



Villages of
Kapolei
Association

SINGLE FAMILY RESIDENTIAL LANDSCAPE DESIGN GUIDELINES

Last Amended May 18, 2021

GENERAL DESIGN CONSIDERATIONS

A. The original landscaping design for each of the villages at Kapolei was based upon these three objectives:

1. To establish an overall identity and character,
2. To provide continuity,
3. To create an attractive and aesthetically pleasing environment.

Based upon these objectives, homeowner proposals for improvements and landscaping of their individual lots will be evaluated in the context of their particular village.

B. Homeowners should maintain a landscaping scheme which is consistent with the foregoing objectives.

C. The landscape design guidelines contained herein are in addition to those set forth in the Design Guidelines attached to the Declaration of Covenants, Conditions and Restrictions, Villages of Kapolei (DCC&R's).

I. FRONT YARD LANDSCAPING

The predominant landscape theme at the Villages is the preservation of the visual openness at the front yards created by the contiguous lawn areas.

A. FRONT YARD TREE REPLACEMENT

1. Front yard trees may be replaced with different species, provided the species is listed as one of the approved species found in Article III or otherwise approved by the Design Review Committee.
2. Other trees such as palms will be considered on an individual basis. The common and botanical names, as well as information about the tree, are required when applying for approval. A pair of palms may be permitted about the driveway or front yard.
3. Developer installed trees may be removed and replaced with the approval of the Covenant Specialist who has been delegated authority by the Design Review Committee to approve the removal and replacement of trees with approved trees as listed in Article III; provided, however, that the removal of any tree within 25 feet of the property line of any Lot shall require approval of the Design Review Committee as set forth in Article V, Section 5.02(bb) of the DCC&R's.

B. FRONT YARD BORDERS

Except as provided below, the Design Review Committee does not permit plants or other material which create a border in the front yard area or between property lines. The intent here is to maintain the open space concept.

1. Exception: Small flowers may be permitted along the edge of a driveway or walkway if the plant materials do not exceed 12" in height or width. (Example: flowers, such as impatiens, periwinkles, portulaca, and hearts and flowers are permitted.)
2. Existing shrubs and ground covers bordering walkways and driveways may be replaced with approved planting materials as listed in Article III as long as the open space concept is maintained.
3. In some circumstances (such as at the end of a cul-de-sac) a setback line of 15 to 20 feet from the front property line has been used to designate the open space area. In such cases, the Design Review Committee evaluates the arrangement of houses to determine the appropriate open lawn area space.
4. Borders may be permitted as provided in Article I, Paragraph F, Sub-paragraph 2 below.

C. FRONT YARD LANDSCAPING FOR NON-CLUSTER DESIGNED VILLAGES

1. **Exterior Non-Cluster Lots.** These requirements apply primarily to exposed front or side yards of non-cluster lots which contain a property line along a public right-of-way. These are the homes bordering each side of a non-cluster driveway or corner street condition.
 - a. **Removal of Grass, Landscape Plants, and Gravel.** Upon obtaining the approval from the Covenant Specialist, existing grass, landscape plants, and gravel may be removed and replaced with an approved grass as listed in Article 111, Paragraph A. Subparagraph 5.

- b. **Rearrangement or Replacement of Grass, Landscape Plants and Gravel.** If existing grass, landscape planting, or gravel is to be replaced or rearranged with planting material other than grass, it is generally limited to the approved trees, shrubs, ground covers, grass, and gravel listed in Article III.
2. **Front Yard Open Space Restrictions.** All front yards shall be landscaped and maintained in a neat and attractive condition. Except as otherwise provided herein, no improvements other than approved grass, approved garden lighting and xeriscaping are allowed in the front yard areas.

- a. **Front-Loaded Lots.** Plants, shrubs, palms, small trees, and gardens (including both flower and rock gardens) are allowed in the front yards of front-loaded lots (i.e., lots with garages in the front) so long as they are located within the garden zone.

The garden zone is described as follows: 1) for front-loaded lots, the garden zone area between the front yard fence and the face of the garage, 2) for rear-loaded lots, the garden zone is a six-foot area beginning at the face of the house and extending toward the street.

- b. **Rear-Loaded Lots.** Plants and gardens (including both flower and rock gardens) are allowed in the front yards of rear-loaded lots (i.e., lots with garages in the back) so long as they are located within the garden zone.
- c. **Cul-De-Sac Lots.** The design intent for cul-de-sac lots is to keep the area between the street curb and the face of the garage doors as a continuous grassed area interrupted only by concrete driveways. A 15-to-20-foot area from the front property line is used as the guideline for open lawn space for those lots with irregular shapes and atypical garage locations.

D. FRONT YARD GARDENS FOR NON-CLUSTER DESIGNED VILLAGES

- 1. Flower beds and rock gardens are permitted in the garden zone as defined above. Perennial and seasonal flower beds within the defined areas of front yard gardens which have been previously approved may be replaced without additional approval. The range of approved palms, shrubs, ground covers and trees are limited to ornamental types. "Pink flamingos" and other similar decorations are not permitted, however, neutral color figurines not exceeding 30" in height are permitted in the rock gardens. Vegetable and fruit gardens are not permitted in this area. Water features are allowed in the garden zone area with the approval of the Design Review Committee. An extensive paved area in the garden zone area is discouraged.
- 2. Shrubs are permitted as screening elements around electric transformer boxes.

E. FRONT YARD LANDSCAPING FOR CLUSTER DESIGNED VILLAGES

- 1. **Exterior Cluster Lots.** These requirements apply primarily to exposed front or side yards of cluster lots which contain a property line along a public right-of-way. These are the homes bordering each side of a cluster driveway or corner street condition.
 - a. **Removal of Grass, Landscape Plants, and Gravel.** Upon obtaining the approval of the Covenant Specialist, existing grass, landscape plants, and gravel may be removed and replaced with an approved grass as listed in Article III, Paragraph A. Subparagraph 5.
 - b. **Rearrangement or Replacement of Grass, Landscape Plants and Gravel.** If existing grass, landscape planting, or gravel is to be replaced or rearranged with planting material other than grass, it is generally limited to the approved trees, shrubs, ground cover, grasses, and gravel listed in Article III.
 - c. Exceptions are as follows:
 - (1) Flower and rock gardens are permitted in the six-foot area beginning at the face of the house and extending toward the street. The approved planting can be found in Article III. Trees may be permitted on merit of design. "Pink flamingos" and other similar decorations, vegetable and fruit gardens are not permitted in this area except neutral color figurines not exceeding 30" in height which are permitted in garden zone area.
 - (2) Shrubs are permitted as screening elements around electric transformer boxes, back flow valves, etc.
 - (3) Existing shrubs and ground covers that were installed by the developer which border the sidewalks may be replaced with approved ground covers and shrubs if the open space concept is maintained.
- 2. **Interior Cluster Lots.** Homes situated in cluster groupings which do not directly front a public right-of-way are considered interior cluster lots. For these interior cluster lots, landscape planting types for exposed front yards may be selected from the approved

planting list in Article III. Because these planting areas are generally small, approval will be determined upon the individual merit of the proposed change.

F. PLANTING AND LAWN DIVIDERS

1. **Around Front Yard Trees.** For all lots, planting dividers (brick, stone, black vinyl, etc.) around the front yard tree will be approved if deemed unobtrusive and do not exceed ten (10) square feet in area. Ground covers and flowers which are six (6) inches or less in height and four inches or less in width will generally be approved in this area.
2. **Lawn Dividers Between Adjacent Properties.** Black vinyl landscape dividers which are flush with the lawn are acceptable. All other types of borders within front yards proposed along or adjacent to property lines will be approved upon individual merit and circumstance. When pavers or brick units are utilized, they should be grouted in place for stability. Rock, pavers, or brick units used for borders between properties should generally not exceed four (4) inches in width and the top should be flush with the lawn except when it abuts a sidewalk, in such a case, the top of the border should not be higher than the sidewalk.
3. **Around Front Yard Gardens.** Planting dividers (brick, stone, black vinyl, etc.) which are less than six inches in height from grade and four inches or less in width are generally permitted except when such dividers abut a public sidewalk.
4. **Along Driveways, Walkways and Public Sidewalks.** Divider material not exceeding four inches in width will generally be permitted along driveways, walkways, and public sidewalks if the top of the border material does not exceed the height of the adjacent sidewalk or driveway. In all cases, the owner must ensure that the divider material does not cause a hazardous condition to pedestrians. NOTE: "In accordance with City and County regulations, planting divider material is not permitted within any planting strip between the sidewalk and the street curb within the public rights of way without certified approval."
5. **Planter Boxes.** Brick keystone planter boxes not exceeding 18" in height are allowed within the garden zone area. The color of the box must be of earth tone color (i.e., beige, grey or red).

G. POTTED PLANTS

1. Potted plants in the front yard area will generally be approved provided the following conditions are met: a) the total number visible from a public street does not exceed ten (10); b) the pot height or width does not exceed 30"; c) the pots are located within the front porch area or are sitting upon a paved surface such as a walkway or driveway; and d) the pots are arranged and maintained in a reasonable fashion. At cluster homes, the pots are not to be located within pedestrian or vehicular easements or impede the use of such elements.
2. Potted plants at the sides and rear of a residence and contained wholly within the fenced area generally do not require Design Review Committee approval.

II. REAR AND SIDE YARD LANDSCAPING

A. REAR AND SIDE YARD GARDENS

1. The entire range of approved types of trees, shrubs, palms, and ground covers listed in Article III can be used in the rear and side yards. Trees and palms should be planted 2 feet apart and 1 foot from all fences. Extensive paved areas in this area are discouraged.
2. Perennial and seasonal vegetable gardens and flower beds within defined areas of rear or side yards which have been previously approved may be replaced without additional approval. Vegetable gardens which can be seen from a public or private street should be maintained in a manner which is not unsightly.

III. LANDSCAPING SPECIES AND GRAVEL

- A. The following is a list of approved trees, shrubs, palms, ground covers, and grasses. The Design Review Committee may approve other species upon application by a homeowner provided they comply with the landscape design objectives. When applying for approval, both botanical and common names of plants and trees must be provided.
 1. **Approved Trees**
 - a. Allspice (*Pimenta diocia*, formerly *Officinalis*)
 - b. Autograph Tree (*Clusia rosea*)
 - c. Banana Tree

- d. Citrus Trees
- e. False Olive (*Olea europaea*)
- f. Fern Tree (*Filicium decipiens*)
- g. Fiddlewood (*Citharexylum spinosum*)
- h. Fiji Fan Palm (*Pritchardia pacifica*)
- i. Hong Kong Orchid (*Bauhinia blakeana*)
- j. Kou (*Cordia subcordata*)
- k. Kou Haole (*Cordia sebestena*)
- l. Madagascar Olive (*Noronhia emarginata*)
- m. Papaya Tree (*Carica papaya*)
- n. Pink Tecoma (*Tabebuia pentaphylla*)
- o. Plumeria (*Plumeria obtusa*, *Plumeria acuminata*, *Plumeria rubra*)
- p. Rainbow Shower (*Cassia x nealiae*)
- q. Red Coral Tree (*Erythrina Crista-Galli*)
- r. Silver Buttonwood (*Conocarpus erectus*)
- s. Silver Trumpet (*Tabebuia argentea*)
- t. Singapore Plumeria (*Plumeria obtusa*)
- u. Strawberry Guava (*Psidium guineense*)
- v. Tulipwood (*Harpullia pendula*)
- w. Weeping Bottle Brush (*Callistemon viminalis*)

2. Approved Shrubs

- a. Agave
- b. Aloe
- c. Asparagus Fern
- d. Azalea
- e. Beefsteak
- f. Bird of Paradise
- g. Bougainvillea
- h. Crepe Gardenia (*Tabernaemontana divaricata*)
- i. Croton (*Codiaeum variegatum*)
- j. Dusty Miller (*Senecio cineraria*)
- k. Dwarf Pittosporum (*Pittosporum* T. 'Wheeleri')
- l. Ginger
- m. Heliconia
- n. Hibiscus
- o. Impatiens
- p. Ixoras
- q. Natal Plum (*Carissa macrocarpa*)
- r. Plumbago
- s. Rhapsiolepis (*Rhapsiolepis* 'Princess')
- t. Firecracker Plant (*Russellia equisetiformis*)
- u. Snowbush (*Breynia nivosa* Var. 'Roseo Picta')
- v. Spathiphyllum
- w. Spider Lily (*Crinum asiaticum*)
- x. Tiare Gardenia (*Gardenia taitensis*)

3. Approved Palms

- a. Areca (*Dyopsis lutescens*)
- b. Dwarf Date Palm (*Phoenix roebelenii*)
- c. Joannis Palm (*Veitchia joannis*)
- d. Ruffled Fan (*Licuala grandis*)
- e. Loulu (*Pritchardia*)
- f. MacArthur Palm (*Ptychosperma macarthurii*)
- g. Manila (*Veitchia merillii*)
- h. Raphis (*Rhapis excelsa*)
- i. Royal Palm (*Roystonea regia*)
- j. Sago Palm (*Cycas revoluta*)
- k. Traveler's Palm (*Ravenala madascariensis*)
- l. Triangle Palm (*Dyopsis decaryi*)

4. Approved Ground Covers

- a. Asparagus Fern (*Asparagus densiflorus*)
- b. Chinese Violet (*Asystasia gangetica*)

- c. Baby's Tears (*Soleirolia soleirolii*)
- d. Blue Daze (*Convolvulus mauritanicus*)
- e. Treasure Flower (*Gazania*)
- f. Hearts and Flowers (*Aptenia cordifolia*)
- g. Ice Plant (*Carpobrotus edule*)
- h. Mondo Grass
- i. Oyster Plant (*Tradescantia spathacea*)
- j. Portulaca
- k. Purple Joyweed (*Alternanthera amoena*)

5. Approved Grasses

- a. Bermuda (Common, Manienie, Mahiki)
- b. Bermuda (Hybrid, Tifdwarf, Tifgreen, Tifway, Sunturf, Green Velvet)
- c. Centipede
- d. St. Augustine (Buffalograss, Dwarf St. Augustine)
- e. Seashore Paspalum
- f. Zoysia (Manila Grass, Macarene, Temple, Korean Velvet, Tropic Green, Emerald)

B. The following is a list of approved gravel:

1. Approved Gravel

- a. Black Cinder
- b. Blue Rock
- c. Red Cinder
- d. White Coral

IV. LIST OF NON-APPROVED LANDSCAPING

A. The following is a list of non-approved trees and shrubs. Others may be subject to disapproval by the Design Review Committee.

1. Non-Approved Trees

- a. Avocado*
- b. Bamboo*
- c. Banyan (*Ficus benghalensis*)
- d. Be-Still (*Thevetia peruviana*)
- e. Brassia
- f. Chico
- g. Chinese Fan Palm
- h. Eucalyptus (*Eucalyptus deglupta*)*
- i. False Kamani (*Terminalia catappa*)
- j. Ironwood (*Casuarina*)
- k. Lychee (*Litchi chinebsis*)
- l. Monkeypod (*Pithecellobium saman*)
- m. Mango*
- n. Phoenix Palm

* Dwarf varieties may be acceptable, depending on where tree will be located

2. Non-Approved Shrubs

- a. Angel Trumpet (*Brugmansia suaveolens*)
- b. Castor Bean (*Ricinus Communis*)
- c. Crown Flower (*Calotropis gigantea*)