



Frequently Asked Questions about CC&Rs

1. **Utilities:** Electric and county water are underground with meter to each lot.
2. **Number of homes per lot:** 1 dwelling per lot per County of Hawaii Zoning Code, owner may apply for an additional farm dwelling permit (Exhibit F-3)
3. **Building Requirements:** First dwelling built shall be no less than 1750 square feet in living area with no restrictions on the maximum.
4. **Association Dues:** This assessment is anticipated to be \$30 per lot per month for the first year or until the Association establishes a budget and adjusts the assessment accordingly. (Public Offering page 7)
5. **Archeological Study:** Archeological preservation easements are located on some of the lots. These easements have been recorded on the title of each affected lot. (Public Offering page 2)
6. **Building:** not required
7. **Ownership of Land:** fee simple
8. **Subdividing:** no lots can be further subdivided. (Zoned Ag-5) See Hawaii County Zoning Codes
9. **Ag-5:** State Land Use Classification in Agricultural with minimum lot size of no less than 5 acres.
10. **Additional storage building:** Prior to construction all buildings plans must be approved by Design Review Committee.
11. **Boat Storage:** Boat must be stored or repaired in area not visible from road or public view, nor shall any non-operable vehicle be kept on any lot (CC&Rs 7.7i-7)
12. **Setbacks:** All lots have a minimum 75 foot setback from the road and 40 foot setback from the side and rear property.
13. **Grading:** With a permit and approval of Design Review Committee
14. **Gate:** Gated entry with locked mail boxes

15. **Flood plain:** Flood Insurance Rate Map designation for entire property is "X"(areas determined to be outside of the 500 year flood plain)
16. **Water diversion:** Location of dry wells is depicted on subdivision map
17. **Lava Zone:** Lava zone 2
18. **Street Lights:** none
19. **Fencing the parameter of lot:** not required but must meet standards and specifications as determined by Design Review Committee (CC&Rs 7.7b)
20. **Telephone/Internet Service:** may be subscribed through Cable Television service. (Public Offering page 7)
21. **Beach/Ocean Access:** Ocean access reached by 1871 trail to Pu'uhonua O Honaunau National Park
22. **Garbage Pick-up:** Individual lot owners shall subscribe to weekly trash removal (CC&Rs 7.7g)
23. **Landscape Restrictions:** A detailed site and landscape plan must be submitted to the Design Review Committee. A landscape architect is not required.
24. **Sewage Disposal:** All lots shall utilize an enhanced septic system. Systems must meet the requirements of the State of Hawaii Department of Health.
25. **Pools:** permanently constructed pools will be allowed. (Exhibit D-11)
26. **Soil Conditions:** Classified by USDA Soil Conservation Service's Soil Survey Report (Public Offering page 5)
27. **Historical Preservation Consultant Fee:** Owner shall submit a nonrefundable consultant fee of \$250 (estimated cost incurred for consultant services of Kumu Kahi Hou, LLC). CC&Rs page 32
28. **Height of Improvements:** Maximum elevation of any dwelling or other improvement shall not exceed 30 feet.
29. **Prohibited Plant List:** No plants on this list may be planted or maintained on a lot. Any plant that exceeds 30 feet in height is prohibited in the set back areas. Plant list is Appendix D.

