

19. Miscellaneous Improvements

Design Committee approval is required for certain miscellaneous improvements. Some examples of miscellaneous improvements include, but are not limited to, house decorations, sun sails, signs, clotheslines, flags, mailboxes and outdoor furniture.

A. Mailboxes and Mailbox Posts

Design Committee approval is required for all mailboxes except those that are being replaced by a mailbox of the same style and color as the previously approved box.

- 1) Mailboxes must be maintained in a neat and attractive condition.
- 2) Homeowners requesting locking mailboxes will be required to submit a pre-approval application form to the Association office prior to installation. Current preauthorized locking mailbox lists are available on our website, ewabygentry.net or in the Association office. The color must match that originally used in the subdivision. In all cases, the mailbox post must be replaced to be able to support the heavier weight of the new mailboxes. If the mailbox post was shared prior to the installation of the new locking mailbox, the remaining old post (for the neighbor's mailbox) must be repaired and left in a neat, orderly condition, at the expense of the homeowner requesting a locking mailbox. Homeowners are responsible for checking USPS Postmaster requirements, and the Association makes no guarantee of mail security or delivery to mailboxes that do not meet USPS Postmaster requirements.
- 3) Should any cement work be necessary, all work must be done in accordance with professional standards.
- 4) If a mailbox post that holds 2 mailboxes requires repair or replacement, both Owners will share the costs for the repair or replacement.
- 5) Woodbridge and Woodbridge II Developments Special Conditions
Woodbridge and Woodbridge II are required to use brown vinyl posts to replace the mailbox posts. The posts must be applied for and homeowners will be required to submit a pre-approval application form to the Association office prior to installation.

Application Packet Requirements:

- ☐ A complete Preauthorized application form signed by the Homeowner
- OR
- ☐ A complete Design Committee application form signed by the homeowner; if mailbox post is shared, both homeowners must sign the application
- ☐ Plot Plan showing location of mailbox
- ☐ Manufacturers brochure of mailbox showing appearance, color, materials and finish

- ☐ Elevation drawing showing dimensions and appearance of requested mailbox post; a photo can be substituted if all the information is provided on the photograph and that information is clearly legible

B. Exterior Lighting

Design Committee approval is required for all exterior lighting.

- 1) Light fixtures must be non-reflective, and of a design and color that complement the house.
- 2) All wiring for the fixture(s) and light source must be concealed by using an approved cover. If wiring is being concealed using conduit, the conduit must be painted to match the material it is attached to.
- 3) Light illuminating from an outdoor light fixture shall not be directed into an adjoining property or street. Any fixture that generates a verified complaint from a neighboring resident shall be redirected, relocated, removed or concealed upon notification by Ewa by Gentry Community Association.
- 4) Light fixtures should be installed at the same height on each facing plane of the dwelling.
- 5) Fluorescent lighting must have an apron around the outside of the light which matches the surface to which it is attached, must block the light or glare to neighboring properties, and must restrict the light source to the property of the applying homeowner. All related wiring must be hidden from view. If a cover is used, it must match the house or trim.
- 6) String lighting may only be installed behind the eaves with no visible electrical lines. Only low emitting non-colored lights may be used outside of recognized holidays. Lights may not shine onto neighboring properties.
- 7) Garden Lights – *See landscape lighting (Section IV, Rule 1, D)*
- 8) Security Lights – *See Security Devices (Section IV, Rule 17)*

Application Packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner
- ☐ Closing Plot Plan showing location for each lighting fixture with each light fixture numbered for multiple installations
- ☐ Picture and technical specifications for each lighting fixture
- ☐ Pictures showing proposed locations of each light fixture and locations of existing light fixtures along with height distance from the ground

- ☐ Pictures showing any external conduit/wiring routing and locations

C. Clotheslines

Design Committee approval is required for all clothesline installations. Include a plot plan with the location of the proposed installation and include detailed drawings showing design, dimensions and materials to be used.

Only clotheslines located within a fenced yard and not visible from the neighboring properties shall be approved.

Application Packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner
- ☐ Closing Plot Plan with the following information:
 - Proposed location of the structure
 - Dimensions of the structure
 - Distances from applicable setbacks
 - Elevation drawings/photos/manufacturers brochure that include:
 - Material details
 - Dimensions (especially height dimensions)
 - Finishes of the proposed structure

D. Flags, Flag Holders and Flagpoles

This rule only applies to the flags of the **United States of America** and the **State of Hawai'i**. No other flag will be approved for display in any area that is visible from any neighboring property.

A single, removable, United States or State of Hawai'i flag flown on a holder mounted to the residence or support pillar shall not require Design Committee approval. All other flag installations require Design Committee approval.

The flag and any supporting device must be maintained in a neat, clean, and undamaged condition.

Residents shall take precautions to prevent the flag from flying outside the resident's lot and from creating unreasonable noise.

Any light used to illuminate the flag must be suitably dimmed, screened, shaded, or diffracted to prevent light shining onto neighboring properties.

Any freestanding flagpole shall be securely anchored in the ground.

The flagpole and the flags permitted under this policy shall be erected and flown in accordance with all applicable City, County, State and Federal Regulations. In particular, the State of Hawai'i flag's design and condition shall comply with Hawai'i Revised Statutes ("HRS") §5-19 and §5-20.

Application Packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner
- ☐ Closing Plot Plan with the following information:
 - Proposed location of the structure
 - Dimensions of the structure
 - Distances from any applicable property line
- ☐ Elevation drawings/photos/manufacturers brochure that include:
 - Material details
 - Dimensions of the proposed structure
 - Finishes of the proposed structure

E. House Decorations

Decorations for holidays or special occasions are exempt and need no approval, provided they are not constructed or installed sooner than fifteen (15) days before the holiday or event and are removed within fifteen (15) days after the holiday or event.

All other decorations that are visible from the street or neighboring properties require Design Committee approval.

F. House Numbers

All residences shall have easily readable house numbers affixed to the dwelling or mailbox as originally installed by the Developer. Painting the address on the curb, with black numbers on a white background, is allowable and does not require Design Committee approval.

G. Outdoor Furniture and Accessories

All exterior furniture or accessories added in the entryway or front yard that are visible from the street or neighboring properties, must be submitted to the Design Committee for approval before being placed.

All furniture and accessories shall be maintained in good and clean condition and repair, and in such a manner as not to create a fire, safety or health hazard to Ewa by Gentry or any part thereof, at the Owner's sole cost and expense.

H. Signs

Commercial, political or similar signs visible from the street or neighboring properties shall not be erected or maintained upon any lot including, posting bumper stickers on any portion of a house, fence, wall, mailbox, window or trash bin. The following are

acceptable and do not require Design Committee approval as long as they meet the stated criteria and follow all City & County ordinances.

- 1) Such signs as may be required by legal proceedings.
- 2) Residential identification signs of a combined total face area of two (2) square feet or less.
- 3) During the time of construction of any residence or other improvement, job identification signs having a maximum face area of six (6) square feet per sign and of the type usually employed by contractors, subcontractors and tradesmen.
- 4) Not more than one (1) "For Sale" or "For Rent" sign having a maximum face area of three (3) square feet, such sign to refer only to the lot on which it is situated.
- 5) "Beware of Dog", "No Trespassing", signs warning of hazards on the premises or signs which are a part of a security system etc., must be no larger than twelve (12) by twelve (12) inches. More than one (1) sign may be posted on each side of a property provided such signs are necessary to ensure visibility to persons coming onto the property and provided such signs are not readily visible from the site of the other. Signs must be posted no higher than eye level (5-6 feet from the ground).
- 6) "No Solicitation" signs must be limited to one (1) commercially made plaque, no bigger than eight (8) inches by two (2) inches, Vinyl decals are not allowed. Sign may be attached to the dwelling closest to the garage door and may not be attached to perimeter or shared fencing. Sign must be simple in design, neat and consist of not more than two (2) colors (e.g. red and white, black and silver).
- 7) Small window decal alarm warning signs provided by the alarm company must be no larger than two and a half (2.5) inches by five and a half (5.5) inches. Window decals that are hexagon or round in configuration shall have no more than a total of 13 and $\frac{3}{4}$ (13.75) square inches of surface area. Decals shall be placed in the corner of the window.

I. Tarps

All tarps, if visible from the street or neighboring properties, are prohibited.

J. Gable Vents

All replacement gable vents shall match the original design or as close to the original design as possible and shall be painted in accordance with the predetermined color scheme selection for your dwelling.

K. Roof Mounted Power Attic Ventilator Fans

Vents must be installed below the ridgeline of the roof and in those portions of the roof or side of the house not facing the adjoining street. The size and spacing required for

roof mounted power attic ventilators shall be determined by the size of the roof and located in a linear manner along the roof with edges parallel to the edges of the roof on which they are located. The roof-mounted power attic ventilators shall be as inconspicuous on the roof as possible.

L. Weathervanes

All weathervanes are prohibited.

M. Sun-sails

Sun-sails are cloths designed specifically for attachment to poles and/or existing structures to create shade. Sun-Sails must be reviewed by the Design Committee before installation. Sun-Sail color must match or complement the existing color on the existing dwelling. If using posts for installation, posts cannot be bare metal. Sun-Sails cannot be attached to any fence, wall or to any adjacent property. Sun-Sails must be removed during high wind warnings.

N. Fireplace Chimneys

Design Committee approval is required for fireplace chimneys. Fireplace chimneys must meet all fire code requirements and be compatible with the overall community and house design.

Application Packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner
- ☐ Closing Plot Plan with the following information:
 - Proposed location of the structure(s)
 - Dimensions of the structure(s)
 - Fireplaces require providing the distances from any applicable property line
- ☐ Elevation drawings/photos/manufacturers brochure that include
 - Material details
 - Dimensions
 - Color or finishes of the proposed structure
- ☐ City & County approval for fireplaces
- ☐ Applicable design fee by check or money order made payable to Ewa by Gentry Community Association

O. Entry Doors

Design Committee approval is required for all entry door replacements or modifications. Only one entry door may be visible from the street. New entry doors must be comparable in style and appearance to the existing entry doors and must be compatible with the overall architectural design of the dwelling and surrounding community within the subdivision. Glass doors may not be used as replacements for wood doors. Exterior door finishes and colors must match the approved color scheme for the dwelling within each subdivision.

Application Packet Requirements:

- ☐ A complete Design Committee application form signed by the homeowner
- ☐ Closing Plot Plan with the location of the entry door indicated.
- ☐ A color photo of the existing door
- ☐ A color photo or manufacturer's brochure of the replacement door.