

Paniolo Hale Landscape Policy REDLINE

REDLINE

## LANDSCAPE POLICY PANIOLO HALE

This landscape policy adopted by the PH Board of Directors on May 7, 1995 supersedes all previous policies, rules and regulations regarding landscaping at Paniolo Hale. Editorial Revisions made 5/99 and 3/00. *Revisions approved by committee July 2002 and by Board November 2002. Revisions approved by committee October 2008 and by Board \_\_\_\_\_.*

### LANDSCAPE COMMITTEE

The President of the Paniolo Hale Board of Directors shall appoint a Board Member as Landscape Committee Chairperson.

*The committee shall consist of 5 volunteers from the general membership.*

The Chairperson, in conjunction with the President, shall appoint the members of the Landscape Committee. The Landscape Committee shall review landscape issues, guide the implementation of the Landscape Policy and advise the Board of Directors.

### LANDSCAPE GUIDELINES

The following factors shall be considered in landscape issues:

1. Initial cost to Association
2. Future ongoing maintenance costs including labor
3. Water conservation
4. Fire resistance
5. Adherence to the Paniolo Hale general plan
6. *It is suggested that following any major removal of trees, etc. replacement plantings may not be introduced for a period of up to 3 months to assess the aesthetic and financial need for replacement plantings.*
7. *It is suggested that plants identified as invasive by recognized governmental and horticultural organizations not be planted on the property.*
8. *A list of Suggested Plantings (Attachment A) will be the guiding principle for the acceptance of new groundcovers, plants, shrubs and trees. The list is not all inclusive and may be updated by the Landscape Committee.*

## RULES GOVERNING APARTMENT OWNERS

1. No owner shall decorate or landscape any entrance to his apartment or other portion of the project except in accordance with standards therefore established by the Board or specific plans approved in writing by the Board (Paniolo Hale Bylaws, Article 5, section 4g).

2. No owner shall plant or remove any tree or shrub that will impede the view from any other unit without written permission from the Board and all affected units.

3. Owner requests must be submitted on a "Paniolo Hale Landscape Request Form" (attachment B). This form covers both the plants the Owner wishes the Association to purchase and plants the Owner wants to donate to the Association.

*The Landscape Maintenance/Change Request procedure is outlined in Attachment C*

4. Plants the owner wishes the Association to purchase will be based on availability and cost and planted in an order of need to fulfill issues of uniformity determined by the Resident Manager.

5. If an Owner donates any plants to Paniolo Hale, the plants must be on the list of Suggested Plantings (*attachment A*) and it should be understood that Once planted, the plants will become part of the common area and will no longer be owned by or under the control of the Owner.

6. All expenses to remove plants installed *and not maintained* in violation of this policy will be charged to the Owner.

7. There shall be no picking of buds or blossoms within 10 feet of other owners' entryway or lanai.

8. *Diseased trees or plants or trees/plants that are a safety hazard can be removed following proper procedures and Board approval, without approval of affected owners. The affected owners will be notified prior to the removal of any trees/plants.*

## RESIDENT MANAGER

The Resident Manager is responsible for maintaining the landscaping in accordance with the directives of the Board and in accordance with this policy. The Resident Manager shall be responsible for coordinating landscape changes among adjacent Owners. Disputes that cannot be resolved in an amicable fashion will be referred to the Landscape Committee.

The Resident Manager shall determine if a request falls under "normal landscape maintenance" or if the cost should be charged to the Owner. If it is determined that the cost is to

be charged to the Owner, the Resident Manager shall prepare a work order for the cost and have it signed by the owner.

Responsibility for related financial decisions rests with the Resident Manager, within the constraints as provided by the board.

A monthly review by the resident manager shall be conducted to insure the consistency of landscape maintenance, and he shall provide a report to the landscape committee on areas of weakness or need for improvements.

### LANDSCAPE REQUESTS

1. The Owner requesting a change in the landscape shall complete the Request Form (Attachment B) and turn it in to the Resident Manager. If the request is to add any plant not on the Suggested Plantings List (*Attachment A*), the request shall be routed through the Landscape Committee *who will determine if the suggested plant is in accordance with the landscape policy.*

*The Landscape Maintenance/Change Request procedure is included as Attachment A.*

If a request is submitted which is beyond the scope of the general plan, the resident manager shall forward it to the Landscape Committee. The Chairperson shall circulate a copy of the request to the members of the Landscape Committee *and/or the Board* for their review and decision. The Chairperson shall notify the Owner and Resident Manager of the Landscape Committee/s/*Board's* decision.

3. Any decisions from either the Resident Manager or the Landscape Committee may be appealed to the Board.

*These policies are subject to change based on Board or Landscape Committee decision, revisions to Hawaii Revised Statutes and other governing documents.*

Landscape Policy Paniolo Hale . . . FINAL DRAFT

FINAL DRAFT

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Paniolo Hale Landscape Policy Suggested Plantings

Attachment A

REDLINE

**REDLINE**

**Paniolo Hale AOA  
Landscape Policy  
Suggested Plantings**

**Ground Cover/Vines**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Allamanda		Jasminum	
<i>Asparagus Fern</i>	<i>Asparagus</i>	Moa	Psilotum
Arrowhead Vine	Sagittaria	Molakai Osmanthus	Wikstroemia
Arrowleaf Vine	Syngonium	Mondo	
Baby Sun Rose	Aptenia Cordifolia	Moss Rose	Portulaca
Baby Tears	Soleirolia	Passion Fruit	Passiflora
Beach Morning Glory	Jacquemontia	Philodendron	
Chinese Violet	Telosma	Ulei	Osteomeles
Club Moss	Seleginella	Umbrella Plant	Cypecus
Hinahina	Heliotrophium	Wedelia	
Ilima	Sida Fallaz		

**Plants**

<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Agave		Lenten Rose	Helleorus
Aloe		Leopard Flower	Pac Canthus
Angel's Trumpet	Brugmansia	Maidenhair Fern	Adiantum
Anglacnema		Monstera	
Anthurium		Moses in the Boat/Cradle	Rheo
Bird of Paradise	Strelitzia	Night Blooming Cercus	Hylocereus

Bird's Nest Fern	Asplenium	Night Blooming Jassamine	Cestrum
Bleeding Heart	Clecodendrum	Orchid	Dendrobium
Bromeliads		Oxalis	
Canna		Philippine Violet	Baciera
Clivia		Pineapple	Ananas
Day Lily	Hemerocalits	Poinsettia	Euphorbia Pulcherri
Dracaena		Rattlesnake Plant	Calathea
False Heather	Cuphea	Salvia	
Firecracker Flower	Crossandra	Sansevieria	
Ginger	Alpinia	Shrimp Plant	Ijusticia
Heliconia		Spathphyllium	
Hilo Holly	Ardisia	Spider Lily	Crimum
Hydranea		Taro	Colocasia/Caadium
Impatiens		Ti	Cordylines
Indian Kale	Xanthosomo	Tiare	Gardenia Taitensis
Jacob's Coat	Acalpha	Torch Ginger	Nicoiaia
Jasmine	Jasminum	Vinca	
Lace Fern	NephLeolepis	White Ginger	Hedychium

<b>Shrubs</b>
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<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Banana	Musa	Hibiscus	
Be-Still	Thevetia	Jathropa	
Bougainvillea		Koa	Acacia
Bush Honeysuckle	Lonicera	Natal Plum	Carissa

Coffea		Oleander	Nerium
Coral Tree	Erythrina Crista-Gaiii	Panax-Willi-Willi	Nothopanax
Crepe Gardenia	Ervatamia	Plumeria	
Croton	Codiaeum	Poinciana-Dwarf	
Date Palm-Dwarf	Phoenix	Sago	Cycas
Euonymus		Snow Bush	Breynia
Fire on the Mountain	Euphorioa Cotinifolia	Strawberry Guava	Psidium
Gardenia		Travelers Palm	Ravenaia
Grewia	Cenderal	Umbrella Tree-Dwarf	Scheffiera Arboricola
Heavenly Bamboo	Nandina	Vitex Substrisecta	

<b>Trees</b>
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<u>Common Name</u>	<u>Scientific Name</u>	<u>Common Name</u>	<u>Scientific Name</u>
Areca	Chrysalidocarpus	Ironwood	Casuarina
Avocado	Persea	Kiawe	Prospis
Bottle Brush	Callistermon	Loulu	Pritchardia
Citrus		Lychee	Litchi
<i>Coconut Palm</i>	<i>Cocus</i>	Mango	Mangifera
Coral Tree	Erythrina Caffra	Manila Palm	Veitchia
<i>Eucalyptus</i>		Milo	Thespesia
<i>Fan Palm</i>	<i>Washingtonia</i>	Papaya	
Ficus		Paperbark	Melaleucu
Fiddiewood		Shower Tree	Cassia
<b>Royal Palm</b>			

Note: Existing trees (coconut palms, eucalyptus, fan palms) will be maintained on the property.

Paniolo Hale Landscape Policy Suggested Plantings

Attachment A

FINAL DRAFT

*FINAL*

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Landscape Policy  
Suggested Plantings**

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Dracaena		Rattlesnake Plant	Calathea
False Heather	Cuphea	Salvia	
Firecracker Flower	Crossandra	Sansevieria	
Ginger	Alpinia	Shrimp Plant	Ijusticia
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Hilo Holly	Ardisia	Spider Lily	Crimum
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**\*\* ADD TO WEBSITE \*\***

Landscape Policy Paniolo Hale

REDLINE AND FINAL DRAFT

**REDLINE**

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Paniolo Hale AOA  
Lanscaping Policy  
Revised November 2002  
Updated November 2008

**PURPOSE**

Since our landscaping is one of our most precious assets it is the desire of the Association of Apartment Owners of Paniolo Hale to implement a policy that allows flexibility and is guided by common sense, while following the guidelines and philosophy set forth in the West Molokai Design Committee Rules which are to preserve protect and enhance the natural attributes of the land area, and to maintain the beauty and value of Paniolo Hale.

**SCOPE**

This landscape policy covers all landscaping within the common element at Paniolo Hale This includes, but is not limited to, all plants, trees, shrubs, and ground cover.

**GOVERNING DOCUMENTS**

The Hawaiiin Revised Statues; Fire Code of Maui County; the West Molokai Design Committee Rules; the Paniolo Hale Horizontal Property Regime and the Paniolo Hale By-Laws which govern the activities at Paniolo Hale, and if Paniolo Hale's Landscape plociy conflicts with any of the above documents, they will take precedence in the order listed above.

**GENERAL PLAN**

Ocean views, garden views, shade and privacy, are all of importance to Paniolo Hale's ambiance. The overall plan should reflect a move toward tropical plants and flowers wherever possible.

**Views**

—S Views should be maintained in accordance with the "West Molokai Design Committee recommendations, pertaining to the landscaping philosophy of maximizing view potential whenever possible. The West Molokai Design Committee encourages open vistas but does not mandate or require that open views be maintained. It is not the intent to insist that all units have a view of the ocean, however the most successful projects have a high percentage of ocean, or beach facing vistas.

The association should attempt to preserve the view plane in a manner that will insure

aesthetic harmony among the owners, the structures, the trees and the natural open areas. A basic factor contributing to the beauty and harmony of the overall development area is maximum ocean shoreline and beach view potential from as many sites as possible.

### **Trees**

— The canopy from our largest trees is an important aspect for both ambiance and shade and should not be disturbed unless they become a problem or potential hazard.

### **Privacy**

—The lanais were designed for maximum view potential but openness may also impede on privacy concerns. Owners should be allowed to control the height of the shrubs in front of their lanai according to their desire for openness or privacy comfort levels.

20071120 Revised landscape policy.doc  
Go to Paniolo website for complete info and forms.

**FINAL**

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