encouraged.

6.7 PATH OR TRAILS

Any paths or trails proposed to be constructed within the Association Landscape Easement shall be a maximum of three feet wide, be located to minimize disturbance to the landscaping, and be used only as a footpath. The location and details of the path or trail shall be submitted to the DRC for review and approval.



LEGEND

Honua'ula

Residential Subdistricts

- SF — Single-Family Residential
- MF — Multi-Family Residential

VMX Subdistrict

- VMX — VMX-Village-Mixed Use
- Town Center
- Clubhouse

Recreation, Open Space / Utility Subdistrict

- Golf Course, Parks, and Open Space
- Native Plant Preservation Area
- WWTP — Utilities

Conceptual Master Plan - VMX Detail

Honua'ula

Honua'ula Partners, LLC — ISLAND OF MAUI

NORTH — LINEAR SCALE (FEET) 0 300 600 1,200

Plan By: VITA PLANNING & LANDSCAPE ARCHITECTURE

PBR HAWAII & ASSOCIATES, INC.

Disclaimer: This graphic has been prepared for general planning purposes only.

Typical Village Mixed Use Commercial Building
Perspective View

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII
& ASSOCIATES, INC.

Layout: Building B - Town Center - Perspective View AB00 (01-06-2010)
Disclaimer: This graphic has been prepared for general planning purposes only.

Conceptual Town Center Site Plan

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

NORTH

LINEAR SCALE (FEET)

0 15 30 60 90

VITA
PLANNING & LANDSCAPE ARCHITECTURE

HKS
HILL GLAZIER STUDIO

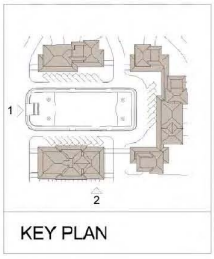
PBR HAWAII & ASSOCIATES, INC.

Layout: Building B - Town Center - Floor Plan AB201 (1-12-2010)

Disclaimer: This graphic has been prepared for general planning purposes only.

1 FRONT ELEVATION

2 SIDE ELEVATION



KEY PLAN

Town Center
Elevations (1 of 2)

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII & ASSOCIATES, INC.

Layout: Building B - Town Center - Elevations AB501 (12-23-2009)
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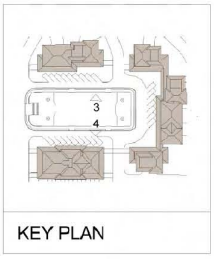
3 INTERIOR SQUARE ELEVATION

4 INTERIOR SQUARE ELEVATION



KEY PLAN

Town Center
Elevations (2 of 2)

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII & ASSOCIATES, INC.

Layout: Building B - Town Center - Elevations AB502C (12-23-2009)
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Golf Clubhouse and Amenity Buildings
Perspective View

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII
& ASSOCIATES, INC.

Layout: Golf and Amenities Building - Perspective View AA00 (01-06-2010)
Disclaimer: This graphic has been prepared for general planning purposes only.

Conceptual Golf Clubhouse and Amenity Buildings Site Plan

Honua'ula

Honua'ula Partners, LLC — ISLAND OF MAUI

NORTH

LINEAR SCALE (FEET)
0 15 30 60 90

HKS HILL GLAZIER STUDIO

PBR HAWAII & ASSOCIATES, INC.

Layout: Golf Clubhouse Site Plan AA202 (1-12-2010)
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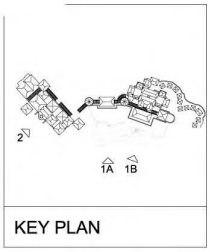
1A ENTRY - MAKAI ELEVATION

1B FITNESS - MAKAI ELEVATION

2 GOLF CLUB ELEVATION



KEY PLAN

Golf Clubhouse and Amenity Buildings
Elevations (1 of 2)

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

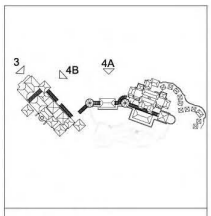
PBR HAWAII & ASSOCIATES, INC.

Layout: Golf and Amenities Building - Elevations AA501C (12-23-2009)
Disclaimer: This graphic has been prepared for general planning purposes only.

3 GOLF CLUB - SIDE ELEVATION

4A AMENITIES BUILDING - ENTRY ELEVATION

4B GOLF CLUB - ENTRY ELEVATION



KEY PLAN

Golf Clubhouse and Amenity Buildings
Elevations (2 of 2)

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
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Layout: Golf and Amenities Buildings - Elevations AA502C (12-23-2009)
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Typical Hale Unit
Perspective View

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

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& ASSOCIATES, INC.

Layout: Building H - Hale Unit - Perspective View AH00 (01-06-2010)
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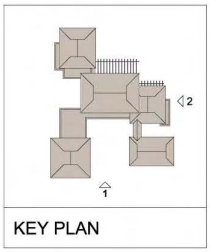
1 FRONT ELEVATION

2 SIDE ELEVATION

SCALE: 1/8"=1'-0"



KEY PLAN

Typical Hale Unit
Elevations

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

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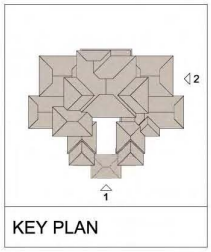
PBR HAWAII & ASSOCIATES, INC.

Layout: Building J - Hale Unit Type B - Elevations AJ501C (12-14-2009)
Disclaimer: This graphic has been prepared for general planning purposes only.

1 FRONT ELEVATION

2 SIDE ELEVATION



KEY PLAN

Typical Flat Units
Elevations

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII & ASSOCIATES, INC.

Layout: Building M - Flat Units - Elevations AM501C (12-23-2009)
Disclaimer: This graphic has been prepared for general planning purposes only.

1 FRONT ELEVATION

2 SIDE ELEVATION

SCALE: 1/8"=1'-0"

Typical Duplex Units
Elevations

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII & ASSOCIATES, INC.

Layout: Building L - Duplex Units - Elevations AL501C (12-14-2009)
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HEIGHT RESTRICTION 50'-0"

RIDGE HEIGHT 42'-0"

LEVEL 3 22'-0"

LEVEL 2 11'-0"

LEVEL 1 EXISTING GRADE

1 BACK ELEVATION

HEIGHT RESTRICTION 50'-0"

RIDGE HEIGHT 42'-0"

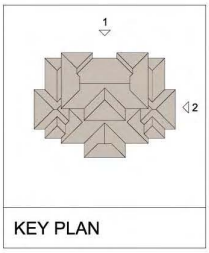
LEVEL 3 22'-0"

LEVEL 2 11'-0"

LEVEL 1 EXISTING GRADE

2 SIDE ELEVATION

SCALE: 1/8"=1'-0"



KEY PLAN

Typical Workforce / Affordable Units
Elevations

Honua'ula

Honua'ula Partners, LLC

ISLAND OF MAUI

HKS
HILL GLAZIER STUDIO

PBR HAWAII & ASSOCIATES, INC.

Layout: Building N - Affordable Units - Elevations AN501C (12-14-2009)
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