

IV. Specific Rules

1. Landscape

Design Committee approval is required for the planting of trees and hedges and for the installation of artificial turf.

The design intent for the Ewa by Gentry community is for homeowners to create and maintain a living landscape theme, with the wide use of xeriscape design and appropriate plants to minimize water consumption and maintenance. Inert (non-living) accents may be included, with approval, as part of the landscape theme – *See Inert Material (section IV, rule 2).*

All landscape areas must be planted and maintained on a regular and consistent basis. This includes being weed free and appearing in healthy and attractive condition. All vegetative landscape must be maintained 24 inches away from any shared common element fence or wall.

No buckets, pails, cans or other makeshift containers may be used as planting pots. Only pots specifically designed for containing plants may be used. No more than ten (10) neat and attractive planting pots may be used where visible from the street or neighboring properties. Pots must be all in one color or complementary in design.

The trees in the curb line planting strips (CLPS) are owned by the City & County of Honolulu once the street has been transferred from the developer. Until then, the developer is responsible for the trees. Any changes to the landscaping in the CLPS, including the installation of inert material, require approval from the City & County. Ewa by Gentry Community Association enforces the covenants for the area but does not accept applications for changes. Trees in the CLPS are not considered a part of the common area. The City & County of Honolulu website (www.honolulu.gov) says that C&C “shall perform general maintenance for street trees; however, the abutting property owner shall be responsible for watering and weeding the area around trees.”

A. Trees and Hedges

Homeowners must receive Design Committee approval for any trees to be placed on the lot. Homeowners are discouraged from planting trees with aggressive roots or canopies and trees that attract pests.

The installation of a root barrier or bio-barrier may be required to control the growth of roots to prevent them from damaging fences, walls, foundations and neighboring properties. These barriers deteriorate over time and may need to be replaced.

Tree canopies and hedges must be regularly trimmed and maintained to ensure that no part of the tree encroaches onto any neighboring property at any time.

A height restriction of thirty-six (36) inches will be used for all hedges that are planted along the property line. City & County may allocate stricter height restrictions for some lots.

Recommended Plant List

SMALL CANOPY TREES (Non-aggressive root structures)

Allspice (<i>Pimenta Dioica</i>)	Lignum Vitae (<i>Guaiaicum Officinale</i>)
Coral Tree (<i>Erythrina Crista-Galli</i>)	Pink Tecoma (<i>Tabebuia Pentaphylla</i>)
False Olive (<i>Elaeodendron Orientale</i>)	Plumeria Varieties (<i>Plumeria Sp.</i>)
Harpullia (<i>Harpulia Pendula</i>)	Podocarpus (<i>Podocarpus Sp.</i>)
Hawaiian Kou (<i>Cordia Subcordata</i>)	Puakeniken (<i>Fagraea Berteriana</i>)
Hong Kong Orchid (<i>Bauhinia Blakeana</i>)	Silver Trumpet (<i>Tabebuia Argentea</i>)
Jaboticaba (<i>Eugenia Cauliflora</i>)	Kalamona (<i>Cassia Glauca</i>)

FRUIT TREES

Avocado (*Persea Americana Citrus*)
Citrus Sp. Papaya (*Carica Papaya*)
Pomegranate (*Punica Granatum*)

PALMS

Areca Palm (<i>Chrysalidocarpus Lutescens</i>)	Licuala Palm (<i>Licuala IGrandis</i>)
Bottle Palm (<i>Mascarena Lagenicaulis</i>)	MacArthur Palm (<i>Ptychosperma Macarthurii</i>)
Coconut Palm (<i>Cocos Nucifera</i>)	Manila Palm (<i>Veitchia Merrillii</i>)
Fiji Fan Palm (<i>Pritchardia Pacifica</i>)	Rhapis Palm (<i>Rhapis Excelsa</i>)
Fishtail Palm (<i>Caryota Mitis</i>)	Royal Palm (<i>Roystonea Regia</i>)
Kentia Palm (<i>Howeia Forsteriana</i>)	

SHRUBS

African Iris (<i>Moraea Iridioides</i>)	Kokutan (<i>Raphiolepis Indica</i>)
Bird of Paradise (<i>Strelitzia Reginae</i>)	Monstera (<i>Monstera Deliciosa</i>)
Dwarf Cycad (<i>Cycas Revoluta</i>)	Philodendron (<i>Philodendron Selloum</i>)
Dwarf Date Palm (<i>Phoenix Roebeleni</i>)	Plumbago (<i>Plumbago Capensis</i>)
Gardenia Varieties (<i>Gardenia Sp.</i>)	Spathyphyllum Varieties (<i>Spathyphyllum Sp. Spider</i>)
Ginger Varieties (<i>Alpinia Sp.</i>)	Lily (<i>Crinum Asiaticum</i>)
Heleconia Varieties (<i>Heleconia Sp.</i>)	Ti Leaf (<i>Cordyline Terminalis</i>)
Impatiens (<i>Impatiens Sultani</i>)	
Ixora Varieties (<i>Ixora Sp.</i>)	

B. Artificial Turf

Artificial turf requires Design Committee approval. It must be professionally installed and must not disrupt the drainage swale. Artificial turf will be accepted as a landscape component and, because of its porous nature, will not be considered inert material.

Artificial turf shall be maintained to ensure an appearance that mimics real, living turf to the greatest extent feasible. Artificial turf shall be kept free of weeds, debris, tears, holes and impressions and shall not exhibit areas of obvious fading. If the product is not maintained in accordance with community standards, the homeowner will be asked to remove and replace it with new product or living turf.

C. Water Features

All water features, including, but not limited to, waterfalls and fishponds require approval by the Design Committee. The inert material percentages will apply, as well as the following:

1) Maximum Dimensions:

Depth: Sixteen (16) inches maximum water depth.

Height: Counting the distance from the top of the structure, with all cascading waterfalls, urns, statues and stylistic displays, the height limits are:

- Front Yard: Total maximum allowable height shall be limited to thirty (30) inches from original grade.
- Back Yard: Total maximum allowable height shall be limited to six (6) feet from original grade.

Width: A surrounding walkway shall be limited to a maximum width of thirty-six (36) inches.

- 2) Water features must be located outside the five (5) foot setback area from each side and back property lines and ten (10) feet from the front property lines.
- 3) All feeding boxes, water supply lines, cleanouts and filters shall be concealed from view.
- 4) The Design Committee will not approve shade cloths over fishponds in the front yard.
- 5) Rain overflow water shall be contained within the boundaries of the property.
- 6) A water feature incorporated into a CRM moss rock wall or a natural freestanding waterfall that exceeds a height of thirty (30) inches is not permitted within the setback areas.

D. Landscape Lighting

Low voltage, low to the ground lighting that is intended for outdoor garden and landscape accenting (generally stand-alone units that are inserted into the ground) does not require Design Committee approval. All other lighting requires DC approval.

Application Packet requirements

- ☐ A complete Design Committee application signed by the homeowner
- ☐ Site photographs of the area of installation
- ☐ Closing Plot Plan with the following information:
 - Show the intended placement location for the item(s)
 - Indicate all applicable measurements
- ☐ Picture or Brochure of materials being used
 - Picture of size and color of water features or statues
 - Picture and name of rooted growing plants
- ☐ For artificial turf:
 - 12" x 12" sample of the proposed turf
 - Manufacturers brochure
 - Detailed description of the product and the installation process
 - Information on how the swale will be maintained
- ☐ For water features:
 - Information on the water pump
- ☐ Applicable design fee by check or money order made payable to Ewa by Gentry Community Association