



THE CREST AT WAILUNA
(<http://www.crestatwailuna.com>)

ARCHITECTURAL CONTROL COMMITTEE (ACC) CONSTRUCTION GUIDELINES
Approved on June 22, 2022

FOR CONTRACTORS, CONTRACT EMPLOYEES, OWNERS, AND RESIDENTS.

In a planned community, owners have contractually agreed to surrender some of their freedom of expression in improving their properties and have accepted an obligation to conform to architectural and landscaping standards established in accordance with the Bylaws, Declaration and House Rules in order to preserve and maintain the character of the community in which they have chosen to live.

The primary objective of the Architectural Control Committee (ACC) in meeting this responsibility is to ensure harmonious aesthetic relationships between individual buildings and their sites and to ensure compatibility of each lot and its improvements with the architectural and landscaping standards that prevail within the community as a whole.

Owners are required to obtain approval from the ACC prior to making any exterior modifications or improvements to their home or lot. The following provisions have been adopted by the Board of Directors as a requirement for all ACC approvals. Failure to follow the ACC modifications guidelines will be considered a violation of the governing document and will be subject to fines and legal action at the owners' expense.

1. **WORK HOURS AND NOISE.** All work will be conducted during normal business hours (e.g. 8:00 a.m. – 5:00 p.m. Monday – Friday). Any work on a Saturday shall start at 9:00 a.m. and end at 4:00 p.m. Any work on a Sunday shall start at 9:00 a.m. and end at 3:00 p.m. Early morning and evening work is not permitted. Use of radios and other such devices is prohibited.
2. **PARKING.** Parking in the common and limited common areas (e.g. street and grass parking) is prohibited within The Crest at Wailuna. All vehicles/heavy equipment must be parked in the garage or driveway. Additional vehicles must be parked on Kaahumanu Street.
3. **STORAGE OF EQUIPMENT AND SUPPLIES.** Equipment and supplies (e.g. toolboxes, wood siding, doors, scaffolding, tools, heavy equipment, construction refuse bins, construction equipment, etc.) must not be placed and/or stored on common areas other than the driveway. Temporary structures other than scaffolding is prohibited. Refuse construction bins must be emptied immediately upon becoming full and must be covered at all times. The house rules regarding storage in the common area are to be observed at all times.
4. **ACCOMMODATIONS FOR WORKERS.** The homeowner shall provide toilet facilities for the people working on their home or lot. Portable toilets, wash stations, and other similar temporary facilities are prohibited on the common or limited common areas. Any homeowner who wants to use a portable toilet must first get board approval. If the board approves the use of a portable toilet, it must be placed in the homeowner's garage or on the driveway only. Any portable toilet must be serviced on a weekly basis.
5. **CLEANING.** The homeowner is responsible for properly cleaning the common and limited common areas on a daily basis. The sidewalks, streets and yards shall be cleaned of any debris (e.g. dirt, gravel, oils, refuse) on a daily basis, and must power washed if the debris is not removed by conventional sweeping or water hosing. The homeowner will be responsible to clean up any oil spills on the roadways or driveways. Any damage caused by any construction/modifications to the sidewalks curbs, roadway will be charged to the homeowner.

6. PAINING. Modifications that require painting must have received prior approval to paint the modified or any exterior area. The following conditions shall apply at all times:
 - a. All homes and trim must be painted to match the original color schemes.
 - b. Garage doors must maintain the same system, trim, and color as originally built.
 - c. Picket style fences (used for front and side yards) must be painted white.
Wrought iron/aluminum fences (used for back yards) must be painted black.
7. SIGNS. Construction signs (other than City and County construction permits), leaflets or other advertisements are not permitted.
8. UPKEEP AND MAINTENANCE. Homeowners are responsible for the maintenance and upkeep of all modifications additions, fences, walls, etc.
9. PERMITS AND OTHER REQUIREMENTS. Homeowners are responsible for securing any permits that may be required by law prior to starting the modifications. ACC approval of the project does not modify or eliminate the owner's obligation to comply with all existing laws, ordinances, rules and regulations, as may be amended, or hereafter made by any governmental authorities or with such terms and conditions required under the governing documents or any deed, lease or mortgage.
10. TIME REQUIREMENTS. Homeowner shall pursue work requested in a timely fashion to completion. All permits and approvals granted by the ACC are null and void if construction does not commence within 120 days of the date of approval and must be completed within 120 days from the date of the construction start date. Any exceptions require prior board approval.

All owners are reminded that they are responsible for the conduct of their guests and hired personnel. Violations of the governing documents will be assessed (e.g. fines) to the owner of the home in questions.

A copy of these rules must be provided to the construction company, employees and worker to ensure compliance with the terms of these guidelines.

If you have any questions or need clarification on any of these items, please contact the property manager or attend the monthly board of directors' meeting.

Printed Name: _____ Unit Number: _____

Address: _____

Signature: _____