Mahana Estates

Design Guidelines

MAY 2017

DESIGN GUIDELINES preface

These Design Guidelines are intended to provide guidance for all development and construction – new buildings, building additions, site work and landscaping – as well as any subsequent changes or alterations to previously approved plans of existing buildings. The Guidelines will be administered and enforced by the Mahana Estates Design Review Committee (DRC) in accordance with procedures set forth in the Mahana Estates Charter recorded with the State of Hawaii, and as may be amended thereafter. In the event of any conflict between Design Guidelines and Charter, the Charter shall govern and control.

These Design Guidelines are also intended to provide a framework that owners and their design team may use to create homes that promote the goals of the Mahana Estates Community. Accordingly, the DRC reserves the right to review, approve or disapprove design proposals based upon the proposal's support of these community goals, regardless of the proposal's adherence to specific sections of these guidelines.

The Design Guidelines may also be amended from time to time by the DRC. It is the Homeowners' responsibility to be sure that they have current Guidelines and have carefully reviewed all applicable sections of the Community Charter.




Mahana Estates

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1 KAPALUA NUI & THE KAPALUA MAUKA COMMUNITY

The following chapter outlines guidelines and standards for all site work relating to the Building Sites, including grading, planning, siting of structures, design of outdoor areas and preservation and enhancement of the landscape.

1.1 KAPALUA NUI

Connoisseurs of Hawaii's most sought-after resort communities are intimately familiar with the name "Kapalua"; a breathtaking jewel secluded among forest-lined fairways, sunlit bays and haunting views of Maui's sister islands rising from the deep blue seas. For 30 years, this enchanting hideaway has earned accolades for its abundance of world-class golf and snow-white beaches, setting the standard for Hawaiian luxury and service. Yet few know Kapalua Resort is just one chapter in an epic story that spans more than 100 years of rich agricultural heritage and 23,000 acres of some of the most exotic and alluring natural beauty on Earth.

The story unfolds with a remarkable renaissance of Kapalua Nui – greater Kapalua – as Hawaii's first holistic, sustainable community dedicated to the cultivation of Maui's native environment and cultural heritage. By embracing the sheer beauty and size of its 23,000 acres, from verdant rainforest at the peak of the West Maui Mountains to delicate coral reefs off nine miles of Pacific coastline, Kapalua Nui is poised to offer transcendent experiences that capture the essence of this magical place. Though the Mahana Estates community will expand its array of authentic Hawaiian residences, gracious resorts and enriching mountain to sea pursuits, it is the sensitive philosophy of the Kapalua renaissance that makes it unlike any destination in the world.

Kapalua Nui's guiding principles include:

- Stewarding nature through eco-sensitive design and sustainable living
- Fostering a rich environment of Hawaiian art, history and cultural authenticity
- Establishing a legacy of holistic wellness, hospitality and personal service
- Creating an inclusive community that emphasizes family and multi-generational experiences

1.2 KAPALUA RESORT

Transforming from agricultural lands to the elegant resort of today, the Kapalua Resort includes hotels, homesites and condominiums, spa facilities, championship golf courses, shops and restaurants.

Kapalua Resort's intent has always been to provide a luxurious resort atmosphere removed from the Lahaina-Kaanapali area. From the outset, Kapalua was envisioned and designed as a master-planned resort community where development conformed to the contours of the land. Besides its reputation as one of the world's premiere golf destinations, the resort is increasingly becoming known for its commitment to environmental and conservation efforts.

Kapalua's trendsetting conservation programs, based on the Hawaiian ahupua'a model of caring for resources from the mountains to the sea, include the development of an environmental code of ethics, marketing enrichment travel packages. And the resort-wide dedication of all properties to the ideal of preserving the unique Hawaiian environment and cultural heritage of which Kapalua is a part.

Historical Land Uses

The current agriculture use of the property for pineapple cultivation began in approximately 1912 when Honolua Ranch (which included the Kapalua property) was converted from a cattle ranch into a pineapple plantation. By the 1920's, pineapple had been planted across West Maui from Mahinahina ahupua'a to Kahakuloa ahupua'a. A cannery was built in Honokahua in 1914 and, in 1923 Honolua Ranch became Baldwin Packers, Ltd.

Soon thereafter, a small plantation community developed at Honokahua and Napili which was focused around the Honolua Ranch/Baldwin Packers operations. During the period from 1900 to 1940, the population of the Lahaina District more than doubled to over 15,000 persons. However, during the decades following World War II the population of Lahaina declined to approximately 5,500 people by 1970.

In 1962, Maui Land & Pineapple Company, Inc. was formed when Baldwin Packers merged with Maui Pineapple Company. Maui Land & Pineapple Company, Inc. created the wholly-owned subsidiary named Kapalua Land Company, Ltd., which conceived and developed the master-planned Kapalua Resort. The Resort opened in 1976, beginning the transformation of the former ranch and pineapple lands of Honokahua into a world-class destination resort complex.

1.3 THE MAHANA ESTATES COMMUNITY

The objectives of the Mahana Estates community are rooted in a deep sense of caring for the

land as reflected in the Kapalua Resort's commitment to environmental stewardship. The roots of this stewardship stem from a belief that the natural resources of the land and ocean are connected to one another and must be used responsibly to protect our quality of life. Quality of life is also connected to economic development, and with the Kapalua Resort, Maui Land & Pineapple Company, Inc. has sought to balance economic considerations with responsible resort development. As such, the objectives of the Mahana Estates community are to:

- Provide an appropriate and sensitive use of the land in context with Maui's environmental, social, and economic needs
- Provide for the logical and long planned expansion of the Kapalua Resort
- Develop a high-quality resort residential and recreation community that respects the rural character and natural beauty of the land

Residential uses with the Mahana Estates community will maintain the same high standards established throughout the Kapalua Resort. The community will be master planned to ensure the appropriate use of materials, colors, site design standards, and landscaping. Community covenants and design standards will be implemented and enforced to maintain appropriate community character over time.

Protecting and enhancing views for residents, from their homes, and/or throughout the Community as a whole, is a primary goal of the Community Plan and these Guidelines. To this end, two types of View Corridors have been established - Community View Corridors and Homesite View Corridors.

Community View Corridors

Respecting the ancient Hawaiian tradition of Mauka-Makai orientation, several major View Corridors have been created that will be a continual reminder of the importance of the ocean to the Community.

Homesite View Corridors

At a more detailed level of planning, a number of View Corridors have been established to maximize ocean views.

Mahana Estates is committed to View Corridors for most Homesites, but any negative impact to any Owner's view shall not provide a basis for any claim or cause of action, or create any obligation on the part of the Declarant, the Association, or the owner of any Private Amenity as defined in the Community Charter.

2 SITE AND LANDSCAPE GUIDELINES

The following chapter outlines guidelines and standards for all site work relating to building sites, including grading, planning, siting of structures, design of outdoor areas and preservation and enhancement of the landscape.

2.1 SITE AND LANDSCAPE DESIGN OBJECTIVES

The following are the main objectives for site and landscape design at Mahana Estates:

- To establish appropriate landscapes that envelope buildings and blend them into the surrounding landscape
- To design and landscape outdoor spaces that are natural extensions of indoor spaces so that there are no boundaries between the indoors and outdoors
- To implement sensible plans and details that regard the indigenous landscape and building traditions of Hawaii
- To utilize plants which are sensitive to water conservation

2.2 BUILDING SITES

Each Building Site consists of:

The Building Envelope – where all improvements on a Building Site must take place. The Building Envelope consists of a Private Area where buildings, other vertical structures and landscape improvements may occur and a Transition Area where only landscape or horizontal Improvements (patios, pools, paths, etc.) may occur.

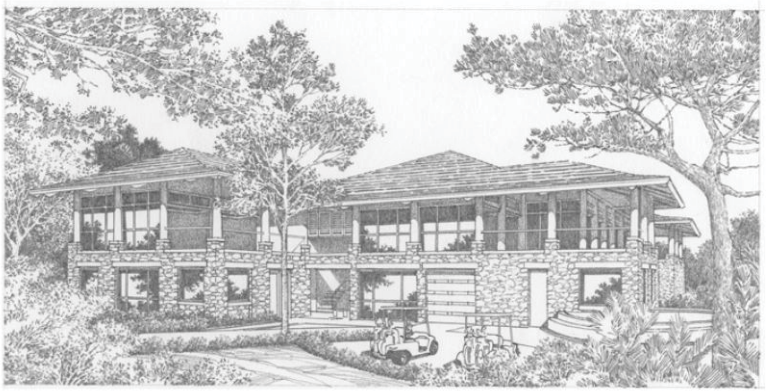
For most Lots, the Building Envelope is separated into two areas:

A. Private Areas – areas within the Building Envelope where vertical construction may occur. Private Areas are the least restricted in terms of the type of vegetation which \ may be planted.

B. Transition Areas – those areas visible from the street, Common Areas or adjacent Building Site which must remain in a landscape or a more natural state and are subject to the most control.

The Natural Area is the portion of the Lot outside of the Building Envelope.

C. Natural Area – is that portion of the Building Site that lies outside of the Building Envelope and is to remain in an essentially natural or landscaped condition.



Kamaina Style Golf Clubhouse

Building Envelope locations are determined based on the specific characteristics of each Lot, zoning setback criteria and on the planning and design objectives for Mahana Estates, specifically:

- Minimizing grading
- Optimizing views from the home while maintaining privacy
- Protecting and utilizing distinctive natural features – such as existing landscape features and topography
- Avoiding highly prominent or contrived land forms and skylines
- And overall, preserving the dominance of the natural setting by siting buildings where they will optimally blend into the site

2.3 EASEMENT AREAS

Those portions of Lots that have designated areas for special treatment, such as large slopes, have been placed within an Easement. Unless approved by the DRC, these areas are restricted from any development or disturbance in order to preserve the natural or re-created landscape.

2.4 VIEW CORRIDORS

There are two categories of View Corridors at Mahana Estates: Community View Corridor and Homesite View Corridors.

- Community View Corridors form part of the open space network of the Community

and will be maintained by the Association. Community View Corridors delineate the location of these important open spaces. Improvements on private Lots that may impact the quality of views through these corridors are prohibited.

- Homesite View Corridors are areas on private Lots that are relatively open to encourage the maintenance of views from roads, trails, open spaces and Lots. Generally, landscaping (particularly trees or palms) planted on improper areas or whose heights or mass area poorly considered are the culprits in blocking views. Accordingly, location of these types of plant material will be carefully reviewed by the DRC and should be limited to directly in front of or behind the mass of the home, leaving the spaces between homes relatively open.

2.5 COMBINING LOTS

Where allowed by Community Charter, when an Owner combines two or more Lots, the DRC will designate a new Homesite location, size, and building height based on the new Lot lines and the criteria previously described.

2.6 MAXIMUM AMOUNT OF IRRIGATED AREA

Each Building Site will have a specified amount of the lot area that may be irrigated and/or improved with a Residence, pool and/or water feature. Irrigation is only allowable using non-potable water source.

2.7 GRADING AND DRAINAGE

Objectives:

- To minimize disruption of the site and natural features and topography.
- To innately blend new improvements into the site.
- To maintain the natural drainage patterns on the site and encourage site retention and percolation.

Grading Guidelines:

- All cuts, fills and retaining walls must create smooth transitions at top and bottom of slopes to appear to be extensions of natural land forms.

- Slopes shall not exceed 3:1 unless it can be demonstrated that a steeper slope will not erode or stand out as uncharacteristic. Natural slopes are to be used instead of structures wherever feasible.
- Cut and fill slopes are to be re-vegetated with plantings appropriate to the site to blend them into the surrounding environment.
- In general, cut and fill quantities from grading operations should balance on site.

Retaining Wall Guidelines:

- The maximum height of retaining walls is 6 feet. Retaining walls shall be built to extend and/or blend with existing topography.
- Where grade changes exceed 6 feet, stepped-back or terraced wall structures with ample planting terraces (4 feet minimum width) are to be used. Retaining walls in excess of 3 feet in height are to be designed by a structural engineer.
- Higher retaining walls at driveways may be necessary due to topography and may be approved when such a solution would significantly reduce overall impacts on the site.

The top of walls are to be shaped to blend with natural contours.
Ends of walls should not be abrupt and designed to visually create contiguous transitions with the existing land forms and vegetation.

In general, retaining walls may not delineate or parallel setback lines or property lines for long distances. Walls should utilize multiple offsets that respond to the site's topography and house design.

Drainage Guidelines:

- In general, drainage from Building Improvements is to be retained on site and disposed of through percolation.
- Where practical, natural drainage courses are to be protected and existing drainage patterns maintained. Drainage design is to emphasize reducing erosion, runoff, and adverse impacts to water quality.
- Materials and sizes for all culverts and driveways are to be approved by the DRC.
- When appropriate, gutters and downspouts will direct drainage from the roofs to on-site drainage collection areas. In no event shall gutters and/or downspouts drain onto adjoining Homesites.

- New drainage ways are to be designed to appear and function like natural drainage ways.

- Ponds and artificial water features may be built only within the designated Building Envelope. Exceptions may be granted provided they are not visible from off-site or neighboring properties or, in the opinion of the DRC, are appropriate in scale, design and location.

2.8 DRIVEWAYS

Objectives:

- To minimize visibility of paved areas from neighboring Lots through careful sitting, design and use of plant materials.
- To blend driveways into the natural terrain so that grading is minimized.
- To utilize, where possible, local materials and/or pervious materials for paving (such as turf jointed pavers or turf block).

Guidelines:

- All driveways are to follow alignments that minimize grading or other disruption of the site. The driveway-parking-garage layouts are to minimize the visibility of the garage doors, driveways and off-street parking from the street, common areas and adjoining Homesites.
- In general, one driveway entry will be permitted for each Lot.
- Approved materials for driveways include rock, turf block, colored and/or patterned concrete and precast concrete pavers. Colored asphalt may be used for longer driveways.
- Coloring concrete is required. Colors of finished paving materials shall complement proposed buildings and integrate well with the surrounding earth tone colors.
- Maximum grades on driveways shall be 15%.
- Driveways shall be a maximum of 14 feet wide, except at the driveway apron to garage entrances and/or where they provide a turnaround or a garage and/or off-street parking. Parking and turnaround areas must be located within the Building Envelope.

2.9 GARAGES AND PARKING

Objectives:

- To minimize visibility of parking areas through planting and careful siting of garages

Guidelines:

- All residential product shall include an enclosed garage which can accommodate a minimum of two cars
- Garages must be sited and located so that visibility from the street is minimized. Side loading is strongly encouraged. Three car garages that face the street are not permitted except in extremely unusual circumstances.
- Recessed garage doors (minimum of 12″) are required. Single stall door openings are encouraged.

2.10 PATHS, OUTDOOR STAIRS, COURTYARDS AND TERRACES

Objectives:

- To blend paths, outdoor stairs and terraces to the natural topography
- To create outdoor "rooms" which are natural extensions of the indoor rooms of the structures

Guidelines:

- The spatial organization of the Residence as well as the organization of the outdoor spaces is to be designed as one unified whole. The demarcation line between indoors and outdoors should be blurred.
- All paths, outdoor stairs and terraces are to be located within the Building Envelope. Paths, outdoor stairs and terraces located within the Transition Area shall be planted, colored and designed to make a smooth transition to the Natural Area.
- The use of natural and local materials such as stone, chipped stone, tile and/or gravel is encouraged. Concrete may be used provided it is colored and textured to complement the Residence.
- Extended flooring materials from the inside of the Residence to the outdoor spaces is encouraged.
- The use of architectural devices such as balconies, courtyards and lanais to help in the gradual transition from indoors to outdoors is encouraged.

2.11 WALLS, FENCES AND GATES

Historically, walls on Maui were used to contain cattle or define areas where only members of the ali`i or priests could enter. These dry laid walls were built using the readily available rock and responded to topographic undulations.

At Mahana Estates, walls will be an important element that will provide structure and character to the community landscape.

The flowing design criteria apply to all walls that are visible from the common areas of the community regardless of whether they are retaining or free standing or if they are faced or structural.

Objectives:

- To construct walls, fences and gates that utilize and incorporate building materials and design motifs of the region
- To design walls, fences and gates that are related to and are natural extensions of the buildings
- To achieve privacy through careful building and planting design, thereby minimizing the need for privacy walls and fences

Guidelines:

- In general, driveway or pedestrian gates are to be located within the Building Envelope.

- Walls and fences may not exceed 6 feet in height except in areas where a partial retaining condition exists.

- Privacy walls should be used only when absolutely necessary and should be located so as not to impact views from adjacent Homesites. Landscape solutions, like berming and dense planting, are preferred.
- Approved materials for walls and fences include Kapalua Stone, lava stone tile, multi-hued and textured cement plaster, and wood. When using Kapalua Stone, a dry-laid appearance is required.
- Fence, wall and gate designs may borrow from the early Hawaiian and Asian motifs and are to relate to the architecture of the structure.

2.12 LANDSCAPE STRUCTURES

Objectives:

- To design landscape structures which appear as extensions and/or additional building components of the main residence

Guidelines:

- Landscape structures such as arbors, pavilions and/or decks must be located within the Private Area of the Building Envelope. They must be sited and designed so that they do not impede views from neighboring Lots.
- The height, color and style used for outdoor structures should be the same or similar to the Residence.
- In general the same guidelines that apply to architecture apply to the design of landscape structures.

2.13 PLANTING

Objectives:

- To utilize appropriate plant species and densities to create a community landscape that conceals the built environment.
- To visually enhance the quality of life.
- To unify and establish an image and sense of identity for the Community.
- To utilize new plantings to lessen the impact of new structures, frame views, and screen visually undesirable areas.
- To minimize the amount of landscaping requiring intensive irrigation.

Common Area Planting Guidelines

- The signature street tree for Kapalua is the cook pine (Araucaria columnaris). Other tree types may be used as a street tree, however, native Hawaiian trees are highly recommended. For ease of maintenance, trees that drop seedpods or contain fruits shall not be used as a street tree.
- Since the cook pine tree is the signature tree, it is recommended that this tree be used at significant places, such as the entrance corridor to a community, or the entrance to popular public places. The cook pine tree shall be planted in a clustered mass where it is independent and not mixed in with other trees.
- All street trees shall be arranged in a clustered, informal, forest-like formation, as opposed to regular interval spacing. This arrangement will reinforce the rural theme and create a relaxed image. In order to create a strong image for Mahana Estates, each street, or portion of a long street, shall have no more than three different types of trees. View corridors towards the ocean shall be preserved.
- The common area landscape between the curb of any public or private right-of-way and any lot boundary shall be maintained by the lot owner. Within 10 feet of the curb of any public or private right-of-way to lot boundary, the owner shall maintain the landscape as grass lawn without any trees, bushes, hedges, etc., for pedestrian walk purposes. In the common area beyond the 10 feet limit, the owner may plant per the list of recommended, approve, and prohibited plants found in Appendix A,B, and C.

General Planting Guidelines:

- Building site's front yards contribute to the streetscape. When landscaping the front yard, the site is encouraged to take on the character of the streetscape, including a natural appearance, informal clusters of plants, and respect of view corridors.
- The use of larger specimen or groupings of trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration, and help to define outdoor spaces.
- Planting of trees must take into consideration views from adjoining Lots. The use of tall trees or large canopy trees is not permitted where views from adjoining Lots would be impacted.
- In cases where a building site abuts a natural and undeveloped area, the border between the building site and the open space is encouraged to be left natural and planted with acceptable native vegetation. Fences are discouraged.

- New tree planting should be strategically placed on the Lot to anchor the building to the site, screen views of the home from critical View Corridors, frame ocean views or transition the introduced landscape to the existing landscape.
- Except for Cook Pine, Royal Palm and Coconut trees, the foliage height shall not exceed 25 feet. The term foliage includes but is not limited to bushes, hedges, plants, trees, branches,
  palms, and their fronds.
- Plant materials should envelope and complement building structures and help shape outdoor rooms. Shrubs may be used as informal low walls, vines may be used to fill in walls between structural components and trees may be used to provide scale for building masses.
- Root barriers or biobarriers shall be installed where trees are in close proximity to paved surfaces and utilities.
- A Prohibited Plant List is included in Appendix "C". These plants represent species with characteristics which are potentially destructive to indigenous plant and have weed-like characteristics. Under no circumstances may a plant from the Prohibited Plant List be used. Recommended Plant List is included in Appendix "A". Approved Plant List is included in Appendix "B".

2.14 POOLS, SPAS AND WATER FEATURES

Objectives:

- To locate pools and/or water features where they are out of public view
- To design pools and water features which utilize Hawaiian influences
- Balance the size of pools and/or water features with the allowable maximum irrigated landscape area

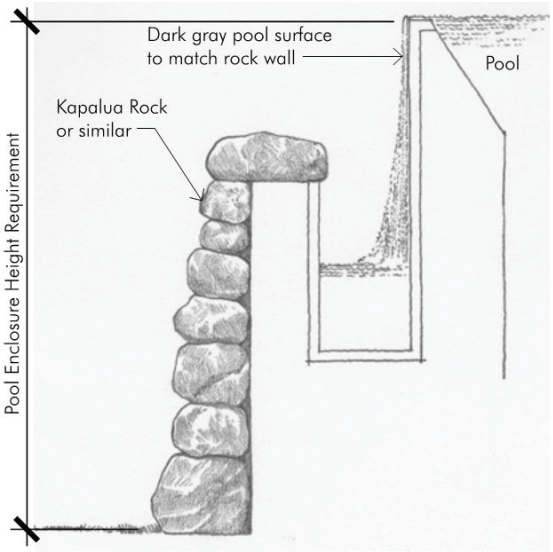
Guidelines:

- In general, pools, spas, and water features should be designed to be integral parts of the outdoor rooms and visually blend with the landscape. Landscaping should be selected and arranged to complement the water feature and create a tropical environment.
- Swimming pool, spa and pond areas must be screened with low landscape walls and/or plantings to minimize their visibility.
- Design solutions that eliminate the need for a pool fence are encouraged. Pool enclosure, as required by County or other ordinances, is required.
- The exposed edges of infinity pools and spas must utilize rock or stone tile and darker colors on exposed pool walls or surfaces that are visible from off site. All pools, spas or water features with infinity edges that are visible from common areas or other building sites are required to utilize the edge detail.
- The surface area of pools, spas, and/or water features shall be included within the calculation of the maximum allowable Lot area that shall be irrigated.

2.15 IRRIGATION

Objectives:

- To minimize the amount of landscape irrigation required
- To utilize irrigation systems which provide efficient water coverage and minimize water usage and runoff



Guidelines:

- In order to minimize and control water usage, each Lot has a designated amount of landscape area (including pools, spas and water features) and accordingly, water quantity for landscape irrigation use.

- In order to monitor water use, a separate water meter for landscaping irrigation shall be required.

- Water is a precious resource. Accordingly, landscape and irrigation designs for each Homesite will take this factor into account, minimizing water usage. In drought years, it may be necessary for the utility provider to impose restrictions of irrigation water usage.
- Incorporate drip irrigation systems that provide deep root-zone irrigation of trees and shrubs.
- Group plant materials according to their water consumption needs.
- All irrigation systems will utilize central, computerized controller to maximize efficiency.

Maximum Amount of Irrigated Area:

Each Building Site will have a specified amount of the lot area that may be irrigated and/or improved with a Residence, pool and/or water feature. Irrigation is only allowable using non-potable water source.

2.16 LIGHTING

Objectives:

- To preserve the nighttime dark sky by minimizing the amount of exterior lighting.
- To utilize low intensity, indirect light sources to the extent required for safety and subtle drama.

Guidelines:

- Exterior building lighting, either attached to or as part of the building, should be the minimum needed to provide for general illumination and security of entries, patios and outdoor spaces.
- Exterior site lighting must be directed toward destinations, landscape elements or prominent site features, such as boulders or planting, and not upon the building.
- Lighting of plant materials shall be achieved with hidden light sources and avoidance of any "hot spots." This can be achieved by utilizing lamps recessed into the ground or hidden by plant materials.
- All exterior lighting is subject to the Maui County Ordinance.
- To preserve the nighttime dark sky, lighting emanating from the home's interior is also subject to DRC control. Interior lighting should be concentrated at activity areas and minimized next to windows. Built-in lighting adjacent to windows should be directed toward the home's interior. Architectural or decorative elements, such as louvers, should be employed to minimize the quantity of light escaping through the windows.
- With the exception of driveway lights, all lighting must occur within the Building Envelope. Subtle lighting of the driveway entry or address numbers is allowed. Evenly spaced and regularly intervaled driveway lighting is discouraged.

2.17 EXTERIOR SERVICE AREAS

Objectives:

- To screen service areas from off-site views
- To ensure any noise or smells from equipment or trash are contained within the service areas

Guidelines:

- In General, service or storage areas, BBQ's, satellite dishes, gates, outdoor sculpture or other site elements are to be located within the Building Envelope.
- Trash disposal areas, outdoor work areas and outside equipment (including antennae and satellite dishes) are to be completely screened from off-site views by the use of architectural features or plant materials. Satellite dishes are to be treated with compatible paint to blend in with exterior surroundings. Where feasible, these areas should be integrated into the main buildings.
- Trash container storage areas must be located so that they are easily accessible to service personnel and smells are contained.
- Pool and spa equipment should be located behind walls or in underground vaults to contain noise. Solid noise absorbing covers for equipment may be required after installation if it is discovered that the equipment is audible from adjacent properties.
- Exterior storage of patio furniture and outdoor living accessories (BBQ's, heaters, etc.) in areas visible from off-site is allowed provided it meets the following requirements. If stored uncovered, the furniture is stored in the same location as if it were in use. If stored with covers, the covers must be made from non-glare material and of dark, earth tone colors.

3 ARCHITECTURAL OBJECTIVES AND GENERAL GUIDELINES

This chapter outlines the overall architectural objectives, styles and building height guidelines for all residences at Mahana Estates. Chapters Four through Seven outline the particular characteristics, elements and principles of the four regionally based styles introduced in this chapter: the Kapalua Plantation Style, the Kapalua Kama'aina Style, the Kapalua Craftsman Style and the Kapalua Contemporary Style. These styles serve as the basis for creating a residence which is ideally suited to the Kapalua lifestyle, responds to the tropical Mauka climate and draws on regional building traditions.

3.1 ARCHITECTURAL DESIGN OBJECTIVE

The following are the main objectives for architectural design at Mahana Estates:

- To create buildings appropriate to an informally elegant Hawaiian lifestyle.
- To draw upon the indigenous building traditions and design influences of the area, such as Early Hawaiian, Asian, Plantation and Polynesian, to create contemporary buildings suited for modern lifestyles.
- To design buildings that respond to the tropical climate and landscape thereby enhancing indoor/outdoor living.

3.2 ARCHITECTURAL STYLES

Structures at Mahana Estates will be designed generally in one of four styles described in these Guidelines. These styles are based on traditional building styles found throughout Hawaii. These Guidelines help to outline the possibilities and concepts behind each style so that unique and responsive solutions may be produced. Refer to Chapters Four through Seven: the Kapalua Plantation Style, the Kapalua Kama'aina Style, the Kapalua Craftsman Style, and the Kapalua Contemporary Hawaiian Style.

3.3 BUILDING HEIGHT

Protecting and enhancing views for residents, from their homes, and/or throughout the Community as a whole, is a primary goal of the Community Plan and these Guidelines. The overriding intent of this guideline is designed to protect each lot's view plain. Therefore, the building height shall not be designed in a manner that obstructs another lot's view plain. The building height shall be subject to the following:

1. Compliance with the Mahana Estates Design Guideline and Mahana Estates Declaration of Covenants, Conditions, Easements and Restrictions;

2. For one-story homes, the maximum building height shall not exceed 25 feet from finished grade. If necessary, an application for an exemption may be submitted to the Design Review Committee for approval.

3. For two-story homes, the maximum building height shall not exceed 30 feet from finished grade.

3.4 MINIMUM HOME SIZE

Home interior square footage shall have a minimum of 3,500 square feet.

4 THE KAPALUA PLANTATION STYLE

The following section defines the characteristics, components, principles and elements that make up the Kapalua Plantation Style with regard to materials, forms, colors and building elements. This style is one of four styles that may be used as the basis for creating a Residence at Mahana Estates that captures the Kapalua lifestyle, responds to the tropical climate and borrows from regional building traditions.

4.1 THE KAPALUA PLANTATION STYLE – BASIC ELEMENTS

The basic elements are:

- Simple, rectangular forms often organized with symmetrical facades
- Design detailing that blend European and Polynesian influences
- Non-stylized roofs with deep eaves
- Double-hung windows often with divided lites and louvered shutters
- Lanais that wrap around the building

4.2 BUILDING FORMS & MASSING

Massing: Simple open volumes, typically one-story. Structures should seem as if they are very lightweight with simple wall compositions and large openings (minimal mass and many voids). In general, structures should have the appearance of having broad, sheltering roofs with minimal walls.

- Massing should reflect room size volumes rather than one dominating mass. If one dominant roof mass is used, it should be in a long, low horizontal-type composition.

- Detached garages with covered and weather protected breezeways, lanais or trellises to connect to the main Residence are encouraged to avoid large bulky forms.

- The overriding intent of this guideline is designed to protect each lot's view plain. Therefore, two-story buildings are not allowed on lots if they impact another lot's view plain. However, two-story buildings may be allowed under the following conditions:
    1. Where the view plain of another lot is not obstructed as the maximum height of the building will not exceed the finish pad elevation of the lot behind or adjacent; and or
    2. Where there is no adjacent lot behind the building.

- Two Story Building: On Lots where two-story buildings are allowed, the second floor may be a maximum of 40% of the first floor square footage (not including the garage). In general, second story masses should be located toward the center of the building mass and/or incorporated into the roof structure. Two-story height walls are discouraged.

- Building Projections: In designing building projections, like entrances or other rooms, the main roof should remain dominant. Intersecting roofs of these projections should be subordinate to the larger roof. The objective is to maintain the strong horizontal roof and eave lines and blend into the landscape. Strong vertical entrance statements are discouraged.

Exterior Wall Heights: In general, the exterior wall height from finish floor to top of wall plate shall be no more than 12 feet for the first floor and 10 feet for the second floor.

Gable

Dutch Gable

Hip

Double Pitched Hip

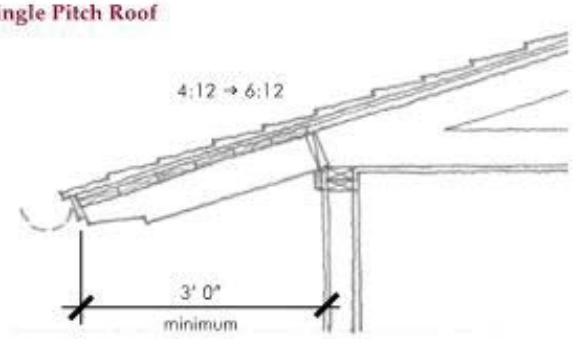
4.3 ROOFS

All roofs should have the appearance of a broad, sheltering hat that floats over the structure. Roofs should incorporate deep eaves and overhangs to create shade and protection from the sun and rain.

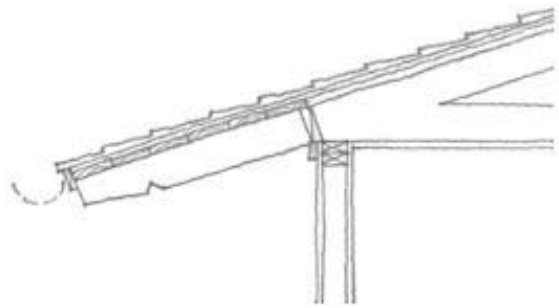
Roof Forms: Pavilion like forms; gable, Dutch gable, hip, or double pitched hipped roofs often with the triangular gable vents at the top. Shed roof forms a secondary extension to main body of the structure.

4.3 ROOFS

Single Pitch Roof

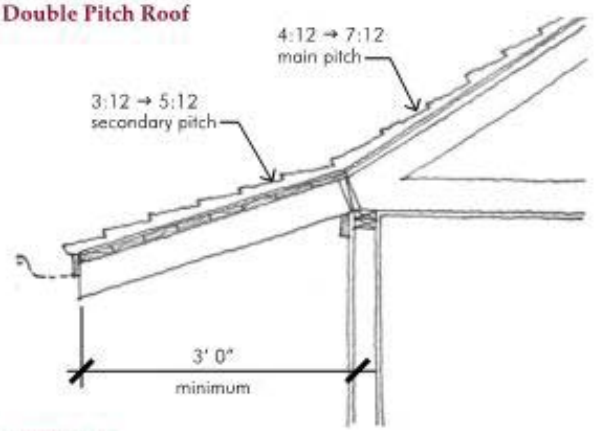


Step & taper



Diamond & taper

Double Pitch Roof



Plumb cut

Dormers: Only shed-type dormers are allowed. Gable end vents shall include geometric wood motifs.

Primary Space: A large volume roof structure should form the main body of the structure. This space should be the main living space under overall roof.

Secondary Space: Normal single story volume spaces.

Roof Pitches: Typically 4:12 to 6:12 for single pitch roofs. Double pitch roofs are to be between 4:12 and 7:12 for the main pitch, secondary pitch is to be between 3:12 and 5:12.

Eaves: Wide protecting eaves, 3 feet minimums. Exposed 1x or 2x roof sheathing over exposed rafters at porches and lanai ceilings.

Roof Materials: Roofs should be simply detailed and may use

- Wood shake, wood shingle
- Concrete or terracotta flat pan tiles
- Copper
- Integrated solar panels are allowed
- Any roof material that is not listed in this guideline may be submitted to the Design Review Committee for approval.

Gutters and Downspouts: Gutters and downspouts are to be of copper piping or any material approved by the Design Review Committee.

4.4 EXTERIOR WALLS & FINISHES

All exterior walls should reflect the simple styles of earlier plantation buildings in Hawaii. The exterior walls of buildings shall use a maximum of three materials, with one material clearly dominant over the other(s).

Exterior wall design: Simple walls with ornamentation that draws on Hawaiian, European or Asian vernaculars.

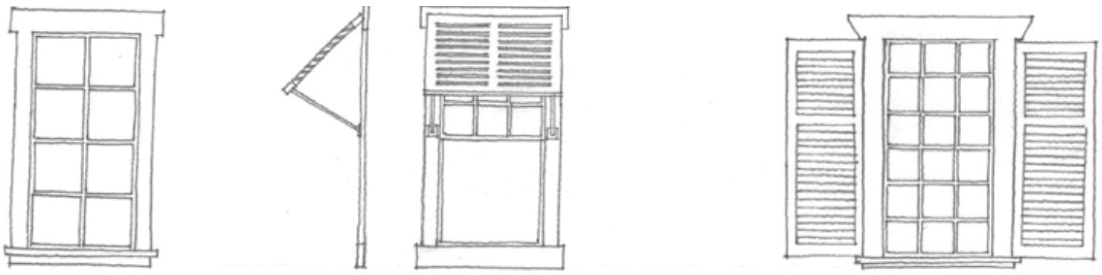
Materials: Wood or Cementious Siding primarily, Stone (including lava rock), stone tile, and Cement Plaster.

Woods: Board and batten, tongue and groove, shiplap, or shingle that utilizes a paint, semi-transparent stain or clear preservative. Natural weathering to a silvery gray appearance is allowed.

Stone/Rock: Stone, stone tile and rock may be used for the foundation with wood or plaster walls above. Stone is to have a dry-laid appearance and borrow from the traditional stone walls of the region. In general buildings may use stone or stone tile for chimneys or as an accent, but the majority of the structure is to be wood or a combination of wood and plaster.

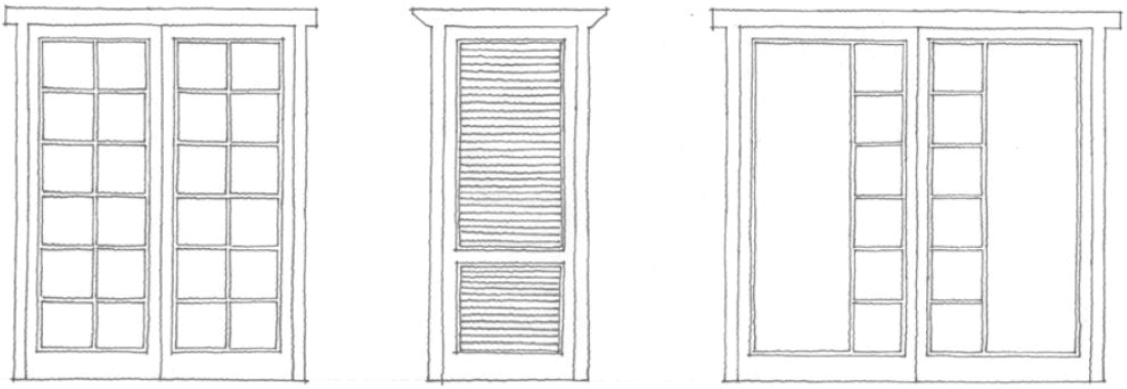
4.5 DOORS & WINDOWS

All window and doors are to have openings that are deeply recessed and shaded by over-hanging roofs. Placement of doors and windows are to utilize more formal patterns. Door and window detailing is to use decorative design that draws on European, and/or craftsman styles that have blended with the tropical Hawaiian influence.



Windows: The majority of windows are to be single or double hung in appearance and vertically proportioned. Pairings of vertically proportioned windows are encouraged and large window areas for big volume spaces are to use multi-paned designs. Incorporate use of 2x material at all heads, jambs and sills.

4.5 DOORS & WINDOWS (continued)



Doors: Wood paneled or louvered. Glass doors may be used as one single pane or multi-paned. Incorporate use of 2x material at all heads, jambs and sills.

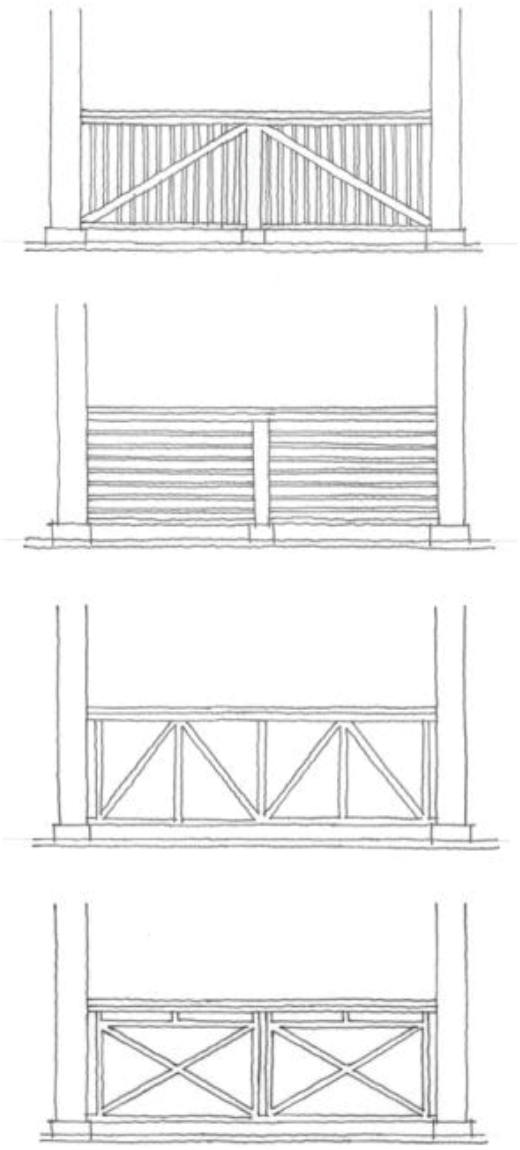
Shutters: The use of shutters for light and privacy control is typical of this style. Painted, semi-transparent stain or clear preservative operable shutters are encouraged on single windows. Styles may be louvered, paneled or planked and awning shutters are permitted.

Sliding Doors: Louvered or glass, these doors are to be utilized along broad covered verandas.

Materials: Indigenous or imported woods for trim, mullions and surrounds which utilize a semi-transparent stain to preserve their natural color or painted (dark greens, browns, blue-grays).

4.6 BUILDING PROJECTION & ACCESSORY STRUCTURES

The use of architectural extensions to provide shade and shadow, protect buildings from the intense sun and create a strong indoor/outdoor relationship are outlined below. The style and details of those architectural elements such as post and eave treatments, should borrow from the plantation building traditions. In general, requirements for accessory structures (such as garage structures), if allowable by subdivision zoning, will be similar to those for the main residence.



Lanais: Informal in arrangement, those areas are to be a minimum of 6 feet in depth and utilize wide overhanging roofs. Flooring materials are to be natural stone, tile or decking, and/or be the same materials as utilized in the interior of the house.

Entry and/or Side Porches: Porches which provide shelter from the sun and accentuate entry areas are to be a minimum of 6 feet in depth.

Arbors/Trellises: Covered areas which connect separate structures or are free- standing are to be a minimum of 6 feet wide.

Railings: Simple and straightforward railing details are to utilize a blend of the earlier Hawaiian motifs and/or patterns with geometric European and Craftsman vernacular. Railings may utilize either wood or metal. (illustration)

Vents: Roof top equipment and/or large vents are to be grouped and concealed in roof or wall structures that match the materials and style of the buildings.

Materials: Materials and colors should be the same or similar to the main structure(s).

4.7 COLOR

In general, color should come from the inherent natural color of the materials used. Semi-transparent stains may be used to protect wood from weathering and to bring out the natural color of the wood, however some painted wood may be allowed. Materials should have a somewhat unfinished, natural and weathered look. A shiny appearance is not permitted.

Roofs: Medium to dark brown, greens, grays and natural copper and patina zinc.

Walls: Natural, earth tone browns, medium to dark grays and black. Some weathering of wood is encouraged to achieve subtle color differentiation on walls and to blend buildings with the vegetation.

Trim and Accent Colors: Dark, rich earth tones that come from stains and or refined woods in addition to painted white surfaces. Semi-transparent muted colors can be applied to details like carved friezes or trim.

4.8 DECORATIVE ELEMENTS

In general, decorative elements should draw upon European and Polynesian influences.

Sources: Craftsman wood and iron details and Polynesian influenced indigenous artifacts, ceramics stoneware, sculpture and carvings.

Materials: Unadorned and rustic woods and weathered metal.

5. THE KAPALUA KAMA‘AINA STYLE

The following section defines the characteristics, components, principles and elements that make up the Kapalua Kama‘aina Style with regard to materials, forms, colors and building elements. This style is one of four styles that may be used as the basis for creating a Residence at Mahana Estates that captures the Kapalua lifestyle, responds to the tropical climate and borrows from regional building traditions.

5.1 THE KAPALUA KAMA‘AINA STYLE – BASIC ELEMENTS

The basic elements are:

- Simple, informal massing, horizontal compositions, low in height (primarily one-story)
- Typically rooms, or groups of rooms, arranged as individual pavilions connected through walkways (covered or uncovered) or gardens
- Large openings with minimal vertical structural expression
- Broad, enveloping roofs which are the dominant form in the landscape
- Refined details which utilize primarily early Hawaiian and Asian motifs
- Deep shade on the walls created by lanais and roof overhangs

5.2 BUILDING FORMS & MASSING

Massing: Simple rectangular volumes, typically one to two stories. Detached garages incorporating covered and weather protected trellises to connect to the main Residence are encouraged.

- Massing should reflect room size volumes rather than one dominating mass. If one dominant roof mass is used, it should be in a long, low horizontal-type composition.

- Detached garages which incorporate covered and weather protected breezeways, lanais or trellises to connect to the main Residence are encouraged to avoid large bulky forms.

- The overriding intent of this guideline is designed to protect each lot's view plain. Therefore, two-story buildings are not allowed on lots if they impact another lot's view plain. However, two-story buildings may be allowed under the following conditions:
    1. Where the view plain of another lot is not obstructed as the maximum height of the building will not exceed the finish pad elevation of the lot behind or adjacent; and or
    2. Where there is no adjacent lot behind the building.

- Two Story Building: On Lots where two-story buildings are allowed, the second floor may be a maximum of 40% of the first floor square footage (not including the garage). In general, second story masses should be located toward the center of the building mass and/or incorporated into the roof structure. Two-story height walls are discouraged.

- Building Projections: In designing building projections, like entrances or other rooms, the main roof should remain dominant. Intersecting roofs of these projections should be subordinate to the larger roof. The objective is to maintain the strong horizontal roof and eave lines and blend into the landscape. Strong vertical entrance statements are discouraged.

Exterior Wall Heights: In general, the exterior wall height from finish floor to top of wall plate shall be no more than 12 feet for the first floor and 10 feet for the second floor.

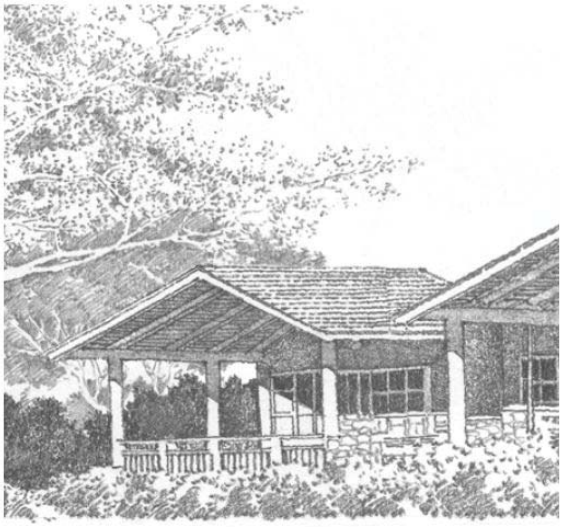
5.3 ROOFS

All roofs should be low and broad and utilize simple detailing for eaves, posts and beams. Roofs should incorporate deep eaves and overhangs so that indoor living spaces are set deeply into the shade.

Roof Forms: Broad, low, sheltering elements: gable, hip, or double pitched hipped roofs with attic louvers for ventilation.

Primary Space: A large volume roof structure should form the main body of the structure. This space should be the main living space under overall roof.

Secondary Space: Normal single story volume spaces.

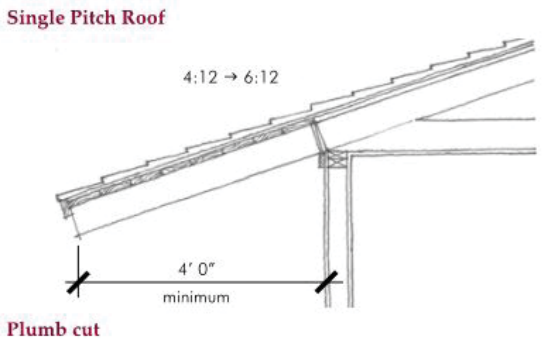


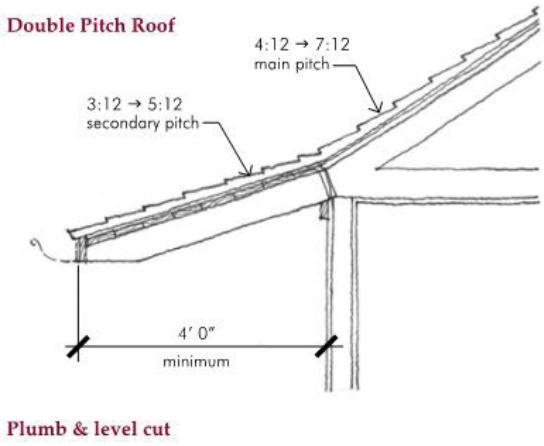
Gable

Hip

Double Pitched Hip

5.3 ROOFS (CONTINUED)





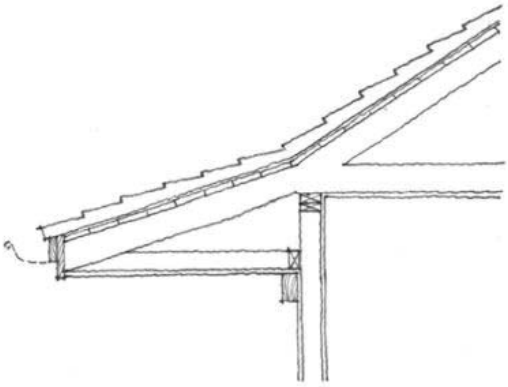
Roof pitches: Typically 4:12 to 6:12 for single pitch roofs. Double pitch roofs are to be between 4:12 and 7:12 for the main pitch, secondary pitch is to be between 3:12 and 5:12. Steeper roof pitches (9:12) may be used only to create a dramatic large volume Primary Space.

Eaves: Wide protecting eaves, a minimum of 4 feet. Exposed 1x or 2x roof sheathing over exposed rafters or soffited eaves at overhangs, porches and lanai ceilings.

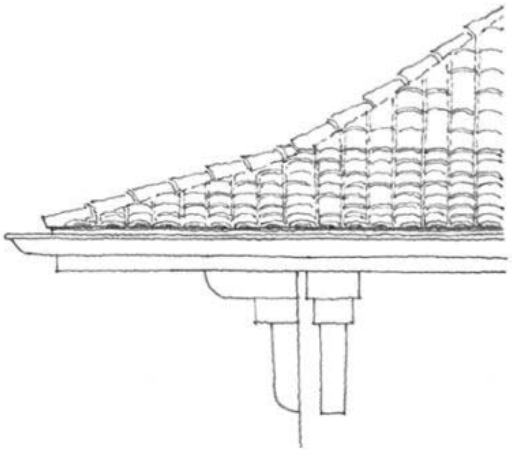
Roof Materials:

- Roofs shall utilize treated wood shakes, dark green and medium to dark gray to black roof non-glazed tiles or slate.
- Integrated solar panels are allowed.
- Any roof material that is not listed in this guideline may be submitted to the Design Review Committee for approval.

Gutters and Downspouts: Gutters and downspouts are to be of copper piping or any material approved by the Design Review Committee.



Soffited eave



Soffited eave with decorative brackets

5.4 EXTERIOR WALLS & FINISHES

The exterior walls of building shall use a maximum of three materials with one material clearly dominant over the other(s).

Exterior wall design: Simple refined wall compositions. Buildings should have minimal vertical structural expression to give them a lightweight appearance. Vertical structure may be expressed at the corners of buildings by post or supports for a large roof.

Materials: Cement Plaster primarily, Wood, and Stone (including rock).

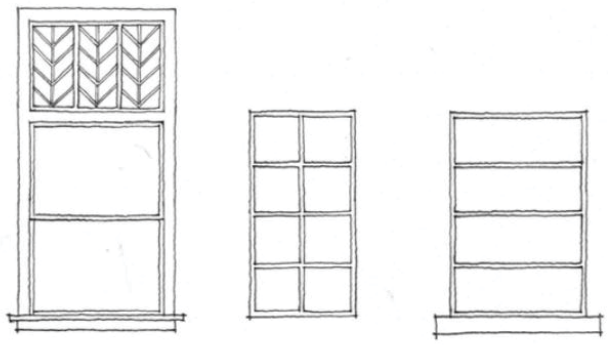
Wood: All wood exterior materials should be finely detailed and utilize the following patterns - horizontal or vertical siding with board and batten or tongue and groove, stained or painted.

Stone/Rock: Stone, stone tile or rock may be used as a foundation element with wood infill walls above or used as full height columns or walls. Stone masonry is to be a dry-laid structural appearance matching the traditional rock wall of the region.

Plaster: Plaster is to be in integral color within approved ranges and should have a hand crafted appearance.

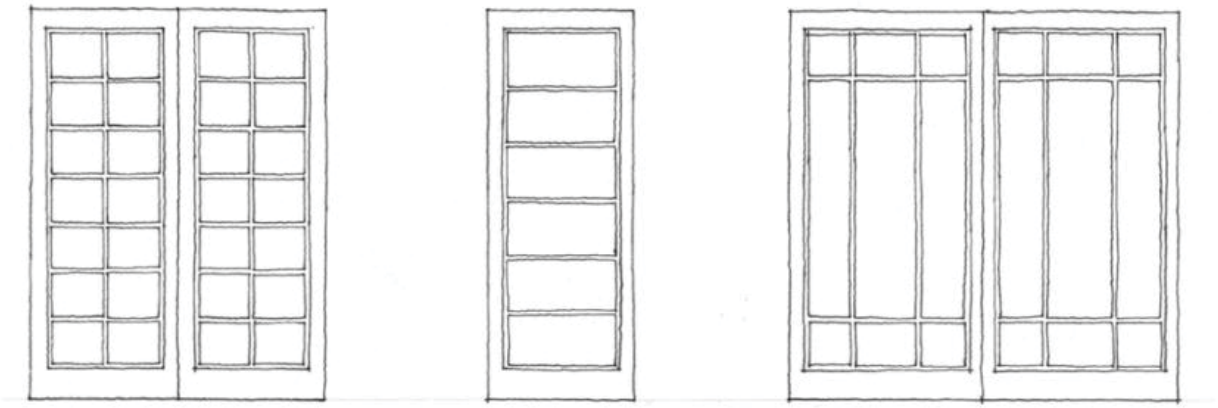
5.5 DOORS & WINDOWS

All windows and doors should be broad openings, deeply recessed and shaded by overhanging roofs. Window and door openings should be designed so that the house can be opened up to take advantage of the tradewinds and views.



Windows: Recessed window openings with refined detailing. Single/ double hung or casement square or horizontal proportioned windows individual or continuous ribbon are encouraged. Large windows (over 60 square feet) should be divided through the use of mullion or the ganging of smaller window units.

5.5 DOORS & WINDOWS (continued)



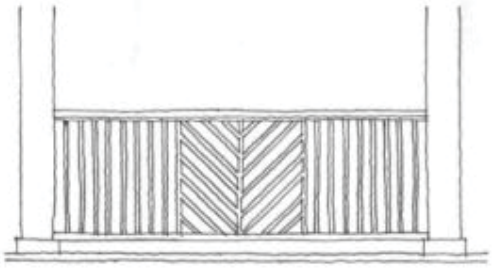
Doors: Paneled glass or louvered doors should be set in door surrounds that reflect early European/Hawaiian and Southeast Asian influences and have a handcrafted appearance.

Sliding Doors: Large glass or louvered, wood construction is preferred.

Materials: Stained, indigenous woods or vinyl/aluminum clad for trim, mullions and surrounds. Stains may be used for protection from weathering.

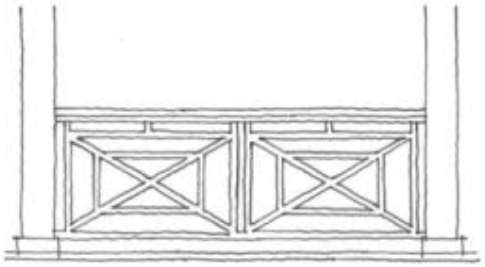
5.6 BUILDING PROJECTIONS & ACCESSORY STRUCTURES

The use of architectural extensions to provide shade and shadow, protect buildings from the intense sun and create a strong indoor/outdoor relationship is outlined below. The style and details of these architectural elements, such as column treatments and eave treatments, are to draw on the earlier Hawaiian, European and/or Craftsman building traditions.



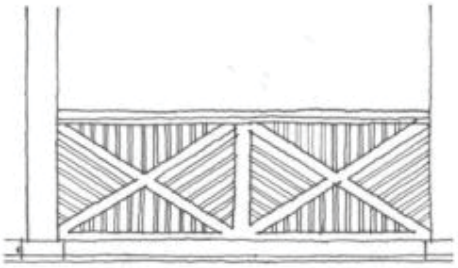
Lanais: Broad, shady lanais, 6 feet minimum depth.

Entry and/or Side Porches: Porches that provide shelter from the sun and accentuate entry areas are to be a minimum of 6 feet in depth.

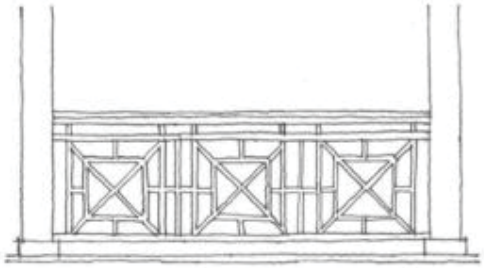


Arbors/Trellis: Covered areas that connect separate structures or are free-standing are to be a minimum of 6 feet wide.

Railings: Simple and straightforward railing details are to utilize a blend of the earlier Hawaiian motifs and/or patterns with European and Craftsman vernacular. Railings may utilize either wood or metal.



Vents: Rooftop equipment and/or large vents are to be grouped and concealed in roof or wall structures that match the materials of the buildings.



Materials: Materials and colors should be the same or similar to the main structure(s).

5.7 COLOR

In general, color should come from the inherent material color or the materials used. Stain may be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue. A shiny appearance is not permitted. Woods and stone or rock should be carefully chosen so that their natural colors complement the landscape.

Roofs: Weather dark grays, browns or greens.

Walls: Natural earthtone creams and browns, dark grays.

Trim and Accent Colors: Subtle brown, grays, greens, blues, white and/or stained.

5.8 DECORATIVE ELEMENTS

In general, decorative elements should draw upon Hawaiian and Asian influences.

Sources: Indigenous petroglyphs, tapa patterns, vernacular basket-ware, carvings, artifacts, and landscapes.

Materials: Woods, stone, and tiles.

6. THE KAPALUA CRAFTSMAN STYLE

The following section defines the characteristics, components, principles and elements that make up the Kapalua Craftsman Style with regard to materials, forms, colors and building elements. This style is one of four styles that may be used as the basis for creating a Residence at Mahana Estates that captures the Kapalua lifestyle, responds to the tropical climate and borrows from regional building traditions.

6.1 THE KAPALUA CRAFTSMAN STYLE – BASIC ELEMENTS

The basic elements are:

- Simple, rectangular forms often organized with symmetrical facades
- Large singular typically gabled end roof, often creating attic space, with secondary shed roof forms
- Roof dormers of shed or gable forms
- Broad covered one story porch
- Refined details which utilize primarily Asian and European motifs
- Large sunrooms or shuttered lanais as attached separate form.

6.2 BUILDING FORMS & MASSING

Massing: Simple singular rectangular volume with smaller attached forms. Large volume to contain second story space within attic type dormer expressions. Detached garages incorporating trellises to connect to the main Residence are encouraged.

- Massing should reflect one singular volume contained within singular roof mass. The singular roof mass should be a long, horizontal-type composition with smaller projecting shed and gable forms.

- Detached garages which incorporate covered and weather protected breezeways, lanais or trellises to connect to the main Residence are encouraged to avoid large bulky forms.

- The overriding intent of this guideline is designed to protect each lot's view plain. Therefore, two-story buildings are not allowed on lots if they impact another lot's view plain. However, two-story buildings may be allowed under the following conditions:
    1. Where the view plain of another lot is not obstructed as the maximum height of the building will not exceed the finish pad elevation of the lot behind or adjacent; and or
    2. Where there is no adjacent lot behind the building.

- Two Story Building: On Lots where two-story buildings are allowed, the second floor may be a maximum of 40% of the first floor square footage (not including the garage). In general, second story masses should be located toward the center of the building mass and/or incorporated into the roof structure. Two-story height walls are discouraged.

- Building Projections: In designing building projections, like entrances or other rooms, the main roof should remain dominant. Intersecting roofs of these projections should be subordinate to the larger roof. The objective is to maintain the strong horizontal roof and eave lines and blend into the landscape. Strong vertical entrance statements are discouraged.

Exterior Wall Heights: In general, the exterior wall height from finish floor to top of wall plate shall be no more than 12 feet for the first floor and 10 feet for the second floor.

6.3 ROOFS

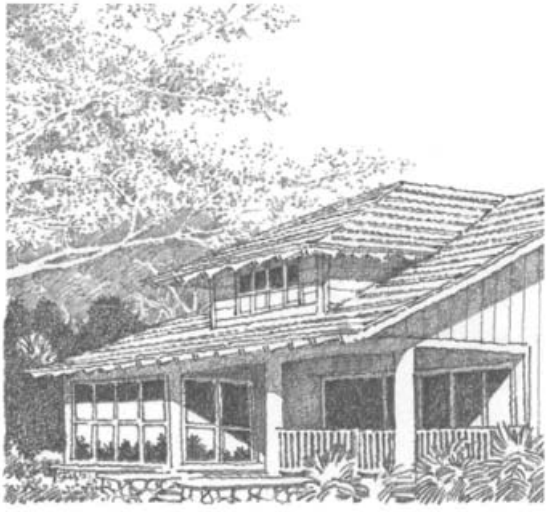
All roofs should be low and broad and utilize simple detailing for eaves, posts and beams. Roofs should incorporate deep eaves and overhangs so that indoor living spaces are set deeply into the shade.

Roof Forms: Broad, low, sheltering elements - primarily gable or Dutch gable with sheds and hips for secondary projections from main body of house.

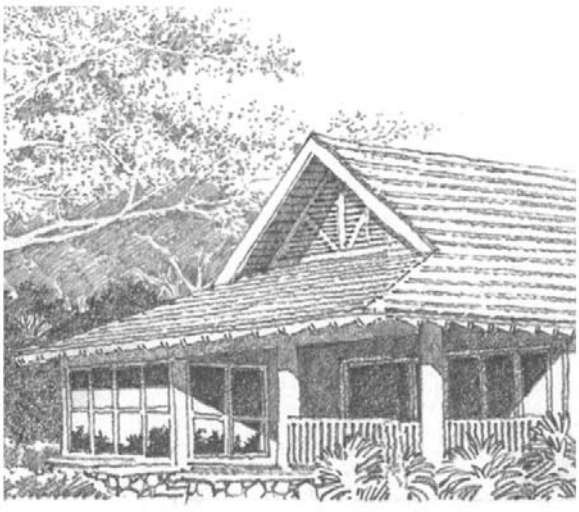
Primary Space: A large volume roof structure should form the main body of the structure. This space should be the main living space under overall roof.

Secondary Space: Normal single story volume spaces.

Gable

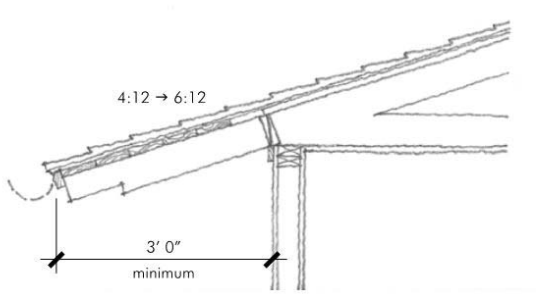


Hip

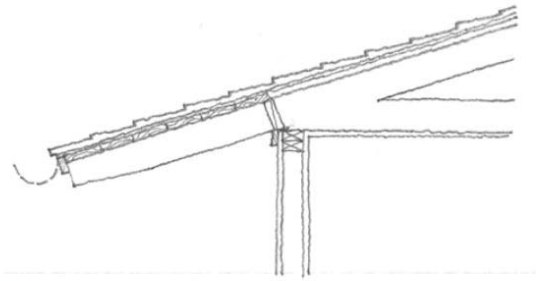


Dutch Gable

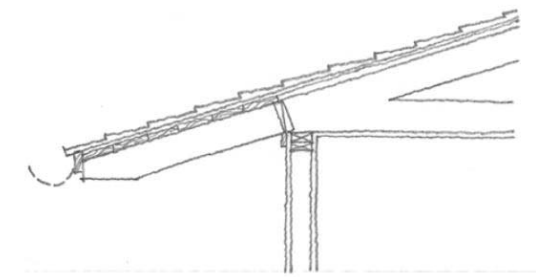
6.3 ROOFS (continued)



Square & step cut



Square cut with taper



Plumb & level cut

Roof pitches: Typically 4:12 to 6:12. Steeper roof pitches (9:12) may be used only to create a dramatic large volume Primary Space.

Eaves: Wide protecting eaves, a minimum of 3 feet. 18" minimum at gable ends. Exposed 1x or 2x roof sheathing over exposed rafters at porches and lanai ceilings.

Roof Materials:

- Roofs shall utilize treated wood shingle, medium to dark gray to black roof tiles or slate.
- Integrated solar panels are allowed.
- Any roof material that is not listed in this guideline may be submitted to the Design Review Committee for approval.

Gutters and Downspouts: Gutters and downspouts are to be of copper piping or any material approved by the Design Review Committee.

6.4 EXTERIOR WALLS & FINISHES

The exterior walls of buildings shall use a maximum of three materials with one material clearly dominant over the other(s).

Exterior wall design: Simple walls with ornamentation that draws on Hawaiian, European or Asian vernaculars.

Materials: Wood or cementious siding primarily, stone, stone tile and cement plaster.

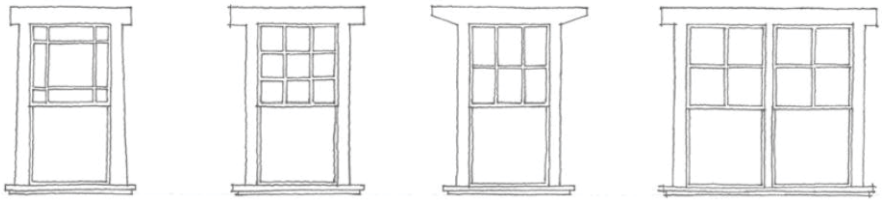
Woods: Board and batten, tongue and groove, shiplap, or shingle that utilizes a paint, semi-transparent stain or clear preservative. Natural weathering to a silvery gray appearance is allowed.

Stone/Rock: Stone, stone tile or rock may be used for the foundation with wood or plaster walls above. Stone is to have a dry-laid appearance and borrow from the traditional stone walls of the region. In general buildings may use stone or stone tile for chimneys or as an accent, but the majority of the structure is to be wood or a combination of wood and plaster.

Plaster: Plaster is to be an integral color within approved ranges and should have a hand crafted appearance.

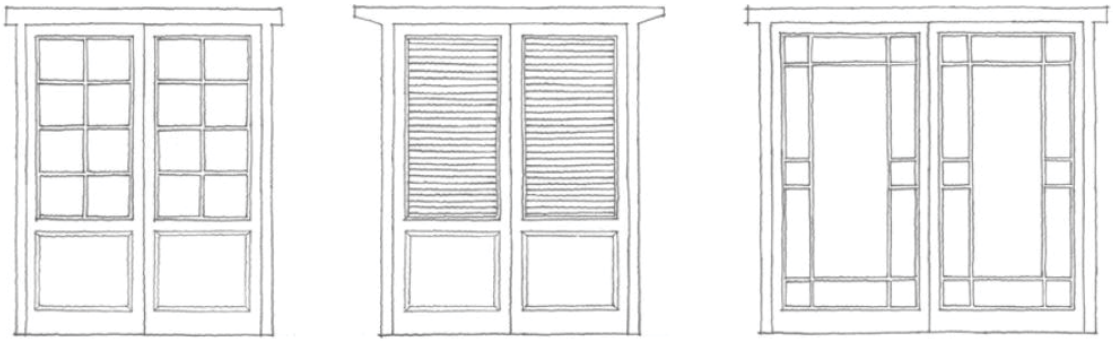
6.5 DOORS & WINDOWS

All windows and doors should be broad openings, deeply recessed and shaded by overhanging roofs. Window and door openings should be designed so that the house can be opened up to take advantage of the tradewinds and views.



Windows: The majority of windows are to be single or double hung in appearance and vertically proportioned. Incorporation of divided lite windows in top half of window openings only. Pairings of vertically proportioned windows are encouraged and large window areas for big volume spaces are to use multi-paned designs. Incorporate use of 2x material at all heads, jambs and sills.

6.5 DOORS & WINDOWS (continued)



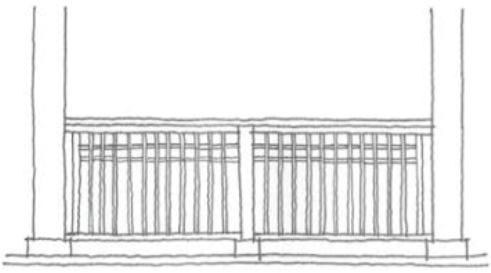
Doors: Wood paneled or louvered. Glass doors may be used as one single pane or multi-paned. Incorporate use of 2x material at all heads, jambs and sills.

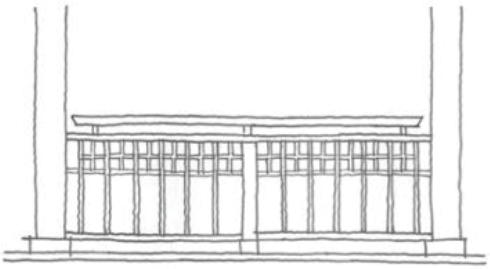
Sliding Doors: Glass, these doors are to be utilized along broad covered verandas.

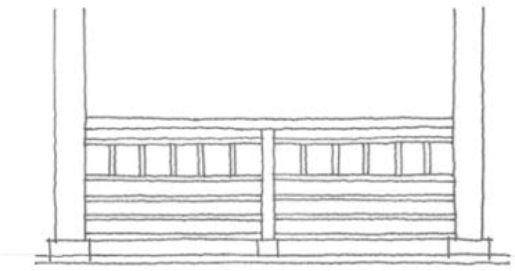
Materials: Indigenous or imported woods for trim, mullions and surrounds which utilize a semi-transparent stain to preserve their natural color or painted.

6.6 BUILDING PROJECTIONS & ACCESSORY STRUCTURES

The use of architectural extensions to provide shade and shadow, protect buildings from the intense sun and create a strong indoor/outdoor relationship is outlined below. The style and details of these architectural elements, such as column treatments and eave treatments, are to draw on the earlier Hawaiian, European and/or Craftsman building traditions.







Lanais: Broad, shady lanais, 6 feet minimum depth.

Entry and/or Side Porches: Porches that provide shelter from the sun and accentuate entry areas are to be a minimum of 6 feet in depth.

Arbors/Trellis: Covered areas that connect separate structures or are free-standing are to be a minimum of 6 feet wide.

Railings: Articulated railing details are to utilize a blend of the Hawaiian and Asian motifs and/or patterns with Craftsman vernacular. Railings may utilize either wood or metal.

Vents: Rooftop equipment and/or large vents are to be grouped and concealed in roof or wall structures that match the materials of the buildings.

Materials: Materials and colors should be the same or similar to the main structure(s).

6.7 COLOR

In general, color should come from the inherent material color or the materials used. Stain may be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue. A shiny appearance is not permitted. Woods and stone or rock should be carefully chosen so that their natural colors complement the landscape.

Roofs: Weather dark grays, browns or greens.

Walls: Natural earthtone brown, dark grays.

Trim and Accent Colors: Subtle brown, grays, blues, and/or stained.

6.8 DECORATIVE ELEMENTS

In general, decorative elements should draw upon Asian and European influences.

Sources: Craftsman style wood details based on European details and incorporating Asian artifacts, ceramics, stoneware, sculpture and carvings.

Materials: Woods, stone, and weathered metals.

7. THE KAPALUA CONTEMPORARY STYLE

The following section defines the characteristics, components, principles and elements that make up the Kapalua Contemporary Style with regard to materials, forms, colors and building elements. This style is one of four styles that may be used as the basis for creating a Residence at Mahana Estates that captures the Kapalua lifestyle, responds to the tropical climate and borrows from regional building traditions.

7.1 THE KAPALUA CONTEMPORARY STYLE – BASIC ELEMENTS

The basic elements are:

- Simple, rectangular forms with asymmetrical facades
- Typically rooms, or groups of rooms, arranged as individual linked pavilions
- Wide projecting soffitted or exposed eaves
- Large, singular sloped roof plains become the dominant form in the landscape
- Simple refined details which utilize contemporary interpretations of primarily early Polynesian and Asian motifs
- Large sunrooms or lanais integrated or attached a separate form

7.2 BUILDING FORMS & MASSING

Massing: Simple rectangular massing, typically a blend of one-story and two-story volumes. Structures should integrate lightweight with simple wall compositions with large openings with solid wall massing elements. In general, structures should have the appearance of having low, yet broad, sheltering roofs. Detached garages incorporating covered and weather protected trellises to connect to the main Residence are encouraged.

- Massing should reflect one large central volume contained within singular roof mass accented by attached rectilinear masses for supporting spaces.

- Detached garages which incorporate covered and weather protected breezeways, lanais or trellises to connect to the main Residence are encouraged to avoid large bulky forms.

- The overriding intent of this guideline is designed to protect each lot's view plain. Therefore, two-story buildings are not allowed on lots if they impact another lot's view plain. However, two-story buildings may be allowed under the following conditions:
    1. Where the view plain of another lot is not obstructed as the maximum height of the building will not exceed the finish pad elevation of the lot behind or adjacent; and or
    2. Where there is no adjacent lot behind the building.

- Two Story Building: On Lots where two-story buildings are allowed, the second floor may be a maximum of 40% of the first floor square footage (not including the garage). In general, second story masses should be located toward the center of the building mass and/or incorporated into the roof structure. Minimal two-story height walls are allowed.

- Building Projections: In designing building projections, like entrances or other rooms, the main roof should remain dominant. Intersecting roofs of these projections should be subordinate to the larger roof and composed of shed and gable forms. The objective is to maintain the strong horizontal roof and eave lines and blend into the landscape. Strong vertical entrance statements are discouraged.

Exterior Wall Heights: In general, the exterior wall height from finish floor to top of wall plate shall be no more than 12 feet for the first floor and 10 feet for the second floor.

7.3 ROOFS

All roofs should be low and broad and utilize simple detailing for eaves, posts and beams. Roofs should incorporate deep eaves and overhangs so that indoor living spaces are set deeply into the shade.

Roof Forms: Broad, low, sheltering elements. Flat roofs may be used for a maximum of 10% of floor area.

Primary Space: A large volume roof structure should form the main body of the structure. This space should be the main living space under overall roof.

Secondary Space: Normal single story volume spaces.

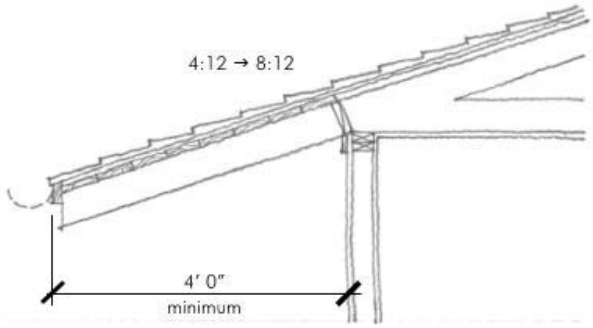
Roof pitches: Typically 4:12 to 6:12 for single pitch roofs. Steeper roof pitches (9:12) may be used only to create a dramatic large volume Primary Space.

Eaves: Wide protecting eaves, a minimum of 4 feet.

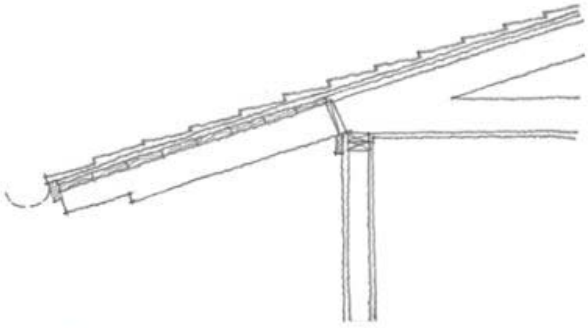
Roof Materials:

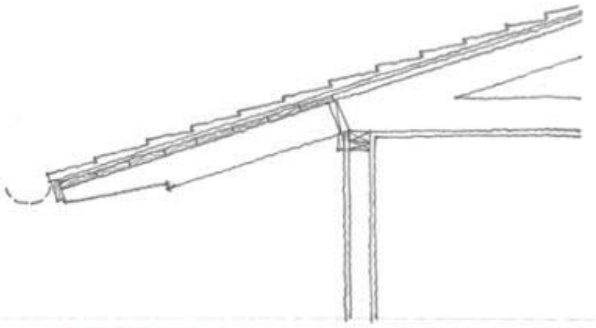
- Roofs shall utilize metal standing seam, copper, or zinc with accelerated patina finish.
- Integrated solar panels are allowed.
- Any roof material that is not listed in this guideline may be submitted to the Design Review Committee for approval.

Gutters and Downspouts: Gutters and downspouts are to be of copper piping or any material approved by Design Review Committee.



Plumb cut


Square step cut


Step & taper

7.4 EXTERIOR WALLS & FINISHES

The exterior walls of buildings shall use a maximum of three materials with one material clearly dominant over the other(s).

Exterior wall design: Simple refined wall compositions. Vertical wall expression may be expressed for central volume space. Secondary spaces should minimize vertical structural expression to give them a lightweight appearance except for corners of buildings where post or columns are located for roof support.

Materials: Cement Plaster primarily, Wood, and Stone.

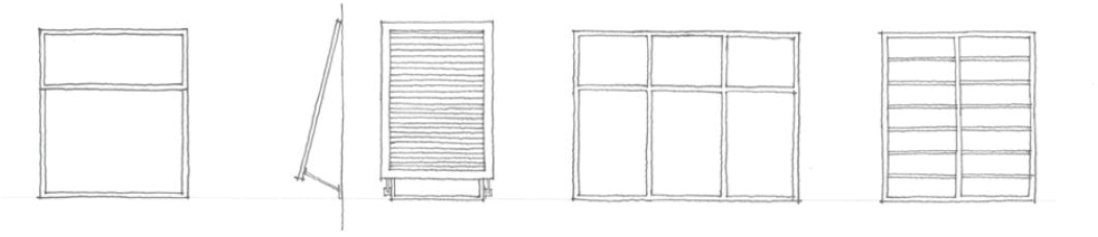
Wood: All wood exterior materials should be finely detailed and utilize the following patterns - horizontal or vertical siding with board and batten or tongue and groove, stained or painted.

Stone/Rock: Stone, stone tile or rock may be used as a foundation element with wood infill walls above or used as full height columns or walls. Stone masonry is to be a dry-laid structural appearance matching the traditional rock wall of the region.

Plaster: Plaster is to be in integral color within approved ranges and should have a hand crafted appearance.

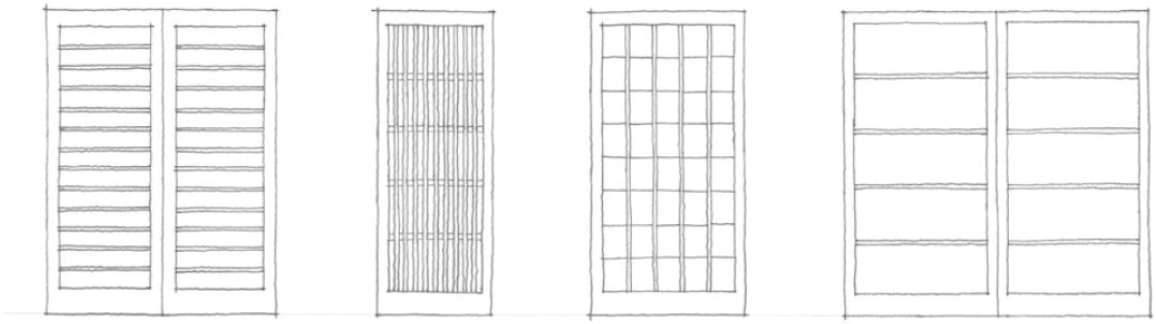
7.5 DOORS & WINDOWS

All windows and doors should be broad openings, deeply recessed and shaded by overhanging roofs. Window and door openings should be designed so that the house can be opened up to take advantage of the tradewinds and views.



Windows: Recessed window openings with refined detailing. Single/double hung, sliding or casement, square or horizontal proportioned windows individual or continuous ribbon are encouraged. Large windows (over 60 square feet) should be divided through the use of mullion or the ganging of smaller window units.

7.5 DOORS & WINDOWS (continued)



Doors: Paneled glass or louvered doors should be set in door surrounds that reflect early European/Polynesian and Southeast Asian influences and have a handcrafted appearance.

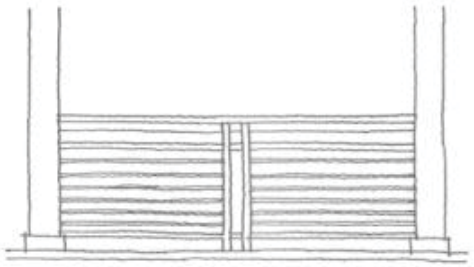
Shutters: The use of awning type shutters for light and privacy control is typical of this style. Painted, semi-transparent stain or clear preservative operable shutters are encouraged on single windows.

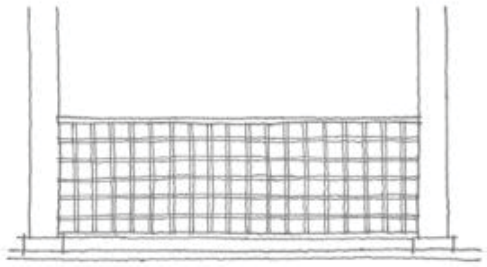
Sliding Doors: Large glass or louvered, wood construction is preferred.

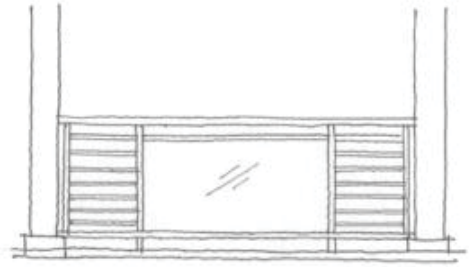
Materials: Stained, indigenous woods or vinyl/aluminum clad for trim, mullions and surrounds. Stains may be used for protection from weathering.

7.6 BUILDING PROJECTIONS & ACCESSORY STRUCTURES

The use of architectural extensions to provide shade and shadow, protect buildings from the intense sun and create a strong indoor/outdoor relationship is outlined below. The style and details of these architectural elements, such as column treatments and eave treatments, are to draw on the earlier Hawaiian and/or Asian building traditions.







Lanais: Broad, shady lanais, 6 feet minimum depth.

Entry and/or Side Porches: Porches that provide shelter from the sun and accentuate entry areas are to be a minimum of 6 feet in depth.

Arbors/Trellis: Covered areas that connect separate structures or are free-standing are to be a minimum of 6 feet wide.

Railings: Simple and straightforward railing details are to utilize a blend of contemporary interpretations of Hawaiian motifs and/or patterns with an Asian vernacular. Railings may utilize either wood or metal.

Vents: Rooftop equipment and/or large vents are to be grouped and concealed in roof or wall structures that match the materials of the buildings.

Materials: Materials and colors should be the same or similar to the main structure(s).

7.7 COLOR

In general, color should come from the inherent material color or the materials used. Stain may be used to protect wood from weathering, to give it a more refined texture or to achieve a darker hue. A shiny appearance is not permitted. Woods and stone or rock should be carefully chosen so that their natural colors complement the landscape.

Roofs: Medium to dark brown, grays and natural copper and patina zinc.

Walls: Natural, earth tone browns, medium to dark grays and black. Some weathering of wood is encouraged to achieve subtle color differentiation on walls and to blend buildings with the vegetation.

Trim and Accent Colors: Dark, rich earth tones that come from stains and or refined woods. Semi-transparent muted colors can be applied to details.

7.8 DECORATIVE ELEMENTS

In general, decorative elements should draw upon early Polynesian and Asian influences.

Sources: Contemporary wood details and metalwork based on Polynesian motifs and patterns and Asian artifacts including ceramics, stoneware, sculpture and carvings.

Materials: Woods, stone, and weathered metals.

8 SUSTAINABLILITY AND ENVIRONMENTAL CONSIDERATIONS

8.1 SUSTAINABLILTY PRINCIPLES

Mahana Estates actively practices and publicly encourages sustainable environmental practices including:

- Natural resource conservation
- Use of renewable resources and recycled products, materials and energy sources
- Implementation of both active and passive environmental control systems and practices
- Incorporation of native and area and climate appropriate plant species

8.2 ENERGY AND RESOURCE CONSERVATION MEASURES

Suggested Building Design Measures

- Living areas, such as living rooms, dining rooms, kitchens and bedrooms should be planned for maximum natural ventilation.
- Consider increasing the required insulation in walls, ceilings and foundations to reduce energy consumption and to lower utility bills.
- Suggested Resource Efficiency Measures
- Building construction and design should emphasize efficient building practices and the reuse and reduction of materials. Recycling of materials should be maximized.
- Building designs should include adequate space for recycling bins in kitchens, utility areas, and trash enclosures.
- All buildings should strive to utilize high-efficiency (low flow) shower-heads, toilets, faucets, and similar appliances.

Suggested Solar Access Measures

- The use of solar and photovoltaic equipment is encouraged to reduce energy consumption requirements.
- The use of glazing with integrated environmental controls is encouraged to reduce heat gain and resulting energy consumption requirements.

9 DESIGN REVIEW COMMITTEE

9.1 DESIGN REVIEW COMMITTEE MEMBERSHIP

The Design Review Committee (DRC) will consist of a minimum of 3 Members. Each person will hold office until such time as he/she has resigned, been removed or his/her successor has been appointed.

9.2 APPOINTMENT OF MEMBERSHIP

All Members shall initially be appointed by the Declarant on behalf of the Association. At such time as Declarant no longer owns any Lots or Parcels within Kapalua Mauka, all members shall be appointed by a majority vote of the Association Board (Board).

Members shall serve staggered 2-year terms. There is no limit to the number of consecutive terms that can be served by any Members.

9.3 MEMBERSHIP REQUIREMENTS

Members of the DRC appointed by the Board or the Declarant need not be Members of the Association. The DRC may contract and/or assign some of DRC's administrative duties, but not authority, to any qualified design professional as needed.

9.4 RESIGNATION OF MEMBERS

Any Member of the DRC may at anytime resign from the DRC upon written notice stating the effective date of the Member's resignation to the Board, or to the Declarant, whichever then has the right to appoint and remove members. Any Member may be removed at anytime by the body that appointed them, with or without cause.

9.5 FUNCTION OF THE DRC

It will be the duty of the DRC to consider and act upon such proposals or plans from time to time submitted to it in accordance with the Design Review procedures established by these Design Guidelines as deemed appropriate with the approval of the Board; and to perform, any duties assigned to it by the Declarant, or the Board as set forth in this document as the CC&R's.

9.6 MEETINGS

The DRC will meet monthly or as needed to properly perform its duties. The DRC's action on matters will be by a majority vote of DRC. Any action required to be taken by the DRC may be taken without a meeting if a consent in writing, setting forth the action so taken, will be signed by all of the DRC Members. The DRC will keep and maintain a record of all actions taken by it. The powers of this DRC relating to Design Review will be in addition to all Design Review requirements imposed by Maui County and any other authority having jurisdiction over Improvements at Mahana Estates.

9.7 COMPENSATION

The Board or Declarant, whichever then has the greater number of appointed Members, will have the right to set the compensation, if any, for the DRC Members and the DRC Administrator. Compensation may at any time be revoked or changed by the Declarant or Board with or without cause. All Members will be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of any DRC function or duty. The DRC may contract and/or assign some of the DRC's administrative duties, but not authority, to any qualified design professional as needed.

9.8 AMENDMENT OF DESIGN GUIDELINES

The DRC may, from time to time with the approval of the Board, adopt, amend and repeal by majority vote, rules and regulations to be incorporated into, or amendments of, the Design Guidelines, which, among other things, interpret, supplement or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of obtaining from the DRC a copy of the most recently revised Design Guidelines.

9.9 NON-LIABILITY

Provided that DRC Members act in good faith, neither the DRC nor any Member will be liable to the Association, any Owner or any other person for any damage, loss or prejudice suffered or claimed on account of:

1. Approving or disapproving any plans, specifications and other materials, whether or not defective.
2. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials.
3. The development or manner of development of any land within Mahana Estates.
4. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct.
5. Performing any other function pursuant to the provisions of the Design Guidelines.

10 DESIGN REVIEW PROCESS

This section provides a guide for the Design Review Process for the Mahana Estates Community. The process involves a series of meetings between the Owner, their design team and the DRC. The process begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings designed to ensure a smooth and efficient review of the building and site design. The DRC is committed to assisting Owners through the Design Review Process. The DRC should be thought of as a member of the Owner's design team as opposed to regulatory review agency.

10.1 DESIGN REVIEW PROCESS

Improvement plans will be carefully reviewed by the DRC to ensure that the proposed design is compatible with the design intent at Mahana Estates. This Design Review Process must be followed for any of the following Improvements:

- Construction of all new buildings;
- The renovation, expansion or refinishing of the exterior of an existing building;
- Major site and/or landscape improvements (including bridges, pools, driveways and/or culverts); and
- Construction of, or additions to, fences or enclosure structures.

The DRC evaluates all development proposals on the basis of these Design Guidelines. The interpretation of these standards is left up to the discretion of the DRC. Other regulations such as Building Height or setbacks are more definitive, or absolute design parameters, and in many cases parallel County and building code requirements. It is the intention of this Design review Process that all Improvements comply with these absolute standards.

Mahana Estates Design Review Process takes place in four steps:

1. Pre-Design Conference
2. Preliminary Design Review
3. Final Design Review
4. Construction Monitoring

Any improvements as described above will require and be preceded by the submission of plans and specifications describing the proposed Improvements accompanied by an application fee. The Owner will retain competent assistance from a registered Architect, Civil Engineer, Landscape Architect, Soils Engineer and a licensed and bonded Contractor (Consultants) as appropriate. The Owner and Consultant(s) shall carefully review the Community Charter and these Design Guidelines prior to commencing with the Design Review Process.

Having secured final design approval from the DRC, the Owner is also required to meet all the submittal and approval requirements of the Maui County Planning and Building Department to obtain design approvals or any other discretionary permit and building permit.

The Owner is to commence construction within one year of the Final Design Review.

10.2 PRE-DESIGN CONFERENCE

Prior to the preparation of any materials for formal DRC review, the Owner and Consultant(s) must meet with representatives of the DRC for a Pre-Design Conference. The purpose of this meeting will be for the DRC to answer any questions the Owners and/or Consultant(s) may have and to offer guidance on the following subjects:

10.3 PRELIMINARY DESIGN REVIEW

After the Pre-Design Conference, the Owner shall submit a written application and appropriate fee for Preliminary Design Review together with Preliminary Design submission materials.

10.4 FINAL DESIGN REVIEW

Within one year of Preliminary Design Review approval the Owner shall initiate Final Design Review by submitting required Final Design documents.

10.5 RESUBMITTAL OF PLANS

In the event that final submittals are not approved by the DRC, the Owner will follow the same procedures for a resubmission as for original submittals. An additional design review fee must accompany each resubmission as required by the DRC.

10.6 COUNTY APPROVAL

The Owner shall apply for all applicable building permits from Maui County Planning and Building Department after receiving final design approval from the DRC. Any adjustments to DRC approved plans required by the County review must be resubmitted to the DRC for review and approval prior to commencing construction.

10.7 SUBSEQUENT CHANGES

Subsequent construction, landscaping or other changes in the intended Improvements that differ from approved Final Design documents must be submitted in writing to the DRC for review and approval prior to making changes.

10.8 CONSTRUCTION MONITORING

During construction, the DRC may check construction to ensure compliance with approved Final Design documents. If changes or alterations have been found that have not been approved, the DRC will issue a Notice to Comply.

10.9 NOTICE TO COMPLY

When as a result of a construction observation the DRC finds changes and/or alterations that have not been approved, the DRC will issue a Notice of Comply within 15 working days of the observation. The DRC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

10.10 NOTICE OF COMPLETION

The Owner will provide the DRC with a Notice of Completion of any Improvement(s) given Final Design Approval by the DRC. The DRC will make a final inspection of the property within 30 working days of the notification. The DRC will issue in writing a Notice of Completion within 30 working days of the observation OR, the DRC will issue a Notice to Comply within 15 working days of observation.

10.11 RIGHT OF WAIVER

The DRC recognized that each Parcel has its own characteristics and that each Owner has their own individual needs and desires. For this reason, the DRC has the authority to approve deviations from any of the Design Guidelines or Regulations contained within this document. It should be understood, however, that any request to deviate from these Design Guidelines will be evaluated at the sole discretion of the DRC, and that the approval of deviations will be limited to only the most creative design solutions to unique situations. Prior to the DRC approving any deviations from a Design Guideline, it must be demonstrated that the proposal is consistent with the overall objectives of these Design Guidelines and that the deviation will not adversely affect adjoining Parcels or Mahana Estates as a whole.

It is the responsibility of the applicant to notify, in writing via registered mail, the Association and surrounding proper owners who may be affected by their deviation request. Such notification must occur no less than 2 weeks prior to the date the DRC is scheduled to hear the request.

The DRC also reserves the right to waive any of the procedural steps outlined in this Design Guideline document provided that the Owner demonstrates there is good cause.

10.12 NON-LIABILITY

Neither the DRC not any member, employee or agent will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

10.13 DESIGN REVIEW SCHEDULE

The DRC will make every reasonable effort to comply with the time scheduled for design review. However, the DRC will not be liable for delays that are caused by circumstances beyond their control. The DRC will provide Design Review according to the following schedule:

1. Pre-Design Conference
    - Meeting scheduled within 14 working days of receipt of Pre-Design Conference request form.

2. Preliminary Design Review
    - Application documents to be submitted 14 working days prior to the next scheduled DRC meeting.
    - Written comments from DRC meeting provided to Owner within 30 working days.
    - A second review meeting may be necessary to review corrected and/or new materials. Corrected materials will be provided to the DRC a minimum of five working days prior to the next regulary scheduled meeting.

3. Final Design Review
    - Application documents to be submitted 14 working days prior to the next scheduled DRC meeting, and within one year of Preliminary Design Approval.
    - Written comments from DRC meeting and/or written notice of Final Design Approval provided to Owner with 30 working days.
    - A second review meeting may be necessary to review refinements, revisions and/or new materials. These materials will be provided to the DRC a minimum of five working days prior to the next regularly scheduled meeting.

4. Building Permits
    - Owner applies to Maui County for all applicable permits.

5. Construction Observations
    - Site observation with the Builder prior to any site disturbance, and within seven working days of receipt of written request.
    - Final observation within 30 working days of Notice of Completion (see 10.10).
    - Notice of Completion issued within 30 working days of observation

10.14 APPLICATION FEES

In order to defray the expense of reviewing plans, monitoring construction and related data, and to compensate consulting Architects, Landscape Architects and other professionals, these Guidelines established a total fee of $3,000 payable upon submittal of the application for the Pre-Design conference. Fee is non-refundable.

10.15 APPLICATION FORMAT

An application and information package is available from the DRC for each submission. Each submission must be accompanied by the required information, as specified in the application package instructions, in order to be scheduled for review. The Owner and/or design Consultants must attend the DRC meetings to explain a submission or be available to respond to questions.

11 CONSTRUCTION RULES & REGULATIONS

11.1 PRE-CONSTRUCTION CONFERENCE

11.2 CONSTRUCTION AREA

Prior to the commencement of any Construction Activity the Builder will provide the DRC, for its approval, with a detailed plan of the proposed construction area showing the area in which all Construction Activities will be confined, and how the remaining portion of the building site will be protected. This construction Area Plan will designate the location of construction access from the main roadway, vehicle tracking control measures and locations, the location and site of the construction material storage and parking area, and the locations of the chemical toilet, temporary trailer/structure, dumpsters, debris storage, fire fighting equipment, utility trenching, and the limits of excavation. The Plan should clearly identify the methods for the protection of adjacent areas such as fencing, flagging, rope, barricades or other means to be set up prior to construction. Care must be taken to avoid, or if unavoidable, minimize the visual impact of the Construction Area on neighborhood lots, public areas and roads. If any common area improvements exist in the area surrounding the construction site, all improvements must be protected from damage during construction activities. This includes all planting, irrigation, curbs, gutters, drainage ways, roadways and other improvements. Any irrigation lines that will be crossed by temporary access roads or driveways must be sleeved. One additional empty 4" conduit, capped at both ends, shall be placed adjacent to any sleeving for use in case of line damage.

11.3 BUILDER'S BOND

After the DRC approval an Owner's proposed Construction Area Plan, and prior to commencing any Construction Activity; a Builder's Bond may be required by the DRC, on behalf of the Association, as security for the project's full and faithful performance of its Construction Activity in accordance with its approved final plans.

The DRC may use, apply or retain any part of a Builder's Bond to the extent required to reimburse the DRC for any cost that the DRC may incur on behalf of the project's Construction Activity. Any monies shall be reimbursed to the DRC for any fees incurred by the DRC to restore the Builder's Bond to its original amount. Construction Activity shall be halted until the Builder's Bond is brought up to the original amount.

The DRC shall return the Builder's Bond to the Owner within 15 working days after the issuance of a Notice of Completion from the DRC.

11.4 ACCESS TO CONSTRUCTION AREA

Mahana Estates requires all Builders to comply with the following:

- Restrict access to the Construction Area through identified construction gate(s)
- Identify all vehicles entering the Construction area with Builder's name and job site
- Enforce hours of access, speed limit and route of travel as specified by the DRC
- Limit access to the Construction Area only on designated routes as specified by the DRC
- Consolidate all deliveries of materials and equipment to the extent feasible

11.5 VEHICLES & PARKING AREAS

Only vehicles, equipment and machinery that are essential to any Construction Activity may park with the Construction Area or such other specific area designated by the DRC so as to minimize potential damage to existing vegetation or landscape.

11.6 STORAGE OF MATERIALS & EQUIPMENT

All construction materials, equipment and vehicles will be stored within the fenced boundary of the DRC-approved construction Area. Equipment and machinery will be stored on-site only while needed.

11.7 CONSTRUCTION ACTIVITY TIMES

The time of construction will be limited to the period from 7 AM until 6 PM Monday through Friday, and 9 AM until 5 PM on Saturday, construction on Sunday and the following holidays is not permitted: New Year's Day, Thanksgiving Day and Christmas Day. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the DRC. No personnel are to remain at the construction site after working hours.

11.8 CONSTRUCTION TRAILERS & TEMPORARY STRUCTURES

Any Owner or Builder who desires to bring a construction trailer or the like to Mahana Estates must obtain written approval from the DRC. The DRC will work closely with the Owner and/or Builder to site the trailer in the best possible location to minimize impacts to the site and to adjacent Parcel Owners. All such facilities will be removed from the Lot prior to issuance of a Certificate of Occupancy.

Temporary living quarters for the Owner, Builder or their employees on the Lot will not be permitted.

11.9 SANITARY FACILITIES

Sanitary facilities, including potable water, must be provided for construction personnel on-site in a location approved by the DRC. The facility must be screened from view from adjacent Residences and Roads, and maintained regularly.

11.10 DEBRIS & TRASH REMOVAL

Contractors must clean up all trash and debris on the Construction Site at the end of each day. Trash and debris must be removed from each Construction Site at least once a week and transported to an authorized disposal site. Contractors are required to recycle all construction waste to the greatest extent possible. Lightweight materials, packaging and other items, must be covered or weighted down to prevent wind from blowing such materials off the Construction Site. Contractors are prohibited from dumping, burying or burning trash anywhere on the Lot or in Mahana Estates except in areas, if any, expressly designated by the DRC. During the construction period, each Construction Site must be kept neat and tidy to prevent it from becoming a public eyesore, or affecting adjacent Lots. Dirt, mud or debris resulting from activity on each Construction Site must be promptly removed from roads, open spaces and driveways, or other portions of Mahana Estates. Any clean up costs incurred by the DRC or the Association in enforcing these requirements will be taken out of the Builder's Bond or billed to the Owner as needed.

11.11 EXCAVATION & GRADING

Blowing dust resulting from grading and construction operations must be controlled by watering. During construction, erosion must be minimized on exposed cut and/or fill slopes through proper soil stabilization, water control and re-vegetation. The Builder is responsible for the implementation of erosion control techniques. Grading operations may be suspended by the DRC during periods of heavy rains or high winds.

All topsoil disturbed by grading operations must be stockpiled and covered to minimize blowing dust within the Construction Area and reused as part of the site restoration/landscaping plans. Fill or top soil materials brought to the site by Owner shall be free of termites and deleterious matter.

11.12 FOUNDATIONS

Owner is encouraged to seek the assistance of a licensed Soil Engineer to examine and test soils conditions of a Lot prior to undertaking any design or construction. Declarant makes no representations or warranties express or implied, as to the soil conditions.

11.13 GROUND TERMITE STANDARDS

Soil under all concrete slabs on the ground an under all building floors, whether on ground or over air space, and under all footings and masonry foundation walls, shall be treated for ground termites by a Hawaii licensed company.

Treatment shall be guaranteed in writing by said company against termite infestation of infested areas.

Chemicals used outside of the dwelling or in accessible spaces under the dwelling, shall be applied in a safe manner to mitigate exposure to humans, plants and pets.

11.14 LOT SURVEY

Prior to commencement of design, it is the responsibility of the buyer to obtain a survey by a Surveyor licensed in the State of Hawaii to confirm pad grades, tops and toes of slope and any other features or Lot attributes that would affect the design of any Lot Improvements.

APPENDIX A

RECOMMENDED PLANTS

Note: The following plant list is from Kapalua Resort Landscape Policy, dated July 2007.

Area	Elevation	Rainfall (in/yr)	Uses							
Mahana Estates	**170-750**	**40-60**	**Medium Density Housing**							
Botanical Name	**Common Name / Hawn Name**	**Matured Ht.**	**Matured Spread**	**Growth Rate**	**Wind Tol**	**Salt Tol**	**Flw Color**	**Flw Aroma**	**Water Req**	**Plant Type**
Abutilon menziesii	Ko'oloa'ula									Shrub
Acacia koa	koa	50	50	fast	med	sens	white	no	med-wet	large tree
Achyranthes splendens	Ewa hinahina									Shrub
Adansonia digitata	baobab, dead rat tree	35	40	slow	good	mod	white	no	dry-med	medium tree
Aleurites moluccana	kukui	35	30	fast	med	mod	white	no	(D) med-w	medium tree
Andira inermis	partridge wood	15	20	med	good	mod	lilac	yes	(D) med-w	small tree
Artocarpus altilis	ulu, breadfruit	40	30	med	poor	mod	inconspic	no	(D) med-w	fruit, med tree
Artocarpus heterophyllus	jack fruit	35	30	med	good	mod	inconspic	no	(D) med-w	medium tree
Artocarpus odoratissimus	marang	35	20	fast	med	mod	inconspic	yes	med-wet	medium tree
Barringtonia asiatica	hutu	35	35	med	good	tol	white	no	(D) med-w	medium tree
Bauhinia tomentosa	yellow bauhinia	20	15	med	med	sens	yellow	no	(D) med-w	small tree
Bauhinia x blakeana	Hong Kong orchid	25	25	fast	med	sens	purple	no	(D) med-w	medium tree
Bolusanthus Speciosus	Rhodesian wisteria	15	15	med	med	sens	blue/violet	yes	dry-med	small tree
Calliandra haematocephala	lehua haole	8	10	fast	good	mod	red, pink, w	no	(D) med-w	hedge, small tree
Callistemon Citrinus	red bottlebrush	20	15	med	good	mod	red/org	no	dry-med	small tree
Callistemon rigidus	stiff bottlebrush	7	5	slow	good	mod	red	no	dry-med	small tree
Carex wahuensis										Low clumping sedge
Cassia bakeriana	cassia	35	30	fast	med	mod	pink/white	no	(D) med-w	medium tree
Cassia fistula	golden shower tree	30	25	fast	med	sens	yellow	no	(D) med-w	medium tree
Cassia grandis	pink shower tree	40	30	fast	med	sens	pink	no	dry-med-w	large tree
Cassia javanica	pink/white shower tree	25	25	fast	good	mod	pink/white	no	(D) med-w	medium tree
Cassia Javanica X Cassia Fis	rainbow shower tree	35	30	fast	med	sens	pink/yellow, white/yello w	no	(D) med-w	medium tree
Catalpa longissima	yokewood	35	25	med	good	mod	white	no	(D) med	medium tree
Ceratonia siliqua	carob	20	20	med	good	mod	inconsp	no	dry-med	small tree
Charpentiera ovata	Papala									Tree
Cochlospermum vitifolium	buttercup tree	30	25	fast	med	mod	yellow	no	(D) med-w	medium tree
Colvillea racemosa	colvillea	30	15	med	good	mod	orange	no	dry-med-w	medium tree
Cordia subcordata	kou	30	25	fast	good	tol	orange	no	(D) med-w	medium tree
Cordia subcordata	Kou									Tree
Crescentia cujete	calabash tree	20	20	med	med	mod	white	no	(D) med-w	small tree
Delonix Regia	royal Poinciana	40	40	fast	good	sens	red	no	dry-med-w	medium tree
Dianella sandwicensis	Uki'uki									Groundcover
Dodonaea viscosa	A'ali'I									Shrub
Dracaena draco	dragon tree	15	20	slow	good	tol	yel	no	dry-med	small tree
Elaeodendron orientale	false olive	30	25	med	med	mod	inconsp	no	(d) med-we	medium tree

*This is a suggested list only and is not inclusive. All plants on this list have been compared with the Kapalua Resort Prohibited Plants List and are in compliance.
Suggested Plant List as of 5-22-07

Area	Elevation	Rainfall (in/yr)	Uses							
Mahana Estates	**170-750**	**40-60**	**Medium Density Housing**							
Botanical Name	**Common Name / Hawn Name**	**Matured Ht.**	**Matured Spread**	**Growth Rate**	**Wind Tol**	**Salt Tol**	**Flw Color**	**Flw Aroma**	**Water Req**	**Plant Type**
Eragrostis variabilis	Kawelu									Clumping grass
Ficus lyrata	fiddle leaf fig	35	35	med	good	tol	inconsp	no	(D) med	medium tree
Gardenia brighamii	nanu	15	10	med	good	sens	white	yes	dry-med	small tree
Gardenia taitensis	tiare, Tahitian gardenia	15	15	med	med	sens	white	yes	(D) med-w	small tree
Gliricidia sepium	madre de cacao	20	20	fast	good	tol	violet	no	dry-med	small tree
Gossypium tomentosum	Ma'o									Shrub
Guaiacum officinale	lignum vitae	15	12	slow	med	mod	blue	no	dry-med-w	small tree
Harpullia Pendula	tulipwood	25	20	fast	med	sens	inconspic	no	(D) med-w	medium tree
Heritiera littoralis	looking glass tree	20	20	med	med	tol	inconsp	no	(D) med-w	small tree
Hernandia sonora	lantern tree	30	25	med	good	tol	white	no	med-wet	medium tree
Hibiscus Brackenridgei	Ma'o hau hele									Shrub - Small tree
Hibiscus Arnottianus	Koki'o'ula									Shrub - Small tree
Jatropha integerrima	rose-flowered jatropha	15	15	med	good	mod	red/org	no	dry-med	small tree
Kigelia africana	sausage tree	25	25	med	med	tol	red	no	(D) med	medium tree
Lagerstroemia speciosa	giant crape myrtle	30	25	med	med	sens	lavender	no	(D) med-w	medium tree
Latania loddigesii	blue latan palm	25	15	slow	med	mod	white	no	(D) med-w	small tree
Metrosideros polymorpha	Ohi'a lehua									Tree
Michelia champaca	orange champak, mulang	35	25	med	med	sens	yellow/orar	yes	(D) med-w	medium tree
Michelia figo	banana shrub, ainahau	12	12	med	med	sens	yellow/red	yes	(D) med	small tree
Michelia x alba	white champak	30	25	med	med	sens	white	yes	(D) med-w	medium tree
Musa acuminata	mai'a, banana	30-Jun	30-Jun	fast	med	sens	white	no	(D) med-w	small tree
Myoporum sandwicense	Naio									Shrub - Small tree
Nephrolepis cordifolia	Kupukupu									Groundcover
Nesoluma polynesicum	Keahi									Tree
Nototrichium sandwicense	Kulu'I									Shrub
Osteomeles anthyllidifolia	Ulei									Groundcover
Pandanus tectorius	hala, pandanus, screw pine	25	20	med	good	tol	white	yes	(D) med-w	medium tree
Phoenix Roebelenii	dwarf date palm	15	8	med	good	mod	white	no	(D) med-w	small tree
Plumeria obtusa	Singapore plumeria	20	20	med	good	tol	white	yes	(D) med-w	small tree
Plumeria Rubra	red plumeria	20	15	med	good	tol	red	yes	dry-med	small tree
Plumeria rubra f.acutifolia	plumeria, frangipani	20	15	med	good	tol	white/yello	yes	dry-med	small tree
Posoqueria latifolia	tree jasmine	15	10	fast	med	sens	white	yes	(D) med-w	small tree
Pritchardia arecina	golden loulu (E.Maui)	30	10	slow	good	mod	Inconspic	no	(D) med-w	medium tree
Pritchardia Hillebrandii	Loulu									Tree
Pritchardia glabrata	drawf-loulu (W. Maui)	6	6	slow	good	sens	yellow	no	(D) med-w	small tree
Pritchardia pacifica	Fiji/Tonga fan palm	25	15	slow	good	mod	inconsp	no	(D) med-w	medium tree
Pseudobombax ellipticum	bombax	40	35	med	good	tol	white, pink	no	dry-med	large tree
Psydrax odorata	Alahe'e									Shrub - Small tree
Rauvolfia sandwicensis	Hao									Tree

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Suggested Plant List as of 5-22-07

Area	Elevation	Rainfall (in/yr)	Uses							
Mahana Estates	**170-750**	**40-60**	**Medium Density Housing**							
Botanical Name	**Common Name / Hawn Name**	**Matured Ht.**	**Matured Spread**	**Growth Rate**	**Wind Tol**	**Salt Tol**	**Flw Color**	**Flw Aroma**	**Water Req**	**Plant Type**
Ravenala Madagascariensis	traveler's tree	25	15	med	good	mod	white	no	(D) med-w	medium tree
Roystonea regia	royal palm	50	20	fast	good	mod	inconspic	no	(D) med-w	large tree
Santalum ellipticum	Iliahialoe									Tree
Scaevola sericea	Naupaka kahakai									Shrub
Schizostachyum glaucifolium	clumping bamboo, ohe	30	20	fast	med	sens	none	no	wet	hedge, med tree
Schotia Brachypetala	schotia, tree fuchsia	20	15	slow	good	mod	red	no	dry-med	small tree
Sida fallax	Ilima									Shrub
Sophora tomentosa	silver bush	15	15	med	good	tol	yel	no	(D) med-w	small tree
Stemmadenia litoralis	lecheso	15	15	med	med	sens	white	yes	(D) med-w	small tree
Syzygium malaccense	mountain apple, 'ohi'a 'ai	35	25	med	poor	sens	red,white	no	med-wet	fruit, med tree
Tabebuia donnell-smithii	gold tree, prima vera	75	30	med	poor	mod	yellow	no	dry-med-w	large tree
Theobroma cacao	cacao	20	20	med	med	sens	yellow	no	med-wet	medium tree
Thespesia grandiflora	maga	30	25	fast	med	sens	red	no	dry-med-w	medium tree
Thespesia populnea	milo	25	25	fast	good	tol	yellow	no	(D) med-w	medium tree
Tipuana tipu	tipa	30	25	med	good	tol	yellow	no	dry-med	medium tree
Tournefortia argentea	beach heliotrope, tahinu	15	15	med	good	tol	white	no	dry-med	small tree
Veitchia joannis	Joannis palm, Fiji ivory palm	35	20	fast	med	sens	inconspic	no	(D) med-w	medium tree
Veitchia merrillii	Manila palm	20	10	slow	good	mod	white	no	(D) med-w	small tree
Veitchia montgomeryana	Montgomery palm	30	20	fast	good	sens	inconspic	no	(D) med-w	medium tree
Vitex rotundifolia	Pohinahina									Groundcover
Wikstroemia uva-ursi	Akia									Shrub

*This is a suggested list only and is not inclusive. All plants on this list have been compared with the Kapalua Resort Prohibited Plants List and are in compliance.
Suggested Plant List as of 5-22-07

APPENDIX B

APPROVED PLANTS

Note: The following plant list is from Kapalua Resort Landscape Policy, dated July 2007.

Approved Plant List

This list is a suggestive list and is not inclusive. The main focus is avoid use of plants that are listed on the Prohibited list. The plants listed on the Approved list have been pre-approved, any plants not on either list will be reviewed by the Landscape Advisory Board, if approved will be added to the appropriate list for use in the future.

Components of the "Approved" List

- Endemic, Indigenous, and Polynesian introduced plants
- Weed Risk Assessment (WRA) Designation of L -not currently recognized as invasive in Hawaii and not likely to have major ecological or economic impacts on other pacific islands based on the HP-WRA screening process
- WRA designation of L (Hawaii) - not currently recognized as invasive in Hawaii based on a track record of not becoming naturalized despite being widely planted in Hawaii for at least 40 years
- Hawaii Ecosystems at Risk (H.E.A.R) – Alternatives to invasives identified on the Maui County Planting Plan

Maui Land and Pineapple Company, Inc
Kapalua Landscaping Policy
Approved Plants List

Family	Preferred species name	Common name	Hawaiian Name	Plant Class	Notes
Caprifoliaceae	Abelia X Grandiflora	Glossy Abelia		Shrub	
Malvaceae	Abutilon Menziesii	Red 'Ilima	Ko'Oloa 'Ula	Shrub	Endangered
Fabaceae	Acacia Koa	Koa Tree	Koa	Tree	Endemic
Euphorbiaceae	Acalypha Godseffiana	Acalypha ; Copper Leaf		Shrub	
Euphorbiaceae	Acalypha Hispida	Chenille Plant ; Bristly Copperleaf		Shrub	
Euphorbiaceae	Acalypha Wilkesiana	Beefsteak Plant		Shrub	
Amaranthaceae	Achyranthes Splendens	Maui Chaff Plant	Ewa Hinahina	Shrub	Rare Endemic
Bombacaceae	Adansonia Digitata	Baobab Tree		Tree	
Apocynaceae	Adenium Obesum	Desert Rose; Mock Azalea		Shrub	
Bromeliaceae	Aechmea Blanchetiana	Orange Blanchetiana		Bromeliad	
Bromeliaceae	Aechmea Fasciata	Urn Plant		Bromeliad	
Liliaceae	Agapanthus Africanus	Lily Of The Nile		Ground Cover	
Liliaceae	Agapanthus Umbellatus	Blue African Lily		Ground Cover	
Araucariaceae	Agathis Robusta	Queensland Kauri		Vertical Trees	
Meliaceae	Aglaia Odorata	Chinese Perfume Plant; Mock Orange		Shrub	
Araceae	Aglaonema "Silver Queen" Nitidum	Silver Queen Aglaonema		Ground Cover	
Araceae	Aglaonema Commutatum	Ribbon Evergreen		Ground Cover	
Araceae	Aglaonema Modestum	Chinese Algaonema		Ground Cover	
Euphorbiaceae	Aleurites Moluccana	Candlenut	Kukui	Tree	Polynesian Intro/State Tree
Apocynaceae	Allamanda Cathartica	Yellow Allamanda; Golden Trumpet		Vines	
Casuarinaceae	Allocasuarina Verticillata	Drooping She Oak		Tree	
Betulaceae	Alnus Nepalensis	Nepalese Alder		Tree	
Araceae	Alocasia Sanderiana	Kris Plant		Ornamental	
Aloeaceae	Aloe Vera	Aloe	Pa-Nini-`Awa`Awa	Ornamental	
Rhamnaceae	Alphitonia Ponderosa		Kauila, Kauwila; O'A	Tree	
Rhamnaceae	Alphitonia Zizyphoides	Toi		Tree	
Zingiberaceae	Alpinia Purpurata	Red Ginger		Shrub	Rvwd by Lab on 6-11-07
Zingiberaceae	Alpinia Speciosa	Shell Ginger		Shrubs	
Amaranthaceae	Alternanthera Amoena	Red Joyweed		Ground Cover	
Apocynaceae	Alyxia Oliviformis		Maile	Vines	Endemic

Maui Land and Pineapple Company, Inc
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Approved Plants List

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Anacardiaceae	Anacardium Occidentale	Cashew Tree		Tree	
Fabaceae	Andira Inermis	Cabbage Tree		Tree	
Annonaceae	Annona Cherimola	Cherimoya		Tree (20 - 30Ft)	
Annonaceae	Annona Muricata	Soursop		Tree (20 - 30Ft)	
Annonaceae	Annona Squamosa	Sugar Apple		Tree (10 - 12Ft)	
Araceae	Anthurium Holeri	Birds Nest Anthurium		Shrub	
Aizoaceae	Aptenia Cordifolia	Hearts And Flowers		Ground Cover	
Fabaceae	Arachis Glabrata	Perennial Peanut		Ground Cover	
Fabaceae	Arachis Pintoi	Perenial Peanut		Ground Cover	
Araucariaceae	Araucaria Columnaris	Cook Pine		Vertical Trees	
Araucariaceae	Araucaria Heterophylla	Norfolk Island Pine		Vertical Trees	
Arecaceae	Archontophoenix Cunninghamiana	King Palm		Palms	
Palmae	Areca Catechu	Betel Nut Palm		Palms	
Asteraceae	Artemisia Australis		Ahinahina; Hinahina, Hinahina Kuahiwi	Shrub	Endemic
Moraceae	Artocaprus I Ncisus	Breadfruit, `Ulu`		Medium Canopy Tree	
Moraceae	Artocarpus Altilis	Breadfruit	`Ulu	Polynesion Intro	
Moraceae	Artocarpus Heterophyllus	Jackfruit		Tree	
Moraceae	Artocarpus Incisa	Breadfruit	Ulu	Tree	
Moraceae	Artocarpus Odoratissimus	Marang		Tree	
Liliaceae	Aspidistra Elatior	Cast Iron Plant		Shrub	
Aspleniaceae	Asplenium Nidus	Bird'S Nest Fern	Akaha ; 'Ekaha	Indigenous	
Oxalidaceae	Averrhoa Carambola	Starfruit		Tree	
Scrophulariaceae	Bacopa Monnieri	Bacopa, Water Hyssop	Ae`Ae	Indigenous	Ground Cover
Poaceae	Bambus Vulgaris Var Aureo-Variegata	Golden Bamboo		Shrubs	
	Bambusa Alphonse Karr	Bamboo Alphonse Karr		Bamboo	Rvwd by Lab on 6-11-07
	Bambusa Oldhamii	Bamboo Oldhamii		Bamboo	Rvwd by Lab on 6-11-07
Poaceae	Bambusa Vulgaris	Common Bamboo		Bamboo	
Lecythidaceae	Barringtonia Asiatica	Sea Putat / Fish Poison		Tree	
Fabaceae	Bauhinia Binata	Alibangbang		Small Canopy Tree	

Maui Land and Pineapple Company, Inc
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Family	Preferred species name	Common name	Hawaiian Name	Plant Class	Notes
Fabaceae	Bauhinia Blakeano	Hong Kong Orchid Tree		Small Canopy Tree	
Fabaceae	Bauhinia Cumingiana	Yellow Bauhinia		Vines	
Fabaceae	Bauhinia Galpinii	Red Bauhinia Vine		Vines	
Fabaceae	Bauhinia Tomentosa	Yellow Tree Bauhinia		Shrub	
Fabaceae	Bauhinia X Blakeana	Hong Kong Orchid Tree		Tree (30-40Ft)	
Apocynaceae	Beaumontia Grandiflora	Easter-Lily-Vine		Vines	
Apocynaceae	Beaumontia Multiflora	Herald'S Trumpet		Vines	
Acanthaceae	Beloperone Guttata	Shrimp Plant		Shrubs	
Rhamnaceae	Berchemia Zeyheri	Pink Ivory		Tree	
Asteraceae	Bidens Cosmoides		Po'Ola Nui	Kaua`I Endemic	
Asteraceae	Bidens mauiensis		Kookoolau	Herb	Endemic
Arecaceae	Bismarckia Nobilis	Bismarck Palm		Palms	
Bixaceae	Bixa Orellana	Lipsticktree		Tree (20 - 30Ft)	
Rubiaceae	Bobea Timonioides		'Ahakea		Endemic
Fabaceae	Bolusanthus Speciosus	Wisteria Tree		Large Tree	
Convolvulaceae	Bonamia menziesii			Tree	Endemic
Nyctaginaceae	Bougainvillea ‘Mary Palmer’	Mary Palmer Bougainvillea		Vines	
Nyctaginaceae	Bougainvillea ‘Miss Manila	Miss Manila Bougainvillea		Vines	
Nyctaginaceae	Bougainvillea Glabra	Paperflower		Shrubs	
Sterculiaceae	Brachychiton Acerifolius	Illawarra Flame Tree		Med. Tree	
Arecaceae	Brahea Armata	Blue Hesper Palm / Mexican Blue Palm		Palms	
Grossulariaceae	Brexia Madagascariensis	Brexia		Vertical Trees	
Euphorbiaceae	Breynia Disticha	Snow Bush		Shrub	
Campanulaceae	Brighamia Insignis		Alula, `Olulu	Succulent	Endangered Kaua`i endemic
Campanulaceae	Brighamia Rockii		Pua'Ala	Succulent	Endangered
Moraceae	Broussonetia Papyrifera (Hawaiian Seedless)	Paper Mulberry	Wauke	Polynesian Intro	
Poaceae	Buchloe Dactyloides	Amer Buffalo Grass		Grasses	
Combretaceae	Bucida Buceras	Black Olive		Large Canopy	
Fabaceae	Caesalpinia Kavaiensis		Kawa'U, Kea, Uhi`Uhi	Shrub To Tree	Endangered
Fabaceae	Caesalpinia Pulcherrima	Dwarf Poinciana		Small Canopy Tree	

Maui Land and Pineapple Company, Inc
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Approved Plants List

Family	Preferred species name	Common name	Hawaiian Name	Plant Class	Notes
Fabaceae	Cajanus Cajan	Pigeon Pea		Shrub	
Fabaceae	Calliandra Calothyrsus	Calliandra / Powderpuff		Shrub	
Fabaceae	Calliandra Haematocephala	Red Powderpuff		Shrub	
Fabaceae	Calliandra Surinamensis	Pink Powderpuff		Shrub	
Myrtaceae	Callistemon Citrinus	Crimson Bottlebush		Small Canopy Tree	
Myrtaceae	Callistemon Rigidus	Stiff Bottlebrush		Shrub	
Myrtaceae	Callistemon Viminalis	Weeping Bottlebrush		Small Tree	
Annonaceae	Cananga Odorata	Perfume Tree / Ylang Ylang		Shrub	
Fabaceae	Canavalia Galeata		Awikiwiki, Puakauhi	Endemic To O`Ahu	
Cannaceae	Canna Indica	Canna Lily	Ali`Ipoe	Flowering Plant	
Capparaceae	Capparis Sandwichiana		Maiapilo, Puapilo	Shrub, Night Fragrant Flowers	Rare Endemic
Solanaceae	Capsicum Frutescens	Wild Pepper		Shrub	
Cyperaceae	Carex wahuensis			Sedge	
Caricaceae	Carica Papaya	Papaya		Vertical Trees	
Apocynaceae	Carissa Grandiflora	Natal Plum		Shrub	
Apocynaceae	Carissa Grandiflora ‘Boxwood Beauty’	Carissa		Shrubs	
Apocynaceae	Carissa Grandiflora ‘Prostrata’	Dwarf Carissa		Ground Cover	
Aizoeaceae	Carptobrutus Edulis	Hottentot Fig		Ground Cover	
Arecaceae	Caryota Urens	Fishtail Palm, Wine Palm		Palms	
Fabaceae	Cassia Bakeriana	Pink Shower Tree		Tree	
Fabaceae	Cassia Fistula	Golden Shower Tree		Tree	
Fabaceae	Cassia Glauca	Kalamona, Scrambled Eggs		Small Canopy Tree	
Fabaceae	Cassia Grandis	Coral Shower Tree		Medium Canopy Tree	
Fabaceae	Cassia Javanica	Pink Shower Tree		Tree	
Fabaceae	Cassia Javanica X Cassia Fistula	Rainbow Shower		Medium Canopy Tree	
Fabaceae	Cassia Xnealiae	Rainbow Shower Tree		Tree	
Bignoniaceae	Catalpa Longissima	Jamaica Oak; Yoke Wood		Tree	
Fabaceae	Ceratonia Siliqua	Carob Tree		Small Tree	
Apocynaceae	Cerbera Manghas	Pink-Eyed Cerbera		Small Tree	

Maui Land and Pineapple Company, Inc
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Euphorbiaceae	Chamaesyce Degeneri		Akoko	Shrub	
Asteraceae	Chamelaucium Uncinatum	Geraldton Wax		Shrub	
Amaranthaceae	Charpentiera ovata		Papala	Tree	
Chenopodiaceae	Chenopodium oahuense		Aweoweo	Shrub	
Bombacaceae	Chorisia Speciosa	Floss-Silk Tree		Tree (30 - 60Ft)	
Arecaceae	Chrysalidocarpus Lutescens	Areca Palm		Palms	
Dicksoniaceae	Cibotium Chamissoi	Hapu`U Tree Fern	Hapu`U	Fern	Endemic
Dicksoniaceae	Cibotium Glaucum	Tree Fern	Hapu`U, Hapu`U Pulu	Fern	Endemic
Dicksoniaceae	Cibotium Menziesii		Hapu'U `I`I, `I`I, `I`I`	Fern	Endemic
Rutaceae	Citrus Aurantifolia	Lime		Small Tree	
Rutaceae	Citrus Limon	Lemon		Small Tree	
Rutaceae	Citrus Maxima	Pummelo		Tree (10 - 20Ft)	
Rutaceae	Citrus Reticulata	Mandarin Orange		Small Tree	
Rutaceae	Citrus X Paradisi	Grapefruit		Tree (15 - 20Ft)	
Rutaceae	Citrus×Citrofortunella Mitis	Calamondin		Small Tree	
Bixaceae	Cochlospermum Vitifolium	Buttercup Tree		Small Canopy Tree	
Arecaceae	Cocos Nucifera	Coconut		Tree (50 - 60Ft)	
Euphorbiaceae	Codiaeum Variegatum	Croton		Shrub	
Euphorbiaceae	Codiaeum Variegatum	Croton		Shrubs	
Araceae	Colocasia Esculenta	Taro	Kalo	Polynesian Intro	
Rhamnaceae	Colubrina Oppositifolia		Kauila, Kauwila	Shrub	Endangered Endemic
Fabaceae	Colvillea Racemosa	Colville'S Glory		Large Tree	
Combretaceae	Conocarpus Erectus Var. Argenteus	Silver Buttonwood		Small Canopy Tree	
Arecaceae	Copernicia Prunifera	Carnauba Wax Palm		Palms	
Boraginaceae	Cordia Lutea	Yellow Geiger		Shrub	
Boraginaceae	Cordia Subcordata	Kou		Small Canopy Tree	
Liliaceae	Cordyline Fruiticosa	Green Ti	Ki	Shrub	Polynesian Intro
Agavaceae	Cordyline Terminalis	Ti	Ki	Shrub	
Myrtaceae	Corymbia Ficifolia	Red-Flowering Gum		Tree (15 - 20Ft)	
Crassulaceae	Crassula Ovata	Jade Plant		Shrub	
Bignoniaceae	Crescentia Cujete	Calabash Tree		Tree (40 Ft)	
Liliaceae	Crinum Asiaticum	Crinum Lily - Spider Lily		Shrubs	
Taxodiaceae	Cryptomeria Japonica	Japanese Cedar, Sugi, Tsugi		Tree (50- 60Ft	

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Sapindaceae	Cupaniopis Anacardioides	Carrot Wood, Tuckeroo		Small Canopy Tree	
Zingiberaceae	Curcuma Longa	Tumeric	`Olena	Polynesian Intro	
Cuscutaceae	Cuscuta Sandwichiana	Dodder	Kauna'Oa, Kauna`Oa Kahakai	Kauna'Oa Lei	Kauno'a Pololo
Araliaceae	Cussonia Paniculata	Mountain Cabbage Tree		Small Tree	
Araliaceae	Cussonia Spicata	Cabbage Tree		Small Tree	
Cycadaceae	Cycas Circinalis	Queen Sago	Not A True Palm	Shrub	
Cycadaceae	Cycas Revoluta	King Sago		Shrub	
Poaceae	Cymbopogon Citratus	Lemongrass		Shrub	
Cyperaceae	Cyperus Phleoides			Small Sedge	
Agavaceae	Dasylirion Quadrangulatum	Mexican Grass Tree		Tree (15 - 20Ft)	
Fabaceae	Delonix Regia	Royal Poinciana		Medium Canopy	
Liliaceae	Dianella Sandwicensis	`Uki `Uki	`Uki `Uki	Ground Cover	Indigenous
Commelinaceae	Dichorisandra Thyrsiflora	Blue Ginger		Shrub	
Arecaceae	Dictyosperma Album	Hurricane Palm, Princess Palm, Red Palm		Palms	
Araceae	Dieffenbachia ‘Rudolph Roehers’	Variegated Diffenbachia		Shrubs	
Araceae	Dieffenbachia Picta	Dieffenbachia		Shrubs	
Ebonaceae	Diospyros Sandwicensis	Hawaiian Ebony	Lama, Elama	Tree	Endemic
Sapindaceae	Dodonaea Viscosa		A'Ali'I, `A`Ali`I Ku Makani, `A`Ali`I Ku Makua, Kumakani	Indigenous	Shrub To Small Tree
Agavaceae	Dracaena Draco	Dragon Tree		Large Tree	
Agavaceae	Dracaena Fragrans	Fragrant Draceana, Corn Plant		Shrubs	
Agavaceae	Dracaena Marginata	Money Tree, Halapepe		Shrubs	
Agavaceae	Dracaena Massangeana	Dracaena		Shrubs	
Asteraceae	Dubautia Spp.		Kupaoa, Na`Ena`E	Ground Cover	Endemic
Arecaceae	Dypsis lutescens	Areca Palm		Palms	
Celastraceae	Elaeodendron Orientale	False Olive		Small Canopy Tree	
Fabaceae	Enterolobium Cyclocarpum	Ear Tree		Large Tree	
Poaceae	Eragrostis variabilis		Kawelu	Clumping Grass	
Acanthaceae	Eranthemum Pulchellum	Blue Sage		Shrub	

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Grasses	Ermochloa Ophiuroides	Centipede Grass, Honan Grass		Grasses	
Myrtaceae	Eucalyptus Caesia	Silver Princess		Shrub	
Myrtaceae	Eucalyptus Cinerea	Silver Dollar Gum		Tree (30 - 60Ft)	
Myrtaceae	Eucalyptus Crebra	Ironbark		Tree	
Myrtaceae	Eucalyptus Gardneri	Blue Mallet		Large Tree	
Myrtaceae	Eucalyptus Intermedia	Bloodwood		Large Tree	
Myrtaceae	Eucalyptus Kruseana	Kruse'S Mallee		Shrub	
Myrtaceae	Eucalyptus Microcorys	Australian Tallowwood		Large Tree	
Myrtaceae	Eucalyptus Platypus	Round-Leaved Moort		Small Tree	
Myrtaceae	Eucalyptus Salubris	Gimlet		Tree	
Myrtaceae	Eucalyptus Tereticornis	Forest Red Gum		Tree	
Myrtaceae	Eucalyptus Torquata	Coral Gum		Tree (15 - 20Ft)	
Euphorbiaceae	Euphorbia Cotinifolia	Red Spurge		Shrub	
Euphorbiaceae	Euphorbia Leucocephala	Pascuita; Snow Flake		Shrub	
Euphorbiaceae	Euphorbia Milii	Crown Of Thorns		Shrub	
Euphorbiaceae	Euphorbia Pulcherrima	Poinsettia		Shrub	
Shrubs	Euphorbia Splendens	Crown Of Thorns		Shrub	
Ground Cover	Euryops Pectinatus	Golden Shrub Daisy		Shrub	
Convolvulaceae	Evolvulus Glomeratus	Blue Daze		Flowering Plant	
Loganiaceae	Fagraea Berteroana	Pua Keni Keni		Tree (50 - 60Ft)	
Moraceae	Ficus Benghalensis	Indian Banyon		Large Tree	
Moraceae	Ficus carica			Tree	
Moraceae	Ficus Carica Cv. Brownturkey	Common Fig		Small Tree	
Moraceae	Ficus Deltoidea	Mistletoe Fig		Shrub	
Moraceae	Ficus Elastica	Indian Rubberplant		Large Tree	
Moraceae	Ficus Lyrata	Fiddleleaf Fig		Medium Canopy Tree	
Moraceae	Ficus Pumila	Creeping Fig		Vines	
Moraceae	Ficus Religiosa	Bodhi Tree, Peeple Tee,		Tree	
Moraceae	Ficus Tikoua	Waipahu Fig		Ground Cover	
Cyperaceae	Fimbristylis Cymosa	Button Sedge	Mauʻuʻakiʻaki	Small clumping Grass	
Malphigiaceae	Galphimia Gracilis	Slender Goldshower		Shrub	
Rubiaceae	Gardenia Augusta Radicans	Prostrate Gardenia; Dwarf Gardenia		Ground Cover	

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Rubiaceae	Gardenia Brighamii	Forest Gardenia	Nanu, Na`U	Shrub	Endangered Endemic
Rubiaceae	Gardenia Jasminoides	Cape Jasmine		Shrub	
Rubiaceae	Gardenia Radicans	Trailing Gardenia		Ground Cover	
Rubiaceae	Gardenia Taitensis	Tahitian Gardenia, Tiare		Shrubs	
Asteraceae	Gazania Rigens	Pied Gazania		Ground Cover	
Asteraceae	Gazania Uniflora Leucoleana	Trailing Gazania		Ground Cover	
Fabaceae	Gliricidia Sepium	Mother Of Cocoa, Madre De Cacao		Tree	
Asteraceae	Gnaphalium sandwicensium		Ena‘ena	Herb	
Malvaceae	Gossypium Tomentosum	Native Cotton	Hawaiian Cotton, Mao, Huluhulu	Shrub	Rare Endemic
Acanthaceae	Graptophyllum Pictum	Caricature-Plant		Shrub	
Tiliaceae	Grewia Occidentalis	Lavender Star Flower		Shrub	
Zygophyllaceae	Guaiacum Officinale	Lignum Vitae		Med Canopy Tree	
Sapindaceae	Harpullia Pendula	Tulipwood		Medium Canopy Tree	
Rubiaceae	Hedyotis Fluviatilis		Kamapua'A, Pilo	Rare Kaua`I, O`Ahu Endemic	
Heliconiaceae	Heliconia Caribaea	Lobster Claw		Shrub	
Heliconiaceae	Heliconia Humilis	Parrot’S Beak Heliconia		Shrubs	
Heliconiaceae	Heliconia Rostrata	Hanging Heliconia		Shrubs	
Heliconiaceae	Heliconia Sp. Cv. ‘Dwarf Humilis’	Jamaican Heliconia		Ground Cover	
Heliconiaceae	Heliconia Stricta	Small Lobster Claw		Shrub	
Heliconiaceae	Heliconia Taitensis	Lobster Claw		Shrubs	
Boraginaceae	Heliotropium Anomalum	Beach Heliotrope	Hinahina Ku Kahakai	Ground Cover	Indigenous
Boraginaceae	Heliotropium Anomalum	Seaside Heliotrope	Pohinahina	Shrub	
Boraginaceae	Heliotropium curassavicum	Seaside Heliotrope	Kipukai, Nena	Ground Cover	
Liliaceae	Hemerocalliss Spp.	Day Lily		Shrub	
Acanthaceae	Hemigraphis Alternata	Metallic Plant; Hemigraphis		Ground Cover	
Sterculiaceae	Heritiera Littoralis	Looking-Glass Tree		Large Tree	
Hernandiaceae	Hernandia Ovigera	Jack In The Box Tree		Small Tree	
Hernandiaceae	Hernandia sonora	Lantern tree		Tree (80 feet)	
Poaceae	Heteropogon contortus		Pili	Clumping Grass	
Malvaceae	Hibiscus Arnottianus		Hau Hele	Shrubs	

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Malvaceae	Hibiscus Arnottianus		Hawaiian White Hibiscus ; Kauai White Hibscus; Koki'O Kea; Koki'O Ke'Oke'O; Oahu White Hibiscus; Pamakani	Shrubs	
Malvaceae	Hibiscus Brackenridgei		Ma'O Hau Hele	Endangered Endemic State Flower	
Malvaceae	Hibiscus Calyphyllus	Lemonyellow Rosemallow		Shrub	
Malvaceae	Hibiscus Cameronii	Pink Hibiscus		Shrubs	
Malvaceae	Hibiscus Rosa-Sinensis	Hula Girl		Shrubs	
Malvaceae	Hibiscus Schizopetalus	Coral Hibiscus		Shrubs	
Malvaceae	Hibiscus Tiliaceus	Hau Tree	Hau	Small Canopy Tree	Polynesian Intro
Malvaceae	Hibscus Clayi	Red Hibiscus	Koki'O Ula	Shrubs	Endangered Kaua`i endemic
Verbenaceae	Holmskioldia Sanguinea	Chinese Hatplant		Shrub	
Verbenaceae	Holmskioldia Tettensis	Purple Chinese Hatplant		Shrub	
Arecaeae	Howea Forsteriana	Thatch Palm		Palms	
Arecaceae	Hyophorbe Lagenicaulis	Bottle Palm		Palms	
Fabaceae	Inocarpus Fagifer	Polynesian Chestnut		Tree	
Fabaceae	Intsia Bijuga	Kwila		Tree	
Convolvulaceae	Ipomea Batatas	Sweet Potato	`Uala	Polynesian Intro	
Convolvulaceae	Ipomoea Horsfalliae	Kuhio Vine		Vines	
Convolvulaceae	Ipomoea Pes-Caprae	Beach Morning Glory	Pohuehue	Indigenous	Vines
Amaranthaceae	Iresine Herbstii	Blood Leaf		Herb	
Rubiaceae	Ixora Chinensis	Dwarf Ixora		Shrubs	
Convolvulaceae	Jacquemontia Ovalifolia		Kaupo'O ; Pa'Uohi'Iaka	Vine / Ground Cover	
Convolvulaceae	Jacquemontia Ovalifolia Subsp. Sandwicensis		Kakuaohi'Iaka	Endemic Subspecies	
Oleaceae	Jasminum Mesnyi	Primrose Jasmine		Shrub	
Oleaceae	Jasminum Multiflorum	Star Jasmine		Vine	
	Jasminum Sambac	Pikake	Pikake	Vine	Rvwd by Lab on 6-11-07

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Euphorbiaceae	Jatropha Integerrima	Peregrina, Rose-flowered jatropha		Shrub	
Cupressaceae	Juniperus Chinensis	Chinese Juniper		Vertical Trees	
Meliaceae	Khaya Senegalensis	Dry Zone Mahogany		Large Tree	
Bignoniaceae	Kigelia Africana	Sausage Tree		Tree	
Cucurbitaceae	Lagenaria Siceraria	Bottle Gourd		Polynesian Intro	
Lythraceae	Lagerstroemia Indica	Crape Myrtle		Tree (15 - 40Ft)	
Lythraceae	Lagerstroemia Speciosa	Giant Crepe Myrtle		Medium Canopy Tree	
Lythraceae	Lagerstroemia Speciosa	Queen'S Crape Myrtle		Tree (50 Ft)	
Arecaceae	Latania Loddigesii	Blue Latan Palm		Palms	
Leeaceae	Leea Guineensis	Leea		Shrub	
Scrophulariaceae	Leucophyllum Frutescens	Texas Ranger		Shrub	
Proteaceae	Leucospermum Bolusii	Gordon'S Bay Pincushion		Shrub	
Arecaeae	Licuala Grandis	Licnala Palm		Palms	
Asteraceae	Ligularia Kaempferi	Farfugium, Tsuwa-Buki		Ground Cover	Now Farfugium Japonicum
Liliaceae	Liriope Muscari	Lilyturf		Ground Cover	
Sapindaceae	Litchi Chinensis	Lychee		Large Tree	
Arecaceae	Livistona Rotundifolia	Footstool Palm		Palms	
Caprifoliaceae	Lonicera Xheckrottii	Goldflame Honeysuckle		Shrub	
Fabaceae	Lotus Berthelotti	Parrot'S Beak		Shrub	
Solanaceae	Lycium sandwicense		Ohelo ; Ohelo 'Ai	Shrub	
Fabaceae	Lysiloma Watsonii	Lysiloma		Tree (15 - 20Ft)	
Primulaceae	Lysimachia Daphnoides		Kolekole Lehua	Rare Kaua`I Bog Endemic	
Primulaceae	Lysimachia Daphnoides		Kolokolo Kuahiwi; Lehua Makanoe	Shrub	
Primulaceae	Lysimachia Hillebrandii		Puahekili, Kolokolo Kuahiwi		Endemic
Magnoliaceae	Magnolia Grandiflora	Southern Magnolia		Tree (60-90Ft)	
Malvaceae	Malvaviscus Arboreus	Turks Cap, Sleeping Hibiscus		Shrubs	
Malvaceae	Malvaviscus Penduliflorus	Turk'S Cap		Shrub	
Apocynaceae	Mandevilla × Amabilis	Pink Allamanda Hybrid		Vine	

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Apocynaceae	Mandevilla Alice Dupont	Mandevilla Spp.		Vines	
Euphorbiaceae	Manihot Esculenta	Cassava		Shrub	
Bignoniaceae	Mansoa Alliaceum	Garlic Vine		Vine	
Bignoniaceae	Mansoa Hymenaea	Membranous Garlic Vine		Vine	
Asclepiadaceae	Marsdenia Floribunda	Stephanotis		Vine	
Rutaceae	Melicope Anisata		Mokihana	Kaua`I Endemic, Kaua`I Island Flower	
Boraginaceae	Messerschmidia Argentea	Beach Heliotrope		Small Canopy Tree	now Tournefortia argentea
Myrtaceae	Metrosideros Polymorpha	Ohia Lehua	'Ohi'A Lehua	Tree	Endemic
Arecaceae	Metroxylon Amicarum	Caroline Ivory Nut Palm		Palms	
Magnolicaceae	Michelia Alba	Pak-Lan; White Sandalwood		Vine	
Magnoliaceae	Michelia Champaca	Orange Champaca		Tree (25-30Ft)	
Magnoliaceae	Michelia Figo	Banana Shrub		Shrub	
Magnoliaceae	Michelia X Alba	White Champaca ; White Jade Orchid		Tree	
Araceae	Monstera Deliciosa	Swiss-Cheese Plant		Ground Cover	
Rubiaceae	Morinda Citrifolia	Indian Mulberry	Indian Mulbury	Noni	Polynesian Intro
Moringaceae	Moringa Oleifera	Horse-Raddish Tree		Large Tree	
Araliaceae	Munroidendron Racemosum	Munroidendron	Pokalakala	Tree (25-30Ft)	Endangered Kaua`I Endemic
Musaceae	Musa Acuminata	Cavendish Banana		Small Tree	
Musaceae	Musa Balbisiana	Japanese Fiber Banana		Small Tree	
Musaceae	Musa Sp.	Banana	Mai`A	Small Tree	
Rubiaceae	Mussaenda Erythrophylla	Red Mussaenda		Shrub	
Rubiaceae	Mussaenda Frondosa	Flag Bush		Shrub	
Rubiaceae	Mussaenda Philippica	White Mussaenda		Shrub	
Myoporaceae	Myoporum Sandwicense	Bastard Sandalwood	Naio		Indigenous
Myoporaceae	Myoporum Sandwicense	False Sandalwood; Naeo		Shrub	
Berberidaceae	Nandina Domestica	Nandina, Heavenly Bamboo		Shrubs	
Iridaceae	Neomarica Gracilis	Walking Iris		Ground Cover	

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Nephrolepidaceae	Nephrolepis cordifolia		Kupukupu, ‘Okupukupu	Fern	
Nephrolepidaceae	Nephrolepis exaltata		Kupukupu, Pamoho	Fern	
Sapotaceae	Nesoluma polynesicum		Keahi	Small Tree	
Agavaceae	Nolina Recurvata	Ponytail Palm		Palms	
Solanaceae	Nothocestrum Latifolium		Halena ; 'Aiea	Shrub	Rare Endemic
Amaranthaceae	Nototrichium Humile		Humble Kulu'i	Ground Cover	Endemic
Amaranthaceae	Nototrichium sandwicense		Kulu‘i	Ground Cover	Endemic
Apocynaceae	Ochrosia Compta		Holei	Small Tree	Rare Endemic
Liliaceae	Ophiopogon Japonicus	Mondo Grass		Ground Cover	
Rosaceae	Osteomeles Anthyllidifolia		Eluehe ; 'Ulei; U'Ulei	Indigenous	
Asteraceae	Osteospermum Fruticosum	Trailing African Daisy		Shrub	
Scrophulariaceae	Otacanthus Caeruleus	Brazilian Snapdragon		Shrub	
Bombacaceae	Pachira Aquatica	Malabar Chestnut		Large Tree	
Acanthaceae	Pachystachys Lutea	Yellow Shrimp Plant		Shrubs	
Pandanaceae	Pandanus Tectorius	Pandanus; Screw Pine	Hala ; Pu Hala;	Small Canopy Tree	Indigenous
Poaceae	Panicum Coloratum	Klein Grass		Grasses	
Scrophulariaceae	Paulownia Fortunei	Empress Diamond		Tree	
Geraniaceae	Pelargonium Peltatum	Ivyleaf Geranium		Shrub	
Fabaceae	Peltophorum Pterocarpum	Yellow Flame		Tree (50Ft)	
Piperaceae	Peperomia Leptostachya		'Ala'Ala Wai Nui	Ground Cover	
Lauraceae	Persea Americana	Avocado		Tree	
Verbenaceae	Petrea Volubilis	Sandpaper Vine		Vine	
Araceae	Philodendron Scandens	Heart-Leaf Philodendron		Vine	
Araceae	Philodendron Selloum	Philodendron		Shrubs	
Arecaceae	Phoenix Roebelenii	Pygmy Date Palm; Dwarf Date Palm		Palms	
Urticaceae	Pilea Depressa	Creeping Charley		Ground Cover	
Piperaceae	Piper Methysticum	Kava	`Awa	Polynesian Intro	
Urticaceae	Pipturus Albidus		Mamake ; Mamaki; Waimea	Shrub	Endemic
Pittosporaceae	Pittosporum Confertiflorum		Ha'Awa ; Ho'Awa	Endemic Tree	
Pittosporaceae	Pittosporum Hosmeri		Ho'Awa; Ha'Awa	Shrub / Tree	Bis Island Endemic Tree
Cupressaceae	Platycladus Orientalis	Oriental Arborvitae		Vertical Trees	

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Lamiaceae	Plectranthus Parviflorus	Spurflower; Hawaiian Mint	Ala 'Ala Wai Nui ; 'Ala 'Ala Wai Nui Pua Ki ; 'Ala 'Ala Wai Nui Wahine	Herb	Indigenous
Agavaceae	Pleomele auwahiensis		Halapepe	Tree	Endemic
Agavaceae	Pleomele Spp.		Hala Pepe ; Le'Ie	Tree (5 - 40Ft)	6 Endemic Species
Plumbaginaceae	Plumbago Auriculata	Cape Leadwort		Shrub	
Apocynaceae	Plumeria Acuminata	White Plumeria		Small Canopy Tree	
Apocynaceae	Plumeria Obtusa	Evergreen Frangipani		Tree	
Apocynaceae	Plumeria Rubra	Frangipani; Red Plumeria		Small Canopy	
Apocynaceae	Plumeria rubra f.acutifolia	Plumeria		Small Tree	
Podocarpaceae	Podocarpus Elatus	Plum Pine		Large Tree	
Podocarpaceae	Podocarpus Macrophyllus	Southern Yew Podocarpus; Japanese Yew		Small Canopy Tree	
Podocarpaceae	Podocarpus Neriifolius	Pine-Tint Podocarpus		Vertical Trees	
Polypodiaceae	Polypodium Pellucidum	Ae	Ae	Ground Cover	Indigenous Fern
Polypodiaceae	Polypodium Scolopendria	Monarch Fern	Laua'e	Ground Cover	Not Hawaiian
Araliaceae	Polyscias Filicifolia	Geranium Aralia		Shrub	
Araliaceae	Polyscias Fruticosa	Ming Aralia		Shrub	
Fabaceae	Pongamia Pinnata	Indian Beech		Large Canopy	
Convolvulaceae	Poranopsis Paniculata	Bridal Bouquet		Vine	
Portulacaceae	Portulaca Grandiflora	Rose-Moss, Portulaca		Ground Cover	
Portulacaceae	Portulaca Lutea		'Ihi	Indigenous	
Portulacaceae	Portulaca Sclerocarpa		'Ihi Makole	Herb	Rare Endemic
Portulacaceae	Portulaca Sclerocarpa		Po'E ; Ihi	Tree	
Rubiaceae	Posoqueria Latifolia	Tree Jasmine		Tree	
Araceae	Pothos Aureus	Pothos		Vines	
Arecaceae	Pritchardia arecina	gold Loulu	Loulu	Palms	Endemic (E. Maui)
Arecaceae	Pritchardia glabrata		dwarf loulu W. Maui	Palms	Endemic
Arecaceae	Pritchardia Hillebrandii	Lo'Ululelo	Lo'Ulu Lelo	Palms	Endemic
Arecaceae	Pritchardia Pacifica	Fiji Fan Palm		Palms	Not Hawaiian
Arecaceae	Pritchardia Spp.	Loulu Fan Palm	Loulu	Palms	
Acanthaceae	Pseuderanthemum Reticulatum	Golden Eranthemum		Shrubs	

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Bombacaceae	Pseudobombax Ellipticum	Shavingbrush Tree		Tree (15F T)	
Rubiaceae	Pseudomussaenda Flava	Dwarf Yellow Mussaenda		Shrub	
Rubiaceae	Psydrax Odorata		Alahe'E; Ohe'E; Walahe'E	Shrubs / Tree	Indigenous
Fabaceae	Pterocarpus Dalbergioides	Andaman Redwood		Tree	
Punicaceae	Punica Granatum	Pomegranate		Shrub	
Bignoniaceae	Pyrostegia Ignea	Haupala, Orange Trumpet Vine		Vines	
Rosaceae	Raphiolepis Umbellata Var. Ovata	Raphiolepis, Yedda Hawthorn		Shrubs	
Apocynaceae	Rauvolfia sandwicensis		Hao	Tree	
Strelitziaceae	Ravenala Madagascariensis	Traveller'S Palm		Palms	
Araliaceae	Reynoldsia Sandwicensis		Ohe ; 'Ohe Kukuluae'O ; 'Ohe Makai ; 'Ohe'Ohe	Large Tree (60 - 90Ft)	Rare Endemic
Rosaceae	Rhaphiolepis Indica	Indian Hawthorn		Shrub	
Arecaceae	Rhaphis Excelsa	Lady Palm		Shrub	
Ericaceae	Rhododendron Spp.	Azalea		Shrubs	
Commelinaceae	Rhoeo Spathacea 'Dwarf'	Dwarf Rhoeo		Ground Cover	
Rubiaceae	Rondeletia Odorata	Rondeletia		Large Tree	
Arecaceae	Roystonea Regia	Florida Royal Palm		Palms	
Scrophulariaceae	Russelia Equisetiformis	Firecracker Plant		Ground Cover	
Poaceae	Saccharum Officinarum	Sugar Cane	Ko	Grasses	
Fabaceae	Samanea Saman	Monkeypod Tree		Tree	
Fabaceae	Samanea Saman	Monkeypod Tree	Ohai	Large Canopy	
Fabaceae	Samanea Saman	monkeypod tree		Tree (50 - 60Ft)	
Acanthaceae	Sanchezia Speciosa	Sanchezia		Shrub	
Acanthaceae	Sanchezia Speciosa	Sanchezia		Shrub	
Santalaceae	Santalum Ellipticum	Coastal Sandalwood	Iliahialoe	Tree	
Santalaceae	Santalum Freycinetianum	Sandalwood	'Iliahi	Endemic, One Variety Endangered	
Sapindaceae	Sapindus Oahuensis	Oahu Soapberry	Aulu ; Kaulu; Lonomea;	Tree	Endemic
Sapindaceae	Sapindus Saponaria	Hawaiian Soapberry	A'E ; Manele	Tree	Endemic
Fabaceae	Saraca Indica	Ashla Tree		Sm - Md Tree	
Saxifragaceae	Saxifraga Sarmentosa	Strawberry Saxifrage		Ground Cover	

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Goodeniaceae	Scaevola Sericea		Aupaka ; Naupaka Kai ; Naupaka Kahakai ;Huahekili	Shrubs	
Poaceae	Schizostachyum Glaucifolium	Hawaiian Bamboo		Bamboo	
Fabaceae	Schotia Brachypetala	Elephant Hedge Bean Tree		Med Tree	
Crassulaceae	Sedum Confusum	Sedum		Ground Cover	
Fabaceae	Senna Gaudichaudii		Kalamona ; Keuhiuhi; Kolomana	Indigenous	
Fabaceae	Senna Siamea	Siamese Cassia		Tree	
Rubiaceae	Serissa Japonica	Serissa		Small Tree	
Fabaceae	Sesbania Tomentosa		'Ohai	Endangered Endemic	
Aizoeaceae	Sesuvium portulacastrum	Sea purslane	‘Akulikuli	Ground Cover	Indigenous
Malvaceae	Sida Fallax		`Ilima	Ground Cover	Indigenous
Fabaceae	Sophora Chrysophylla		Mamane ; Mamani		Endemic
Fabaceae	Sophora Tomentosa	Yellow Necklacepod		Shrubs	
Araceae	Spathiphyllum ‘Mauna Loa’	Spathiphyllum ‘Mauna Loa’		Ground Cover	
Araceae	Spathiphyllum ‘Tasson’	Spathiphyllum ‘Tasson’		Ground Cover	
Araceae	Spathiphyllum Cannifolium	Spathe Flower		Herb	
Araceae	Spathiphyllum Mccoy Hyb.	Spathiphyllum ‘Mccoy’		Ground Cover	

APPENDIX C

PROHIBITED PLANTS

Note: The following plant list is from Kapalua Resort Landscape Policy, dated July 2007.

Prohibited Plant List

We have created a compiliation of the various invasive weed lists in Hawaii and worldwide to create the "Prohibited" Plant list. This list identifies plants that are prohibited or have restrictions on where they can be planted throughout Kapalua. In re-development projects, plants listed on the Prohibited list should be evaluated for appropriateness and then properly removed and composted being replaced with a suitable non-invasive alternate. As this list tends to lean on the restrictive side, the Landscape Advisory Board will review all plants and may choose to move some plants from the Prohibited list to the Approved list. This list is a working document and will be updated quarterly or as needed.

Components of the "Prohibited" List

- Internally not approved for planting in the Kapalua Resort
- Maui Invasive Species Committee
- H.E.A.R identified as Invasive
- County of Maui Water Supply Listed Plants TO AVOID
- Pest Plants of Hawaiian Native Ecosystems – University of Hawaii Botany Department
- DLNR / DOFAW Hawaii's Most Invasive Horticultural Plants
- USDA State of Hawaii Noxious Weed List
- Federal Noxious Weed List – Hawaii
- List of Plant Species designated as noxious weeds for eradication by Hawaii Dept of Ag
- WRA designation of H (Hawaii) – documented to cause significant ecological or economic harm in Hawaii as determined from published information on the species current impacts in Hawaii
- WRA designation of H (HPWRA) likely to be invasive in Hawaii and on other Pacific islands as determined by the HP-WRA screening process, which is based on published sources describing species biology and behavior in Hawaii and / or other parts of the world

Maui Land and Pineapple Company, Inc
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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Malvaceae	Abelmoschus Moschatus	Musk Mallow		
Malvaceae	Abutilon Grandiflorum	Hairy Abutilon		
Malvaceae	Abutilon Indicum	Abutilon		
Fabaceae	Acacia Auriculiformis	Darwin Black Wattle		
Fabaceae	Acacia Confusa	Formosan Koa		
Fabaceae	Acacia Crassicarpa	Northern Wattle		
Fabaceae	Acacia Farnesiana	Sweet Acacia		
Fabaceae	Acacia Longifolia	Sidney Goldern Wattle		
Mimosaceae	Acacia Meamsii	Black Wattle		
Fabaceae	Acacia Mearnsii	Australian Acacia		
Fabaceae	Acacia Melanoxylon	Australian Blackwood		
Fabaceae	Acacia Nilotica	Gum Arabic Tree		
Fabaceae	Acacia Parramattensis	Parrmatta Green Wattle		
Fabaceae	Acacia Sinuata			
Rosaceae	Acaena Novae-Zelandica Kirk			
Cactaceae	Acanthocereus Pentagonus			
Cactaceae	Acanthocereus Tetragonus			
Asteraceae	Acmella Uliginosa			
Arecaceae	Acoelorraphe Wrightii	Everglades Palm		
	Acroptilon Repens	Russiona Knapweed		
Fabaceae	Adenanthera Pavonina	Peacock Tree		
Fabaceae	Aeschynomene Americana	American Joint Vetch		
	Aeschynomene Indica L.	Kat Sola, Indian Jointvetch		
Agavaceae	Agave Cubensis			
Agavaceae	Agave Rigida			
Agavaceae	Agave Sisilana			
Asteraceae	Ageratina Adenophora	Maui Pamakani, Crofton Weed		
Asteraceae	Ageratina Riparia	Creeping Croftonweed, Hamakua Pamakani		
Simaroubaceae	Ailanthus Altissima	Tree Of Heaven		
Lamiaceae	Ajuga Reptans	Common Bugleweed		
Fabaceae	Albizia Chinensis	Chinese Albizia		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Fabaceae	Albizia Distachya			
Fabaceae	Albizia Lebbeck	Woman'S-Tongue Tree		
Fabaceae	Albizia Lophantha			
Liliaceae	Allium Vineale L.	Wild Garlic		
	Allium Vineale L. Ssp. Compactum	Wild Garlic		
Araceae	Alocasia Cucullata	Dwarf Elephant Ear		
Araceae	Alocasia Cucullata	Dwarf Elephant Ear		
Amaranthaceae	Alternanthera Sessilis R. Brown	Sessile Joyweed		
Amaranthaceae	Amaranthus Blitum			
Amaranthaceae	Amaranthus Cruentus			
Amaranthaceae	Amaranthus Lividus			
Amaranthaceae	Amaranthus Paniculatus			
Poaceae	Andropogon Bicornis L.	West Indian Foxtail		
Poaceae	Andropogon Bladhii			
Poaceae	Andropogon Glomeratus			
Poaceae	Andropogon Halepensis			
Poaceae	Andropogon Intermedius			
Poaceae	Andropogon Marcrourus			
Poaceae	Andropogon Rufus			
Poaceae	Andropogon Virginicus	Broomsedge, Yellow Bluestem		
Marattiaceae	Angiopteris Evecta	Giant Fern		
	Anredera Cordifolia	Madeira Vine		
Poaceae	Anthoxanthum Odoratum	Sweet Vernalgrass		
Polygonaceae	Antigonon Leptopus	Mexican Creeper		
Polygonaceae	Antigonon Leptopus	Mexican Creeper	mildly invasive (not recommended)	
Apiaceae	Apium Leptophyllum			
Asclepiadaceae	Araujia Hortorum			
Asclepiadaceae	Araujia Sericifera			
Arecaceae	Archontophoenix Alexandrae	Alexandra Palm		
Myrsinaceae	Ardisia Crenata	Coral Ardisia		
Myrsinaceae	Ardisia Elliptica	Shoebutton Ardisia		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
	Ardisia Elliptica Thunb.	Shoebutton Ardisia		
Convolvulaceae	Argyreia Nervosa	Hawaiian Baby Woodrose	poisonous/hallucinogenic (Not Hawaiian)	
Aristolochiaceae	Aristolochia Elegans			
Aristolochiaceae	Aristolochia Littoralis			
Annonaceae	Artabotrys Hexapetalus	Climbing Ylang-Ylang, Lanalana		
Melastomataceae	Arthrostema Ciliatum			
Araceae	Arum Seguine			
Asclepiadaceae	Asclepias Physocarpa			
Asclepiadaceae	Asclepias Procera			
Liliaceae	Asparagus Densiflorus	Asparagus Fern		
Liliaceae	Asparagus Setaceus	Common Asparagus Fern		
Liliaceae	Asparagus Sprengeri	Asparagus Fern		
Acanthaceae	Asystasia Gangetica	Chinese Violet		
Fabaceae	Atylosia Scarabaeoides			
Asteraceae	Austroeupatorium Inulaefolium			
Poaceae	Axonopus Compressus	Broadleaf Carpet Grass		
Poaceae	Axonopus Fissifolius	Narrow-Leaved Carpetgrass		
Meliaceae	Azadirachta Indica	Neem		
Azollaceae	Azolla	Mosquito Fern, Ferny Azolla		
Poaceae	Bambusa Nigra			
Leguminosae	Bauhinia Aculeata	White Orchid Tree		
Fabaceae	Bauhinia Monandra	Pink Orchid Tree		
Fabaceae	Bauhinia Variegata	Mountain Ebony		
Begoniaceae	Begonia × Semperflorens-Cultorum			
Begoniaceae	Begonia Semperflorens			
Rhamnaceae	Berchemia Zeyheri			
Asteraceae	Bidens Pilosa	Beggar'S Tick, Spanish Needle		
Rubiaceae	Bigelovia Laevicaulis			
Bignoniaceae	Bignonia Unguis-Cati	Cat'S Claw Creeper		
Bishofiaceae	Bischofia Javanica	Bishopwood		
Asteraceae	Blainvillea Gayana			

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Acanthaceae	Blechum Brownei			
Acanthaceae	Blechum Pyramidata			
Polygonaceae	Blochmannia Weigeltiana			
Papaveraceae	Bocconia Frutescens	Bocconia ; Plume Poppy		
Nyctaginaceae	Boerhavia Coccinea	Boerhavia		
Rubiaceae	Borreria Laevicaulis			
Rubiaceae	Borreria Repens			
Rubiaceae	Borreria Verticillata			
Poaceae	Bothriochloa Bladhii			
Poaceae	Bothriochloa Caucasica			
Poaceae	Brachiaria Eruciformis			
Poaceae	Brachiaria Humidicola			
Poaceae	Brachiaria Mutica	Para Grass		
Poaceae	Brachiaria Paspaloides			
Poaceae	Brachiaria Purpurascens			
Poaceae	Brachiaria Reptans			
Poaceae	Brachiaria Subquadripara	Brachiaria		
	Brassia (Schefflera) Actinophylla	Octopus Tree		
Medium Canopy Tree	Brasssaia Actinophylla	Brassiai, Octopus Tree	Put on Black List	
Acanthaceae	Brillantaisia Lamium			
Solanaceae	Brugmansia Suaveolens			
Solanaceae	Brugmansia X Candida	Angel'S Trumpet	poisonous	
Rhizophoraceae	Bruguiera Gymnorrhiza	Oriental Mangrove		
Crassulaceae	Bryophyllum Delagoense			
Crassulaceae	Bryophyllum Pinnatum			
Crassulaceae	Bryophyllum Verticillatum			
Loganiaceae	Buddleia Asiatica			
Loganiaceae	Buddleia Madagascarienses			
Loganiaceae	Buddleja Asiatica			
Buddlejaceae	Buddleja Davidii	Orange Eye Butterflybush		
Loganiaceae	Buddleja Madagascariensis	Smokebush		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Fabaceae	Caesalpinia Bonduc	Nickerbean		
Fabaceae	Caesalpinia Decapetala	Cat'S Claw		
Fabaceae	Caesalpinia Major	Yellow Nicker		
Fabaceae	Cajanus Scarabaeoides			
Araceae	Caladium Bicolor			
Araceae	Caladium X Hortulanum	False		
Araceae	Calla Aethiopica			
Clusiaceae	Calophyllum Inophyllum	Kamani ; Alexandrian Laurel		
Fabaceae	Calopogonium Mucunoides	Calapo	invasive vine	
Asclepiadaceae	Calotropis Procera			
Fabaceae	Cantharospermum Scarabaeoides			
	Cardaria Pubescens Jarmolenko	Hairy Whitetop		
Sapindaceae	Cardiospermum Halicacabum	Baloon Vine		
Arecaceae	Carludovica Palmata	Panama Hat Palm		
Boraginaceae	Carmona Retusa	Fukien Tea, Philippine Tea, Carmona Microphylla, Ehretia		
Aizoaceae	Carpobrotus Edulis	Ice Plant		
Arecaceae	Caryota Mitis	Fishtail Palm		
Arecaceae	Caryota Mitis	Fishtail Palm		
Fabaceae	Cassia Bicapsularis			
Fabaceae	Cassia Hirsuta			
Fabaceae	Cassia Laevigata			
Fabaceae	Cassia Obtusifolia			
Fabaceae	Cassia Occidentalis			
Fabaceae	Cassia Septemtrionalis			
Fabaceae	Cassia Sophera			
Fabaceae	Cassia Tomentosa			
Fabaceae	Cassia Tora			
Moraceae	Castilloa Elastica	Panama Rubber Tree, Mexican Rubber Tree		
Casuarinaceae	Casuarina	Ironwood, Australian Pine, She-Oak, Beefwood, Toa		
Casuarinaceae	Casuarina Cunninghamiana	Cunninghamia Beefwood		
Casuarinaceae	Casuarina Equisetifolia	Iron Wood - Australian Pine		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Casuarinaceae	Casuarina Glauca	Swamp Oak, Saltmarsh, Longleaf Ironwood		
Casuarinaceae	Casurina Equisetifolia	Horsetail Tree		
Apocynaceae	Catharanthus Roseus	Madagascar Periwinkle	ground cover	
Cecropiaceae	Cecporia Obtusifolia	Trumpet Tree, Guarumo		
Cecropiaceae	Cecropia Obtusifolia	Trumpet Tree, Guarumo		
Cecropiaceae	Cecropia Palmata			
Cecropiaceae	Cecropia Palmata			
Cecropiaceae	Cecropia Peltata	Trumpet Tree		
Poaceae	Cenchrus Ciliaris	Buffelgrass		
Poaceae	Cenchrus Echinatus	Common Sandbur		
Poaceae	Cenchrus Setosus			
Gentianaceae	Centaurium Spicatum			
Apiaceae	Centella Asiatica			
Fabaceae	Centrosema Pubescens	Centro		
	Cereus Hildmannianus			
	Cereus Uruguayanus Kiesling	Spiny Tree Cactus, Peruvian Apple		
Solanaceae	Cestrum Diurnum	Day Cestrum, Makahala, Chinese Inkberry		
Solanaceae	Cestrum Nocturnum	Night Cestrum		
Euphorbiaceae	Chamaesyce Hirta			
Euphorbiaceae	Chamaesyce Hypericifolia			
Euphorbiaceae	Chamaesyce Prostrata	Prostrate Spurge		
Euphorbiaceae	Chamaesyce Thymifolia			
Poaceae	Chloris Barbata	Swollen Fingergrass, Mau'U Lei		
Poaceae	Chloris Petraea			
Poaceae	Chloris Virgata	Feather Fingergrass		
Liliaceae	Chlorophytum Comosum	Spiderplant		
Asteraceae	Chromolaena Odorata	Siamweed, Bitterbush		
Sapotaceae	Chrysophyllum Oliviforme	Satin Leaf		
	Chrysopogon Aciculatus Trinius	Golden False Beard Grass, Pilipiliula		
Apiaceae	Ciclospermum Leptophyllum			
Rubiaceae	Cinchona Pubescens	Red Cinchona		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Lauraceae	Cinnamomum Aromaticum	Chinese Cinnamon	No Cinnamomum should be planted!	
Lauraceae	Cinnamomum Burmanii	Padang Cassia		
Lauraceae	Cinnamomum Burmannii	Padang Cassia		
Lauraceae	Cinnamomum Camphora	Camphor Tree		
Lauraceae	Cinnamomum Verum	Cinnamon Tree		
Lauraceae	Cinnamomum Zeylanicum	Cayan Cinnamon		
	Cirsium Arvense	Canada Thistle		
Vitaceae	Cissus Discolor	Rex Begonia Vine		
Vitaceae	Cissus Nodosa	Grape Ivy,		
Verbenaceae	Citharexylum Caudatum	Juniper Berry		
Verbenaceae	Citharexylum Spinosum	Fiddlewood		
Verbenaceae	Clerodendrum Buchananii	Pagoda Flower, Lau'Awa, Clerodendrum Fallax, C.		
Verbenaceae	Clerodendrum Chinense	Glory Bower, Clerodendrum Philippinum, Clerodendrum		
Verbenaceae	Clerodendrum Laponicum	Glorybower		
Verbenaceae	Clerodendrum Macrostegium	(No Common Name),		
Verbenaceae	Clerodendrum Paniculatum	Pagoda Flower		
Verbenaceae	Clerodendrum Quadriloculare	Bronze Leaved Clerodendrum		
Melastomataceae	Clidemia Hirta	Koster'S Curse		
Melastomataceae	Clidemia Marginata			
Fabaceae	Clitoria Ternatea	Butterfly Pea		
Clusiaceae	Clusia Rosea	Autograph Tree		
Cucurbitaceae	Coccinia Grandis	Ivy Gourd		
Polygonaceae	Coccoloba Uvifera	Sea Grape		
Rubiaceae	Coffea Arabica	Coffee		
Rubiaceae	Coffea Liberica	Liberian Coffee		
Lamiaceae	Coleus Amboinicus			
Lamiaceae	Coleus Blumei			
Lamiaceae	Coleus Scutellarioides			
	Commelina Benghalensis L.	Benghal Dayflower, Tropical Spiderwort		
Combretaceae	Conocarpus Erectus	Buttonwood, Sea Mulberry, Button Mangrove		
	Convolvulus Arvensis	Field Bindweed		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Convolvulaceae	Convolvulus Corymbosus			
Rubiaceae	Coprosma Repens	Creeping Mirrorplant	Avoid due to potential hybridization w/native	
Boraginaceae	Cordia Curassavica			
Boraginaceae	Cordia Glabra	Broad Leaf Cordia		
Boraginaceae	Cordia Macrostachya			
Boraginaceae	Cordia Sebestena	Geiger Tree		
Poaceae	Cortaderia Jubata	Pampas Grass		
Poaceae	Cortaderia Jubata And Cor	Pampas Grass,		
Myrtaceae	Corymbia Citriodora	Lemon-Scented Gum		
Corynocarpaceae	Corynocarpus Laevigatus	New Zealand Laurel, Karakaranut		
Zingiberaceae	Costus Sericeus			
Zingiberaceae	Costus Speciosus			
Rosaceae	Cotoneaster Pannosus	Silverleaf Cotoneaster		
Asteraceae	Crassocephalum Crepidioides			
Fabaceae	Crotalaria Anagyroides			
Fabaceae	Crotalaria Angulosa			
Fabaceae	Crotalaria Micans			
Fabaceae	Crotalaria Pallida	Smooth Rattlepod, Pikakani		
Fabaceae	Crotalaria Trichotoma			
Fabaceae	Crotalaria Usaramoensis			
Fabaceae	Crotalaria Verrucosa			
Fabaceae	Crotalaria Zanzibarica			
Asclepidaceae	Cryptostegia	Rubber Vine, India Rubber Vine, (Includes Cryptostegia		
Asclepiadaceae	Cryptostegia Madagascariensis	Madagascar Rubber Vine		
Sapindaceae	Cupaniopsis Anacardioides	Carrotwood		
Lythraceae	Cuphea Hyssopifolia	False Heather	weedy	
Lythraceae	Cuphea Ignea	Mexican Cigar Plant	weedy	
Asteraceae	Cyanthillium Cinereum			
Cyatheaceae	Cyathea Australis	Rough Tree Fern		
Cyatheaceae	Cyathea Cooperi	Australian Tree Fern		
	Cymbopogon Refractud	Barbwire Grass		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
	Cymbopoon Refractus	Barbwire Grass		
Grasses	Cynodon Dactylon	Common Bermuda		
Cyperaceae	Cyperus Aromaticus			
Cyperaceae	Cyperus Brevifolius			
Cyperaceae	Cyperus Cyperinus			
Cyperaceae	Cyperus Cyperoides			
	Cyperus Esculentus	Yellow Nutsedge		
Cyperaceae	Cyperus Involucratus	Umbrella Sedge		
Cyperaceae	Cyperus Rotundus	Nut Grass, Kili'P'Opu		
Arecaceae	Cyrtostachys Renda	Sealing Wax Palm	Only Plant Makai of HWY	6/11/2007
	Cytisus Monspessulanus L.	French Broom		
	Cytisus Scoparius Link	Scotch Broom		
	Cytisus Scoparius Link Var	Scotch Broom		
Poaceae	Dactylis Glomerata	Orchard Grass, Cocksfoot		
Poaceae	Dactyloctenium Aegyptium			
Fabaceae	Dalbergia Latifolia	East Indian Rosewood		
Fabaceae	Dalbergia Sissoo	Indian Rosewood		
Solanaceae	Datura Fastuosa			
Solanaceae	Datura Metel			
Solanaceae	Datura Suaveolens			
Asteraceae	Delairea Odorata	German Ivy		
Fabaceae	Delonix Regia			
Fabaceae	Derris Elliptica			
Fabaceae	Desmanthus Virgatus	Slender Mimosa		
Fabaceae	Desmodium Canum			
Fabaceae	Desmodium Incanum			
Fabaceae	Desmodium Nicaraguense	Shrubby Desmodium		
Fabaceae	Desmodium Purpureum			
Fabaceae	Desmodium Sandwicense	Spanish Or Chili Clover, Pua Pilipili		
Fabaceae	Desmodium Tortuosum			
Fabaceae	Desmodium Umbellatum	Horse Bush		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Liliaceae	Dianella Caerulea	Cerulean Flaxlily		
Liliaceae	Dianella Revoluta	Spreading Flax Lily		
Liliaceae	Dianella Tasmanica	Tasman Flax Lily		
Poaceae	Dichanthium Bladhii			
Fabaceae	Dichrostachys Cinerea	Sickle Bush		
	Dichrostachys Nutans	Marabu		
Araceae	Dieffenbachia Maculata			
Araceae	Dieffenbachia Seguine			
Araceae	Dieffenbachia Seguine (Outdoors)	Dumbcane		
	Digitaria Abyssinica Staphf	African Couchgrass, Fingergrass, Blue Couch		
Poaceae	Digitaria Ciliaris	Henry'S Crabgrass		
Poaceae	Digitaria Decumbens			
Poaceae	Digitaria Eriantha			
Poaceae	Digitaria Insularis	Sourgrass		
Poaceae	Digitaria Violascens	Smooth Or Violet Crabgrass		
Dilleniaceae	Dillenia Suffruticosa	Shrubby Dillenia		
Acanthaceae	Dipteracanthus Prostrata			
Melastomataceae	Dissotis Plumosa	Spanish Shawl		
Melastomataceae	Dissotis Rotundifolia	Dissotis		
Fabaceae	Dolichos Lablab			
Fabaceae	Dolichos Lobatus			
Fabaceae	Dolilchos Purpureus			
Verbenaceae	Duranta Erecta	Golden Dew Drop		
Arecaceae	Dypsis Lutescens	Areca Palm		
Poaceae	Echinochloa Polystachya			
Poaceae	Ehrharta Stipoides	Meadow Ricegrass		
Pontederiaceae	Eichhornia Crassipes	Water Hyacinth,		
Elaeagnaceae	Elaeagnus Umbellata	Oleaster		
Eleagnaceae	Elaeagnus Umbellata	Autumn Olive		
Elaeocarpaceae	Elaeocarpus Angustifolius	Blue Marble Tree		
Elaeocarpaceae	Elaeocarpus Grandis			

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Elaeocarpaceae	Elaeocarpus Parkinsonii			
	Elenpantopus Mollis	Elephantopus, Elephants Foot		
Asteraceae	Elephantopus Mollis			
Asteraceae	Elephantopus Scaber			
Asteraceae	Elephantopus Spicatus			
	Elephatopus Mollis Kunth	Elephantopus, Elephants Foot		
Poaceae	Eleusine Aegyptiaca			
Poaceae	Eleusine Indica	Wiregrass, Manienie Ali'I		
	Elymus Repens Gould			
	Elytrigia Repens Desv Ex	Quackgrass		
Polygonaceae	Emex Spinosa			
	Emex Spinosa Campd.	Spiny Emex		
Asteraceae	Emilia Coccinea			
Asteraceae	Emilia Javanica			
Asteraceae	Emilia Sagittata			
Asteraceae	Emilia Sonchifolia			
Araceae	Epipremnum Pinnatum	Pothos		
Araceae	Epipremnum Pinnatum Cv. Aureum			
Poaceae	Eragrostis Amabilis			
Poaceae	Eragrostis Sp.	Lovegrass		
Poaceae	Eragrostis Tenella			
Asteraceae	Erigeron Karvinskianus	Mexican Daisy		
Rosaceae	Eriobotrya Japonica	Loquat		
	Eriocereus Martinii Roccob.	Moon Cactus		
Fabaceae	Erythrina Corallodendron	Coral Bean Tree		
Fabaceae	Erythrina Subumbrans	December Tree		
Zingiberaceae	Etlingera Elatior	Torch Ginger		
Myrtaceae	Eucalyptus	Blue Gum		
Myrtaceae	Eucalyptus Deglupta	Indonesian Gum		
Myrtaceae	Eucalyptus gardeneri	blue mallet		
Myrtaceae	Eucalyptus Grandis	Rose Gum		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Myrtaceae	Eucalyptus Maculata	Lemon Scented Gum		
Myrtaceae	Eucalyptus Paniculata	Grey Ironbark		
Myrtaceae	Eucalyptus Robusta	Swamp Mahogany		
Myrtaceae	Eucalyptus Sideroxylon	Red Iron Bark		
Myrtaceae	Eucalyptus Spp	Eucalyptus, Silver Dollar Tree, Gum, Lemon Scented		
Myrtaceae	Eucalyptus stoatei	scarlet pear gum		
Myrtaceae	Eugenia Uniflora	Surinam Cherry		
Asteraceae	Eupatorium Catarium			
Asteraceae	Eupatorium Inulaefolium			
Asteraceae	Eupatorium Odoratum			
	Euphorbia Esula L.	Leafy Spurge		
Euphorbiaceae	Euphorbia Geniculata			
Euphorbiaceae	Euphorbia Glomerifera			
Euphorbiaceae	Euphorbia Heterophylla			
Euphorbiaceae	Euphorbia Hirta			
Euphorbiaceae	Euphorbia Hypericifolia			
Euphorbiaceae	Euphorbia Thymifolia			
Poaceae	Eustachys Petraea			
Fabaceae	Falcataria Moluccana	Albizia		
Polygonaceae	Fallopia Convolvulus			
Rutaceae	Feronia Limonia			
Moraceae	Ficus Benjamina	Weeping Fig		
Moraceae	Ficus Cf. Platypoda	Port Jackson Fig (Local Name), (This Plant Is		
Moraceae	Ficus Macrophylla	Moreton Bay Fig		
Moraceae	Ficus Microcarpa	Chinese Banyon	Rvwd by Lab do not plant	6/11/2007
Moraceae	Ficus Rubiginosa	Port Jackson Fig		
Sapindaceae	Filicium Decipiens	Fern Tree		
Fabaceae	Flemingia Macrophylla	Flemingia		
Fabaceae	Flemingia Strobilifera	Wild Hops		
Urticaceae	Fleurya Interrupta			
Rutaceae	Flindersia Brayleyana	Queensland Maple		

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Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Oleaceae	Fraxinus Uhdei	Tropical Ash		
Onagraceae	Fuchsia Boliviana	Fuchsia, Lady'S Eardrops		
Onagraceae	Fuchsia Magellanica	Hardy Fuchsia, Lady'S Eardrops, Earring Flower,		
Onagraceae	Fuchsia Paniculata	Fuchsia, Lady'S Eardrops		
	Furcraea Cubensis			
Agavaceae	Furcraea Foetida	Mauritius Hemp		
Agavaceae	Furcraea Hexapetala			
Asteraceae	Gamochaeta Pensylvanica			
Asteraceae	Gamochaeta Purpurea			
Asteraceae	Gazania Rigens Var. Leucolaena	Trailing Gazania		
	Genista Monspessulana L. Johnson			
Gentianaceae	Gentiana Spicata			
Asteraceae	Gnaphalium Pensylvanicum			
Asteraceae	Gnaphalium Purpureum			
Asclepiadaceae	Gomphocarpus Physocarpus			
Proteaceae	Grevillea Banksii	Red Silk Oak; Kahili Flower		
Proteaceae	Grevillea Robusta	Silk Oak		
Tiliaceae	Grewia Asiatica			
Tiliaceae	Grewia Subinaequalis			
Asteraceae	Gynura Crepidioides			
Caesalpimaceae	Haematoxylon Campechianum	Logwood, Bloodwood Tree		
Fabaceae	Haematoxylum Campechianum	Logwood	invasive & spiny!	
	Halogeton Glomeratus C.A. Mey	Halogeton		
	Harrisia Martinii Britt			
Zingiberaceae	Hedychium Coronarium	White Ginger		
Zingiberaceae	Hedychium Flavescens	Yellow Ginger		
Zingiberaceae	Hedychium Gardnerianum	Kahili Ginger		
Rubiaceae	Hedyotis Corymbosa			
Rubiaceae	Hedyotis Pumila			
Heliconiaceae	Heliconia Psittacorum	Parrot'S Beak		
Tiliaceae	Heliocarpus Popayanensis	White Moho		

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Melastomataceae	Heterocentron Subtripline	Pearl Flower,		
Melastomataceae	Heterocentron Subtriplinervium	Pearl Flower		
Malvaceae	Hibiscus Abelmoschus			
Campanulaceae	Hippobroma Longiflora			
Malpigiaceae	Hiptage Benghalensis	Hiptage		
Poaceae	Holcus Bicolor			
Poaceae	Holcus Lanatus	Common Velvet Grass, Yorkshire Fog		
Papaveraceae	Hunnemannia Fumariifolia	Mexican Tulip Poppy		
Hydrocharitaceae	Hydrilla Verticillata	Hydrilla, Water Thyme, Florida Elodea		
Apiaceae	Hydrocotyle Asiatica			
Poaceae	Hyparrhenia Rufa			
Clusiaceae	Hypericum Canariense	Canary Island St. Johnswort		
Clusiaceae	Hypericum Perforatum	Common St. Johnswort		
Asteraceae	Hypochoeris Radicata	Hairy Cat'S Ear, Gosmore		
	Hyptis Pectinata Poit	Comb Hyptis		
	Hyptis Suaveolens Poit.	Wild Spikenard		
Balsaminaceae	Impatiens Balsamina	Balsam Impatens		
Balsaminaceae	Impatiens Sultani	Impatiens	a synonym of the next species which is invasive	
Balsaminaceae	Impatiens Wallerana	Busy Lizzy	Ground cover	
Poaceae	Imperata Arundinacea			
Poaceae	Imperata Cylindrica			
	Imperata Cylindrica Beauv	Cogon		
Fabaceae	Indigofera Suffruticosa	Wild Indigo		
Fabaceae	Inga Edulis	Ice Cream Bean		
	Ipomoea Aquatica Forsskal	Water Spinach, Swamp-Cabbage		
Convolvulaceae	Ipomoea Burmannii			
Convolvulaceae	Ipomoea Carnea Subsp. Fistulosa			
Convolvulaceae	Ipomoea Fistulosa			
Convolvulaceae	Ipomoea Peltata			
	Ipomoea Triloba L.	Little Bell, Aiea Morning Glory		
Poaceae	Ischaemum Ciliare			

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Poaceae	Ischaemum Digitatum Var. Polystachyum			
Poaceae	Ischaemum Indicum			
Poaceae	Ischaemum Polystachyum			
Campanulaceae	Isotoma Longiflora			
Rubiaceae	Ixora Coccinea	Jungle Flame		
Bignoniaceae	Jacaranda Mimosifolia	Jacaranda	large tree	
Acantaceae	Jacobinia Carnea			
Oleaceae	Jasminum Fluminense	Brazilian Jasmine		
Euphorbiaceae	Jatropha Gossypiifolia	Belly-Ache Bush		
Juncaceae	Juncus Planifolius			
Onagraceae	Jussiaea Grandiflora			
Onagraceae	Jussiaea Peruviana			
Onagraceae	Jussiaea Suffruticosa			
Acanthaceae	Justicia Brandegeeana	Shrimp Plant	this genus has a tendency to be weedy	
Acantaceae	Justicia Carnea			
Crassulaceae	Kalanchoe Beharensis	Velvet Leaf		
Crassulaceae	Kalanchoe Delagoense			
Crassulaceae	Kalanchoe Delagoensis	Chandelier Plant, Kalanchoë Tubiflora, Bryophyllum		
Crassulaceae	Kalanchoe Pinnata	Air Plant, Life Plant, 'Oliwa Ku Kahakai, Bryophyllum		
Crassulaceae	Kalanchoë Pinnata			
Crassulaceae	Kalanchoe Tubiflora			
Sapindaceae	Koelreuteria Elegans	Chinese Flame Tree		
Myrtaceae	Kunzea Ericoides			
Cyperaceae	Kyllinga Aromatica			
Cyperaceae	Kyllinga Brevifolia			
Cyperaceae	Kyllinga Nemoralis	Kili‘O‘Opu		
Cyperaceae	Kyllinga Polyphylla			
Fabaceae	Lablab Purpureus			
	Lagascea Mollis Cav.	Acuate		
Verbenaceae	Lantana Camara	Lantana Wildtype		
Verbenaceae	Lantana Montevidensis	Trailing Lantana		

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Urticaceae	Laportea Interrupta			
Campanulaceae	Laurentia Longiflora			
Lemnaceae	Lemna	Duckweed,		
Lamiaceae	Leonotis Nepetaefolia			
Lamiaceae	Leonotis Nepetifolia	Annual Lion'S Ear		
Lamiaceae	Leonurus Japonicus			
Lamiaceae	Leonurus Sibiricus			
	Lepidium Latifolium	Perennial Pepperweed		
Myrtaceae	Leptospermum Ericoides			
Myrtaceae	Leptospermum Scoparium	Broom Teatree		
Fabaceae	Lespedeza Cuneata	Chinese Lespedeza		
Fabaceae	Leucaena Leucocephala	Leucaena		
Acanthaceae	Leucorhaphis Lamium			
Oleaceae	Ligustrum Japonicum	Japanese Privet		
Oleaceae	Ligustrum Lucidum	Glossy Privet		
Oleaceae	Ligustrum Ovalifolium	California Privet		
Oleaceae	Ligustrum Sinense	Chinese Privet		
Rutaceae	Limonia Acidissima			
Liliaceae	Liriope Spicata	Creeping Lilyturf	Rvwd by Lab do not plant	6/11/2007
Arecaceae	Livistona Chinensis	Chinese Fan Palm		
Arecaceae	Livistonia Chinensis	Chinese Fan Palm	invasive	
Caprifoliaceae	Lonicera Japonica	Japanese Honeysuckle		
Myrtaceae	Lophostemon Confertus	Brisbane Box	invasive	
Myrtaceae	Lospostemon Confertus			
Onagraceae	Ludwigia Octovalvis			
Onagraceae	Ludwigia Peruviana			
Solanaceae	Lycopersicon Esculentum			
Solanaceae	Lycopersicon Lycopersicum			
Bignoniaceae	Macfadyena Unguis-Cati	Cat'S Claw Vine		
Fabaceae	Macroptilium Atropurpureum	Siratro		
Rhamnaceae	Maesopsis Eminii	Umbrella Tree		

Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
	Malachra Alceifolia Jacq	Malachra		
Cyperaceae	Mariscus Cyperinus			
Cyperaceae	Mariscus Sumatrensis			
Fabaceae	Medicago Hispida			
Fabaceae	Medicago Polymorpha			
Melastomataceae	Medinilla Candidum			
Melastomataceae	Medinilla Cumingii			
Melastomataceae	Medinilla Magnifica	Malaysian Orchid		
Melastomataceae	Medinilla Venosa			
Myrtaceae	Melaleuca Quinquenervia	Paper Bark Tree; Punk Tree		
Melastomataceae	Melastoma Candidum	Indian Rhododendron		
	Melastoma Malabathricum L.	Malabar Melastome		
Melastomataceae	Melastoma Marginata			
Melastomataceae	Melastoma Sanguineum	Fox-Tongued Melastoma,		
	Melastoma Spp.	Melastoma		
Meliaceae	Melia Azedarach	Chinaberry Tree		
Sapindaceae	Melicoccus Bijuga			
Sapindaceae	Melicoccus Bijugatus			
Poaceae	Melinis Minutiflora			
Poaceae	Melinis Repens			
Sterculiaceae	Melochia Umbellata	Melochia		
Melastomataceae	Memecylon Caeruleum			
Melastomataceae	Memecylon Floribundum			
Convolvulaceae	Merremia Nymphaeifolia			
Convolvulaceae	Merremia Peltata			
Convolvulaceae	Merremia Tuberosa	Wood Rose		
Myrtaceae	Metrosideros Collina Var.	Puarata	M. collina is non-Hawaiian and should not be planted	
Myrtaceae	Metrosideros Glomulifera			
Melastomataceae	Miconia Calvescens	Miconia		
	Miconia Ruiz & Pavon	Miconia		
	Mikania Micrantha Kunth	Mile-A-Minute		

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	Mikania Scandens Willd.	Climbing Hempweed		
Fabaceae	Mimosa Diplotricha	Giant Sensitive Plant		
Fabaceae	Mimosa Pigra	Catclaw Mimosa		
Fabaceae	Mimosa Sinuata			
Poaceae	Miscanthus Floridulus	Giant Miscanthus		
Rubiaceae	Mitracarpus Hirtus			
Rubiaceae	Mitracarpus Villosus			
	Monochoria Vaginalis Kunth	Heartshape False Pickerelweed		
Asteraceae	Montanoa Hibiscifolia	Tree Daisy		
Myricaceae	Morella Faya	Firetree		
Fabaceae	Mucuna Pruriens	Cowitch		
Tiliaceae	Muntingia Calabura	Jamaica Cherry		
Myricaceae	Myrica Faya	Fire Tree, Faya Tree		
Najadaceae	Najas	Naiad, Pondweed		
Poaceae	Nassella Cernua			
	Nassella Trichotoma Hackel Ex Arech			
Fabaceae	Neonotonia Wightii	Perennial Soybean		
Apocynaceae	Nerium Oleander	Oleander		
Oleaceae	Noronhia Emarginata	Madagascar Olive		
Nymphaceae	Nymphaea	Water Lily,		
Ochnaceae	Ochna Thomasiana	Mickey Mouse Plant, Ochna, Ochna Kirkii		
Bombacaceae	Ochroma Lagopus			
Bombacaceae	Ochroma Pyramidale			
Lamiaceae	Ocimum Scutellarioides			
Acanthaceae	Odontonema Callistachyum			
Acanthaceae	Odontonema Cuspidatum	Firespike	mildly invasive	
Acanthaceae	Odontonema Strictum			
Acanthaceae	Odontonema Tubaeforme			
Rubiaceae	Oldenlandia Corymbosa			
Rubiaceae	Oldenlandia Pumila			
Oleaceae	Olea Europaea	Olive Tree		

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Oleaceae	Olea Europaea Ssp. Africana	Olive		
Convolvulaceae	Operculina Peltata			
Poaceae	Oplismenus Polystachyus			
Lamiaceae	Orthosiphon Aristatus			
Lamiaceae	Orthosiphon Stamineus			
Melastomataceae	Ossaea Marginata			
Oxalidaceae	Oxalis Corymbosa			
Oxalidaceae	Oxalis Debilis			
Melastomataceae	Oxyspora Paniculata			
Rubiaceae	Paederia Foetida	Maile Pilau		
Poaceae	Panicum Antidotale	Blue Panic	grass, invasive	
Poaceae	Panicum Barbinode			
Poaceae	Panicum Eruciforme			
Poaceae	Panicum Guadeloupense			
Poaceae	Panicum Maximum	Guinea Grass		
Poaceae	Panicum Muticum			
Poaceae	Panicum Purpurascens			
	Panicum Repens L.	Torpedograss		
Poaceae	Panicum Reptans			
Poaceae	Panicum Subquadriparum			
Mimosaceae	Paraserianthes Falcataria	Moluccca Albizia		
Fabaceae	Paraserianthes Lophantha			
Fabaceae	Parkinsonia Aculeata	Jerusalum Thorn		
Poaceae	Paspalum Cartilagineum			
Poaceae	Paspalum Conjugatum	Hilograss		
Poaceae	Paspalum Dilatatum	Dallis Grass		
Poaceae	Paspalum Fimbriatum	Fimbriate Or Panama Paspalum, Colombia Grass		
Poaceae	Paspalum Notatum	Bahia Grass		
Poaceae	Paspalum Orbiculare			
Poaceae	Paspalum Scrobiculatum			
	Paspalum Scrobiculatum L.	Indian Crown Grass, Kodomillet, Indian		

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Poaceae	Paspalum Urvillei			
Passifloraceae	Passifiora Mollissima	Banana Poka		
	Passiflora Bicornis P. Mill			
Passifloraceae	Passiflora Edulis	Passion Fruit		
Passifloraceae	Passiflora Laurifolia	Yellow Granadilla, Yellow Water Lemon, Bell Apple		
Passifloraceae	Passiflora Ligularis	Sweet Granadilla		
Passifloraceae	Passiflora Mollissima	Banana Poka		
	Passiflora Pulchella Kunth	Wingleaf Passinfruit		
Passifloraceae	Passiflora Rubra	Red Passionfruit		
Passifloraceae	Passiflora Suberosa	Huehue Haole		
Passifloraceae	Passiflora Vitifolia	Crimson Passion Flower	consider all passiflora spp. Invasive	
Scrophulariaceae	Paulownia Tomentosa	Princess Tree		
Poaceae	Pennisetum Glaucum			
	Pennisetum Macrourum Trinius	African Fountain Grass, African Feather Grass		
Poaceae	Pennisetum Polystachion			
	Pennisetum Polystachion Schultes	Mission Grass, Thin Anpiergrass, West Indian		
Poaceae	Pennisetum Purpureum	Elephant Grass		
Poaceae	Pennisetum Ruppelii			
Poaceae	Pennisetum Setaceum			
Poaceae	Pennisetum Setaceum	Fountain Grass		
Poaceae	Pennisetum Setosum			
Apocynaceae	Pentalinon Luteum	Wild Allamanda		
Piperaceae	Peperomia Obtusifolia	Baby Rubberplant		
Polygonaceae	Persicaria Densiflora			
Polygonaceae	Persicaria Glabra			
	Peuraria Phaseoloides Benth	Tropical Kudze		
Fabaceae	Phaseolus Atropurpureus			
Fabaceae	Phaseolus Aureus			
Hydrangeaceae	Philadelphus Karwinskyanu	Mock Orange, Philadelphus, Syringa		
Polypodiaceae	Phlebodium Aureum	Lauae Haole	ground cover	
Lamiaceae	Phlomis Nepetaefolia			

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Agavaceae	Phormium Tenax	New Zealand Flax		
Rosaceae	Photinia Davidiana	Photinia, Stranvaesia Davidiana, Cotoneaster		
Verbenaceae	Phyla Nodiflora	Matchweed		
Euphorbiaceae	Phyllanthus Simplex			
Euphorbiaceae	Phyllanthus Virgatus			
Poaceae	Phyllostachys Nigra			
Asclepiadaceae	Physianthus Albens			
Urticaceae	Pilea Microphylla	Rockweed		
Myrtaceae	Pimenta Dioica	Allspice Tree		
Myrtaceae	Pimenta Racemosa	Bay Rum Tree		
Pinaceae	Pinus Elliottii	Slash Pine		
Pinaceae	Pinus Patula	Mexican Weeping Pine, Jelecote Pine, Patula Pine,		
Pinaceae	Pinus Radiata	Monterey Pine		
Pinaceae	Pinus Taeda			
Piperaceae	Piper Aduncum	Spiked Pepper		
Turneraceae	Piriqueta Ovata			
Araceae	Pistia Stratiotes	Water Lettuce,		
Fabaceae	Pithecellobium Dulce	Madras Thorn		
Pittosporaceae	Pittosporum Pentandrum	Mamalis,		
Pittosporaceae	Pittosporum Tobira	Japanese Pittosporum		
Pittosporaceae	Pittosporum Tobira	Japanese Pittosporum		
Pittosporaceae	Pittosporum Undulatum	Australian Cheesewood; Victorian Box		
Pittosporaceae	Pittosporum Viridiflorum	Cape Cheesewood		
Plantaginaceae	Plantago Major	Common Plantain	a weed!	
Polypodiaceae	Platycerium Bifurcatum	Elkhorn Fern, Common Staghorn Fern		
Lamiaceae	Plectranthus Amboinicus			
Lamiaceae	Plectranthus Scutellarioides			
Asteraceae	Pluchea Indica	Indian Fleabane, Indian Pluchea		
Asteraceae	Pluchea Symphytifolia	Sourbush		
Bignoniaceae	Podranea Ricasoliana	Pink Trumpet Vine		
Fabaceae	Poinciana Regia			

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Polygonaceae	Polygonum Capitatum	Pink Knotweed		
Polygonaceae	Polygonum Convolvulus			
Polygonaceae	Polygonum Glabrum			
Fabaceae	Pongamia Elliptica			
Asteraceae	Praxelis Clematidea			
Fabaceae	Prosopis Juliflora	Thorny Kiawe		
Favaceae	Prosopis Pallida	Algarroba, Kiawe, Mesquite		
Poaceae	Pseudechinolaena Polystachya			
Asteraceae	Pseudelephantopus Spicatus			
Acanthaceae	Pseuderanthemum Atropurpureum			
Acanthaceae	Pseuderanthemum Carruthersii			
Myrtaceae	Psidium Cattleianum	Strawberry Guava		
Myrtaceae	Psidium Guajava	Common Guava		
Myrtaceae	Psidium Guineense	Brazilian Guava		
Fabaceae	Pterocarpus Indicus	Burmese Rosewood		
Melastomataceae	Pterolepis Glomerata			
Arecaceae	Ptychosperma Elegans	Alexander Palm		
Arecaceae	Ptychosperma Macarthurii	Macarthur Palm	Only Plant Makai of HWY	6/11/2007
Fabaceae	Pueraria Lobata			
Fabaceae	Pueraria Montana Var. Lobata			
Fabaceae	Pueraria Phaseoloides	Tropical Kudzu		
Fabaceae	Pueraria Thunbergiana			
Fabaceae	Pueraria Triloba			
Rosaceae	Pyracantha Angustifolia	Narrowleaf Firethorn		
Bignoniaceae	Pyrostegia Venusta	Flame Vine		
Araceae	Raphidophora Aurea			
Rhamnaceae	Rhamnus Zeyheri			
Araceae	Rhaphidophora Aurea			
Rhizophoraceae	Rhizophora Mangle	Red Mangrove, American Mangrove		
Ericaceae	Rhododendron Indicum	Evergreen Azalea		
Myrtaceae	Rhodomyrtus Tomentosa	Downy Rose Myrtle		

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Commelinaceae	Rhoeo Discolor			
Commelinaceae	Rhoeo Spathacea			
Poaceae	Rhynchelytrum Repens	Natal Redtop, Natal Grass		
Euphorbiaceae	Ricinus Communis	Castor Bean		
Convolvulaceae	Rivea Corymbosa			
Phytolaccaceae	Rivina Humilis			
Phytolaccaceae	Rivina Laevis			
Rosaceae	Rubus	Blackberry, Raspberry, Thimbleberry, Brambles,		
Rosaceae	Rubus Argutus Link	Prickly Florida Blackberry		
Rosaceae	Rubus Ellipticus	Yellow Himalayan Raspberry		
	Rubus Niveus Thunb	Hill Raspberry		
Rosaceae	Rubus Rosifolius	Thimbleberry, Mauritius Raspberry		
	Rubus Sieboldii Blume	Molucca Raspberry		
Acanthaceae	Ruellia Brevifolia			
Acanthaceae	Ruellia Caroliniensis	Carolina Wild Petunia	Weedy genus	
Acanthaceae	Ruellia Devosiana	Ruellia,		
Acanthaceae	Ruellia Graecizans Backer			
Acanthaceae	Ruellia Makoyana	Ruellia, Monkey Plant	Weedy genus	
Acanthaceae	Ruellia Prostrata			
Polygonaceae	Rumex Spinosus			
	Saccharum Spontaneum L	Wild Sugarcane		
Poaceae	Sacciolepis Indica	Glenwood Grass		
Salicaceae	Salix Babylonica	Babylon Weeping Willow		
	Salsola Kali L.	Russian Thistle		
Salviniaceae	Salvinia	Floating Fern,		
Salviniaceae	Salvinia Molesta	Giant Salvinia		
Agavaceae	Sansevieria Trifasciata	Mother-In-Law'S Tongue		
Araliaceae	Schefflera Actinophylla	Umbrella Tree, Octopus Tree		
Araliaceae	Schefflera Actinophylla	Octopus Tree		
Araliaceae	Schefflera Arboricola	Dwarf Umbrella-Tree		
Araliaceae	Schefflera Elegantissima	False Aralia	Schefflera is a weedy genus	

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Anacardiaceae	Schinus Molle	Peruvian Pepper Tree		
Anacardiaceae	Schinus Terebinthifolius	Christmas Berry		
Poaceae	Schizachyrium Condensatum	Bush Beardgrass, Little luestem		
Araceae	Scindapsus Aureus			
Asteraceae	Senecio Cineraria	Dusty Miller	Weedy genus	
Asteraceae	Senecio Madagascariensis	Fireweed		
	Senecio Madagascariensis Poir	Fireweed		
Asteraceae	Senecio Mikanioides	German Ivy		
Fabaceae	Senna Alata	Candle Bush		
Fabaceae	Senna Bicapsularis			
Fabaceae	Senna Hirsuta			
Fabaceae	Senna Multiglandulosa			
Fabaceae	Senna Obtusifolia			
Fabaceae	Senna Occidentalis			
Fabaceae	Senna Septemtrionalis			
Fabaceae	Senna Sophera			
Fabaceae	Senna Surattensis	Kolomona		
Fabaceae	Senna Tora			
Fabaceae	Sesbania Grandiflora	Agati		
Fabaceae	Sesbania Punicea	Rattlebox		
Poaceae	Setaria Geniculata			
Poaceae	Setaria Glauca			
Poaceae	Setaria Gracilis	Yellow Or Perennial Foxtail		
Poaceae	Setaria Pallide-Fusca			
Poaceae	Setaria Palmifolia	Palmgrass		
Poaceae	Setaria Parviflora			
Poaceae	Setaria Pumila			
Malvaceae	Sida Grandifolia			
Malvaceae	Sida Indica			
Solanaceae	Solandra Maxima	Cup Of Gold		
Solanaceae	Solanum Auriculatum			

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	Solanum Carolinense L.	Horsenettle		
	Solanum Elaeagnifolium Cav.	Silverleaf Nightshade		
Solanaceae	Solanum Houstonii			
Solanaceae	Solanum Mauritianum			
	Solanum Robustum Wendle			
Solanaceae	Solanum Seaforthianum	Brazilian Nightshade		
Solanaceae	Solanum Tampicense			
	Solanum Torvum Sw	Turkeyberry, Terongan		
Solanaceae	Solanum Verbascifolium			
Lamiaceae	Solenostemon Scutellarioides			
	Sonchus Arvensis	Perennial Sowthistle		
Poaceae	Sorghum Arundinaceum			
Poaceae	Sorghum Bicolor			
Poaceae	Sorghum Halapense	Johnson Grass		
Poaceae	Sorghum Halepense			
Poaceae	Sorghum Verticilliflorum			
Fabaceae	Spartium Junceum	Spanish Broom		
Bignoniaceae	Spathodea Campanulata	African Tulip Tree		
Rubiaceae	Spermacoce Mauritiana			
Rubiaceae	Spermacoce Ocymoides			
Rubiaceae	Spermacoce Verticillata L.			
Rubiaceae	Spermacoce Villosa			
Cyatheaceae	Sphaeropteris Cooperi	Australian Tree Fern		
Asteraceae	Sphagneticola Trilobata	Wedelia		
Asteraceae	Spilanthes Ibadicensis			
Asteraceae	Spilanthes Uliginosa			
Poaceae	Sporobolus Indicus	West Indian Dropseed, Smutgrass		
Verbenaceae	Stachytarpheta Cayennensis			
Verbenaceae	Stachytarpheta Dichotoma			
Verbenaceae	Stachytarpheta Urticaefolia			
	Stachytarpheta Urticifolia	Verbenaceae		

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Asclepiadaceae	Stapelia Gigantea	Carrion Flower, Starfish Flower, Zulu-Giant, Giant		
Fabaceae	Stenolobium Brachycarpum			
Acanthaceae	Stephanophysum Longifolium			
	Stiga Lour	Witchweed		
Poaceae	Stipa Cernua			
	Stipa Trichotoma Nees	Nasella Tussock		
Fabaceae	Stylosanthes Guianensis	Stylo		
Fabaceae	Stylosanthes Scabra	Shrubby Stylo	weedy genus	
Meliaceae	Swietenia Macrophylla	Large-Leaf Mahogany	INVASIVE TREE	
Meliaceae	Swietenia Mahagoni	West Indian Mahogany		
Myrtaceae	Syncarpia Glomulifera			
Myrtaceae	Syncarpia Laurifolia			
Araceae	Syngonium Podophyllum	Arrowhead Plant		
Myrtaceae	Syzygium Cumini	Java Plum, Jambolan Plum		
Myrtraceae	Syzygium Floribundum			
Myrtaceae	Syzygium Jambos			
Bignoniaceae	Tabebuia Heterophylla	Pink Trumpet-Tree	Invasive tree	
Bignoniaceae	Tabebuia Pentaphylla	Mayflower		
Asteraceae	Tagetes Minuta	Stinkweed, Marigold		
Tamaricaceae	Tamarix	?,		
Tamaricaceae	Tamarix Aphylla	Athel Tamarisk		
Tamaricaceae	Tamarix Gallica	Saltcedar		
Bignoniaceae	Tecoma Capensis	Cape Honeysuckle		
Bignoniaceae	Tecoma Stans	Yellow Bells		
Fabaceae	Tephrosia Candida	White Tephrosia		
Fabaceae	Tephrosia Purpurea	Pila		
Combretaceae	Terminalia Catappa	Tropical Almond		
Melastomataceae	Tetrazygia Bicolor	Florida Clover Ash		
Lamiaceae	Teucrium Inflatum			
Lamiaceae	Teucrium Vesicarium			
	Themeda Villosa A. Camus	Lyon'S Grass		

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Apocynaceae	Thevetia Peruviana	Be-Still Tree		
Acanthaceae	Thunbergia Alata	Black Eyes Susan Vine		
Acanthaceae	Thunbergia Fragrans	Sweet Clock Vine, White Lady		
Acanthaceae	Thunbergia Grandiflora	Blue Trumpet Vine		
Acanthaceae	Thunbergia Laurifolia	Purple Allamanda, Laurel-Leaved Thunbergia		
Acanthaceae	Thunbergia Spp	Clock Vine		
	Tibouchina Abul	Tibouchina		
Melastomataceae	Tibouchina Herbacea	Glorybush, Cane Ti		
Melastomataceae	Tibouchina Herbacea	Cane Tibouchina, Glorybush		
Melastomataceae	Tibouchina Urvilleana	Glory Bush		
Bromeliaceae	Tillandsia Usneoides	Spanish Moss		
Asteraceae	Tithonia Diversifolia	Tree Marigold		
Meliaceae	Toona Ciliata	Australian Red Cedar		
Poaceae	Trachypogon Rufus			
Commelinaceae	Tradescantia Discolor			
Commelinaceae	Tradescantia Spathacea			
Commelinaceae	Tradescantia Zebrina			
Ulmaceae	Trema Orientalis	Charcoal Tree, Gunpowder Tree		
Poaceae	Tricholaena Repens			
Poaceae	Tricholaena Rosea			
	Tridax Procumbens	Coat Buttons		
Polygonaceae	Triplaris Surinamensis			
Polygonaceae	Triplaris Weigeltiana			
Tiliaceae	Triumfetta Bartramia			
Tiliaceae	Triumfetta Rhomboidea			
	Triumfetta Rhomboidea Jacq	Paroquet Bur		
Tiliaceae	Triumfetta Semitriloba	Sacramento Bur		
Convolvulaceae	Turbina Corymbosa			
Turneraceae	Turnera Ovata			
Turneraceae	Turnera Ulmifolia	Yellow Alder		
Fabaceae	Ulex Europaeus	Gorse		

Maui Land and Pineapple Company, Inc
Kapalua Landscaping Policy
Prohibited Plants List

Family	Preferred Species Name	Common Name	Notes	LAB Decision Date
Malvaceae	Urena Lobata	Aramina; Caesarweed		
Poaceae	Urochloa Glumaris			
Poaceae	Urochloa Humidicola			
Poaceae	Urochloa Mutica			
Poaceae	Urochloa Reptans			
Poaceae	Urochloa Subquadripara			
Scrophulariaceae	Verbascum Thapsus	Mullein		
Asteraceae	Vernonia Cinerea			
Fabaceae	Vigna Radiata			
Arecaceae	Washingtonia Filifera	California Fan Palm		
Arecaceae	Washingtonia Robusta	Mexican Fan Palm		
Myrtraceae	Waterhousia Floribunda			
Asteraceae	Wedelia Gossweileri			
Arecaceae	Wedelia Trilobata	Wedelia		
Araceae	Xanthosoma Robustum	Elephant Ear	Only Plant Makai of HWY	6/11/2007
Araceae	Zantedeschia Aethiopica			
Commelinaceae	Zebrina Pendula			
Rhamnaceae	Zizyphus Mauritiana	Indian Jujube		

APPENDIX D

APPLICATION & INFORMATION PACKAGE

FOR DESIGN REVIEW COMMITTEE

APPENDIX D

Design Review Submittal Checklist

Pre-Design Conference (Before any design begins)

- Meeting Scheduled within fourteen (14) working days of receipt of Pre-Design Conference request.
    - Submit Application Form to request conference
    - Review design guidelines with DRC
    - Comprehend building and landscape restrictions
    - DRC to answer any questions to the Owners and/or Consultant(s)

Preliminary Design Review

- Application and documents to be submitted fourteen (14) working days prior to the next scheduled DRC meeting
    - Application Form
    - Design Review Fee $3,000
    - Site plan – 1"= 20'-0" minimum, showing existing topography and proposed grading (2' contour interval), building footprint with finished floor grades, driveway, parking area, turnarounds, drainage, fences/walls, patios, decks, pools and any other site amenities.
    - Floor and Roof Plans – 1/4" = 1'-0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchens appliances. Provide floor plans of all Accessory Structures.
    - Elevations – 1/4" = 1'-0", illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate proposed Building height.
    - Provide one set of colored elevations

- Specifications describing the proposed plans
- Written comments provided to Owner within thirty (30) working days
  - Preliminary approval from committee OR
- Revisions resubmitted five (5) days prior to DRC meeting

Final Design Review

- Within one year of Preliminary Design Review approval Owner shall initiate final design review. Application and documents to be submitted fourteen (14) working days prior to the next scheduled DRC meeting
  - Application
  - Complete Construction Documents submitted maximum size of 24" x 36"
    - Site Plan – 1"= 20'-0" minimum, showing existing topography and proposed grading (2' contour interval), building footprint with finished floor grades, driveway, parking area, turnarounds, drainage, fences/ walls, patios, decks, pools and any other site amenities.
    - Floor and Roof Plans – 1/4" = 1'-0", indicate all room dimensions, door and window locations and sizes, location of mechanical and electrical systems and fire sprinkler and monitoring systems. Indicate the location and type of all exterior lighting fixtures, proposed fireplaces, and kitchens appliances. Provide floor plans of all Accessory Structures.
    - Elevations – 1/4" = 1'-0", illustrate the exterior appearance of all views labeled in accordance with the site plan. Indicate the highest ridge of the roof, the elevation of each floor, and existing and finished grades for each elevation. Describe all exterior materials, colors, and finishes (walls, roofs, trim, vents, windows, doors, etc.) and locate all exterior lighting fixtures. Indicate proposed Building Height.
- Provide one set of colored elevations.
- Landscape Plans – 1"-20' minimum, including an irrigation plan, lighting plan, proposed plant materials, and sizes.
- Lighting Plans – 1/4" = 1'-0"
- Constructions Schedule
- Material Samples
  - Roof material and color
  - Exterior wall material and color
  - Exterior Trim and color
- Written comments from DRC meeting
  - Written notice of Final Design Approval provided to Owner within thirty (30) working days OR
- Revisions resubmitted five (5) days prior to DRC meeting.
  - In the event final submittal is denied by DRC Owner can resubmit documents

following the same procedures as submitted previously
    - Additional fees for re-submittal may be applicable
- Owner applies to Maui County for all applicable permits
    - Any adjustments to DRC approved plans required by the County must be resubmitted to DRC for review and approval prior to commencing construction

Construction Observations

- Owner is to commence construction within one year of the Final Design Review
    - Written request for site visit with DRC and Builder prior to any site disturbance. Visit scheduled within seven (7) days of receipt of request
    - Proof of Bond to DRC
    - Restrict access to the Construction Area through identified construction gate(s)
    - Contractor must provide protection for all existing infrastructure improvements
    - Identify all vehicles entering the Construction area with Builder's name and job site
- Owner will submit Notice of Completion after all improvements are final.
- DRC will schedule final observation within thirty (30) days of receipt of request for Notice of Completion
- DRC will issue approved Notice of Completion within thirty (30) days of final observation of any Improvement(s) given Final Design Approval by the DRC OR,
- If changes or alterations have been found that have not been approved, the DRC will issue a Notice to Comply.
    - DRC will issue Notice to Comply within fifteen (15) working days of the observation.
    - DRC will describe the specific instances of non-compliance and will require the Owner to comply or resolve the discrepancies.

Mahana Estates Design Review Application Form

Applicant to Complete the Information Below

Project Location

HOME SITE #

STREET ADDRESS

Owner

NAME

MAILING ADDRESS

CITY STATE ZIP

PHONE

FAX EMAIL

ARCHITECT

FIRM / ARCHITECT

MAILING ADDRESS

CITY STATE ZIP

PHONE EMAIL

CONTRACTOR / BUILDER

FIRM

MAILING ADDRESS

CITY STATE ZIP

PHONE EMAIL

Structure Information

Enclosed Livablel _____sq. ft.

Enclosed Total _____sq. ft.

Covered/Under Roof Total _____sq. ft.

Description of Submittal Request

Attach all necessary drawings and information

( ) Pre-Design
( ) Preliminary Design
( ) Final Design
( ) Commnce Construction
( ) Notice of Completion

Applicant

As Applicant, either as Owner or Owner's Agent, I have read and understand the Design Guidelines and the CC&R's concerning design and construction. I also acknowlede that the Design Review Fee is non-refundable.

APPLICANT'S SIGNATURE PRINT NAME DATE

For Committee Use Only

Received By:

Submittal Date:

Pre-Design Meeting Date:

DRC Scheduled Meeting Date:

Final Approval Date:

( ) Pre-Design Conference
( ) Preliminary Design
( ) Final Design
( ) Commence Construction
( ) Notice of Completion

( ) Approved
( ) Comments Attached