

The Grand Fairways
MAUI LANI CUSTOM HOME DESIGN GUIDELINES (7 pages)
Issue Date: January 5, 2000

The following is provided as a summary outline of the Design Guidelines for building a new home at The Grand Fairways, an exclusive Golf Course Community within Maui Lani. To fully understand all of the design requirements and the property restrictions, a Buyer must review all of the sales documents provided by the Seller's real estate brokers, including the Public Offering Statement, the Declaration of Covenants, Conditions and Restrictions and the By-laws of the Community Association.

The Grand Fairways is a part of the Maui Lani Development, which is central Maui's premier master-planned residential golf community. Certain design guidelines have been developed in order to maintain the appearance and aesthetics of this master plan, which benefits both current and future homeowners.

- I. Any new construction of houses at Maui Lani must be reviewed and approved by the Maui Lani Design Review Committee. This is a brief process in which the Owner, the Contractor, or Architect submits the following documents to the Maui Lani Management Office:
 - A. Design Review Application (see attached Exhibit A)
 - B. Preliminary plans, including but not limited to:
 1. Floor plans (minimum 1/8" scale)
 2. Four exterior elevations (minimum 1/8" scale) with materials noted
 3. Two site/building sections (minimum 1/8" scale)
 4. A site plan showing building placement including roof overhangs, building square footage, vehicle access, setbacks, paved parking areas, walls, fences and proposed landscaping.
 - C. Samples of exterior finishes
 - D. The Design Committee will provide their recommendation within fifteen business days from a complete submittal. Drawings will not be returned and will be kept on file at the Maui Lani Office.
- II. All designs must be in compliance with the project ordinance mandated by the County of Maui for the Maui Lani subdivision.
- III. The most important design criteria to meet Maui Lani's guidelines are:
 - A. All houses must have a two car enclosed garage with a minimum area of 400 square feet. As required by the County zoning code, the garage shall be set back twenty feet from the front yard property boundary. Driveway aprons must be paved with concrete, and must be constructed by the homeowner following County standards prior to any other work being done, and shall be used during construction to prevent damage to existing roadway improvements. Any damage caused by the homeowner or

- homeowner's contractors shall be the responsibility of the homeowner, and shall be immediately and completely repaired to the original condition.
- B. The minimum house size, not including the garage, shall have 1,600 square feet of interior space, and shall consist of a minimum of three bedrooms and two baths. "Ohana" dwellings or cottages are not permitted in the Maui Lani Development as mandated by the County Project District Ordinance.
 - C. Houses and accessory structures may be constructed of wood, siding or CMU/hollow block if they are textured and painted in stucco or plaster. No plain surfaced plywood panels may be used as siding.
 - D. At least 75% of the total roof area must be sloped and covered with roofing material such as "No. 1 Blue Label" wood shingle, high grade wood shake, glazed concrete tile, clay tile, Presidential 40 year shake shingle or better, copper or other roofing materials of equivalent texture and character. Metal roofing, plastic and rubber membrane is not allowed.
 - E. The roof pitch shall be a minimum of 5:12 (vertical:horizontal) for single pitched roofs. Double-pitched roofs shall have minimum pitch of 4:12 on the lower portion of the roof and a minimum pitch of 5:12 on the upper portion of the roof.
 - F. The architectural character of all buildings should promote a contemporary Hawaiian style featuring generous overhangs, front porches, lanais, and trellises. Tudor, colonial, Georgian and French provincial styles are not encouraged but not prohibited. Pole houses, structures with "A-frame" roof lines, and factory built structures which have been pre-assembled or pre-cut for assembly, shall not be placed on any lot.
 - G. Homes shall be designed such that the roof lines and exterior details including lanais, trellises and staggering wall planes articulate the exterior elevations and the separate floor levels to avoid monotonous, box-like elevations. Two-story dwellings shall have their second floor stepped back from the first floor on the front and rear lot line elevations of the building.
 - H. Significant alterations to property slopes adjacent to the golf course are prohibited. Gardens and building structures shall not be allowed on property slopes adjacent to the golf course, and must be confined to the finish pad. Ground covering and other planting along this slope must be submitted to the Design Review Committee prior to installation. Plant recommendations may be distributed at a later date.
 - I. To ensure your neighborhood is attractive from the beginning, you must have your lawn installed within sixty days from completion of the house. Seashore Paspalum grass is prohibited in the Maui Lani Development due to its destructive nature on the golf course. The inclusion of shrubs and trees in the landscaping plan is greatly encouraged.

- J. Any lot remaining vacant without any habitable building structures for more than six months after transfer of ownership to the new owner, shall be cleared of brush and weeds and grassed and maintained in a neat appearance.
- K. If construction of a dwelling has been abandoned for more than ninety consecutive days, the lot shall be cleared of brush and weeds and landscaped so as to present a neat appearance, and shall thereafter be maintained until the re-commencement of construction activity. Any loose construction materials must be removed from the site or covered and stored in an orderly manner and screened from view from any adjacent property or from any roadway.
- L. The aggregate surface area of all paved surfaces including the main driveway used for vehicular egress from a lot shall not exceed fifty percent of the land area of the lot not covered by building structures covered by a roof. For example, a 10,000 square foot lot with a 3,000 square foot home may have an additional 3,500 square feet in paved area excluding the driveway. All play areas must be adequately screened by landscaping or by other acceptable architectural means.
- M. All utilities and wires must be underground. No visible gas tanks or clotheslines shall be allowed.
- N. All walls or fences shall be constructed of new materials and shall not exceed a maximum of six feet as measured from finished grade level for perimeter walls not fronting the golf course. Chain-link fencing, as well as plywood and other building materials not customarily associated as a fencing material, is prohibited for use as fences within the subdivision. CMU block walls must be textured with stucco or plaster. Fencing along property boundaries adjacent to the golf course shall be Ameristar Aluminum Fencing, Majestic Style No. AMB3488 in black only at a maximum height of 4 feet. Fences and walls shall be placed within the finish lot pad. In order to maintain the view plane, no fences or walls shall be allowed on or below the slope for lots sloping down to the golf course. For interior lots with slopes, retaining walls shall not exceed a maximum of six feet in height as measured from finished grade to top of wall. Retaining conditions greater than six feet in height must be terraced at vertical heights no greater than six feet. The terrace must be a minimum of four feet wide and be landscaped. Retaining, privacy walls and fences at street frontage property lines up to three feet in height are required to be setback two feet from the street frontage property line. All retaining, privacy walls and fences at street frontage over three feet in height and up to six feet maximum in height are required to be setback four feet from the street frontage property line. The Design Review Committee, at their discretion, may approve variances to accommodate unique lot conditions.
- O. The soil under all concrete slabs on the ground and under all building slabs including under footings and masonry foundation walls must be treated against subterranean termites.

- P. Swimming pools and ponds shall be kept operable in accordance with the rules and regulations of the State Department of Health.
- Q. Cars and vehicles shall not be parked continuously or regularly on roadway lots within the subdivision. Only occasional parking by guests or by vehicles servicing a lot shall be permitted on such roadway lots.
- R. The Owner shall not permit the keeping of any animals on a lot other than a reasonable number of generally recognized house pets kept for the Owner's personal pleasure and not for sale or other commercial purposes. No farm animals including chickens, cattle, pigs and sheep shall be kept on a lot even for lawful agricultural purposes.
- S. Refuse receptacles must be covered and screened completely from view of adjoining lots either by landscaping or other screening material which is compatible in design and color with the main structure.
- T. Storage facilities must be in character with and architecturally representative of the main dwelling. Prefabricated metal storage sheds are prohibited.
- U. Exterior colors shall be selected from the attached color palette and shall be coordinated such that they are complimentary to the neighboring homes and compatible with the overall character of the Maui Lani subdivision. Muted and subtle earth colors and tones are encouraged. Accent/trim colors must be complimentary to the base/primary color of the home, as well as the roofing material. Color submittals shall be submitted in the form of minimum 12" X 12" brush-outs, and must be approved by the Design Review Committee prior to application to the home. All exterior metal including flashing, sheet metal, and vents shall be finished to match or compliment house colors. Stucco, sto or plaster colors must be submitted in colors equivalent to the palette included with these guidelines. The Design Review Committee, at their discretion, may approve additional colors consistent with the approved palette and guidelines and professionally coordinated by a Design Professional.

ICI Master Paint "The Neutral Palette"

Any of the first six (6) colors on leaves 136 through 168 may be submitted as a base or trim color with the exception of the following unacceptable colors:

Color/Leaf/No.

Mocha Mauve/137/271 (Possible Trim Only)

Pebble Pink/139/336

Pink Peppercorn/139/334

Apple Seed/139/332

Sedgewick Rose/139/328

Cinnamon Glaze/141/367

Ochre Tan/145/366

Sidesaddle/146/360

Crème Brulee/146/414

Basketry/148/519
Rattan Tan/148/457
Hale Village/150/512 (Possible Trim Only)
Pecan Tree/151/592
Greenhouse/155/1033 (Possible Trim Only)
Black Swan/155/1023
Zodiac Grey/159/1338
Graphite/160/1332
Intercoastal/161/1491
Obsidian Glass/162/1675
Seal Grey/162/1676
Elephant/164/206
Mansard Stone/165/586
Grey Tweed/166/588 (Possible Trim Only)
Fauna/167/456 (Possible Trim Only)
Casbah/168/203
Smokey Glass/168/210 (Possible Trim Only)

ICI Master Paint "The Historical Palette"

Any of the first four (4) colors on leaves 177, 178, 192-194, 208 and 209 may be submitted as a base or trim color with the exception of the following unacceptable colors:

Color/Leaf/No.

Desert Bloom/177/235
Red Brick/177/199
Thatched Cottage/178/455
Wall Street/192/585
Bunker Hill/193/1025 (Possible Trim Only)
Gateway/194/943 (Possible Trim Only)
Noble Grey/208/1485
Weather Ship/209/1283

ICI Master Paint "The Whites"

Any of the white colors shown on Leaf Nos. 300 through 302 may be submitted for consideration as a base or trim color.

Additional colors approved for TRIM ONLY:

Color/Leaf/No.

Good Earth/137/265
Cottage Chocolate/140/305
Cityscape/149/591
English Pinewood/154/905

Granite Green/155/1027
Morning Coat/156/982
Rain Shadow/157/1032
Stonewall/158/1143
Zanzibar Coast/172/122
Shady Blue/205/1463
Easton Blue/205/1462
America's Cup/205/1459

- II. All designs must be in compliance with the project ordinance mandated by the County of Maui for the Maui Lani subdivision.

The design guidelines are subject to change, until construction commences. Buyer must confirm receipt of the most current guidelines prior to commencing with construction.

Mailed

September 14, 1999

TO: All Builders / Homeowners

FROM: Maui Lani Homes Development

RE: Roofing Specifications for Grand Fairways

Our Design Guidelines for the Grand Fairways list the roofing requirements in Item "D" (page 2). Several types of roofing materials are mentioned and the intent of this item is to maintain the appearance and quality of the homes that will be built in the Grand Fairways.

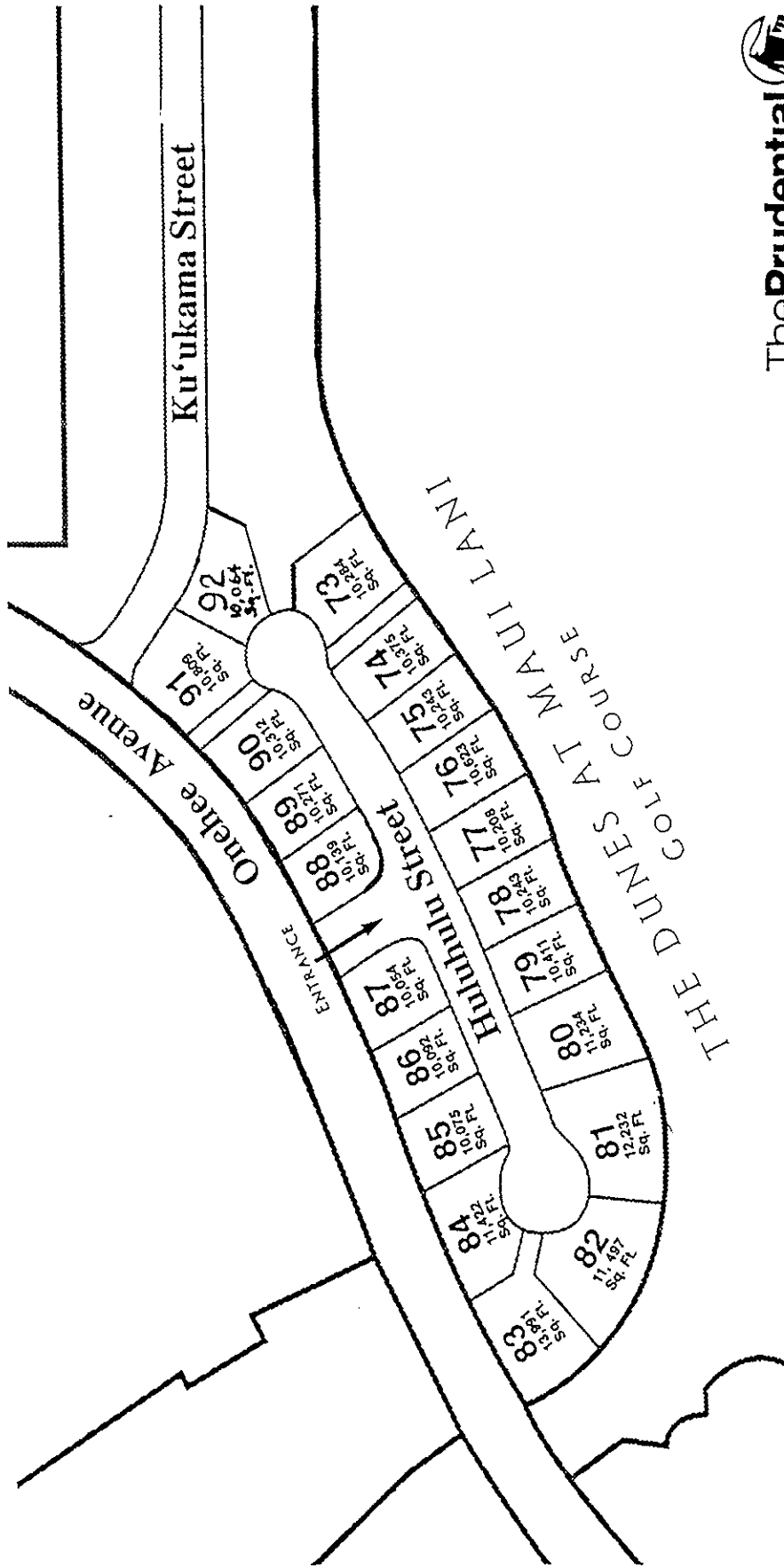
We have determined that the "*Presidential 30 year shingle*" type of material does not meet the standard of quality and appearance that we intended for these homes. Therefore, we are changing the specification to a "**Presidential Shake – 40 year or better**" which is more compatible with the other types of roofing that will be installed on the homes in the Grand Fairways.

This specification is effective immediately and will be incorporated into the next revision of the Design Guidelines for the Grand Fairways. Please be sure to implement this standard in your building plans for homes which have yet to be submitted for approval to the Maui Lani Design Review Committee. If you have questions or need more information on this matter, please feel free to call Dave Sturgill at 877-2736. Mahalo!

MAUI LANI DEVELOPMENT OFFICE



THE GRAND FAIRWAYS



**The Prudential
Locations**

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