Ewa by Gentry Community Association

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2. **Inert Material**

Design Committee approval is required for installation of any inert material. Gravel, woodchips, and pavers are examples of inert material. Inert material generally may not exceed 50% of the area of the yard. The yard is all areas of a property meant for rooted vegetation after the builder has completed construction of the house, sidewalks, slabs, and any other inert elements. Typically, inert material may not be concentrated in one area, such as the entire front or entire back yard. The Design Committee will consider lot shape, location, and other factors when reviewing applications.

A. All inert material must be maintained in good condition, which includes being kept free of weeds or encroaching grass, not having visible bare spots or exposed bio barrier.

B. Inert material that will be installed in an easement may require termite treatment. *See Termite Treatment Required (Section III, Rule 3)*
C. For Concrete - *See Concrete (section IV, rule 4)*

Application Packet Requirements:

- ☐ A complete Design Committee Application signed by the Homeowner
- ☐ Site photographs of the area of installation
- ☐ Closing Plot Plan with the following information: (see example)
    - Intended placement location for the item(s)
    - All applicable measurements
- ☐ Picture or Brochure of materials being used
- ☐ Square footage calculations of the following: (see example)
    - lot space available for landscaping
    - existing and proposed inert material areas
- ☐ Applicable design fee by check or money order made payable to Ewa by Gentry Community Association

EXAMPLE: Calculating the Living-to-Inert Material Ratio

Calculate total area of yard:

Area 1 - Backyard:

- (Length x Width) – (Lanai Length x Width) = Backyard Total Area
- (52 x 17.5) – (8 x 10) = 560 – 80 = 480

Area 2 - Side Yard:

- Total Length – Area 1 Length – Area 3 Length = Area 2 Length
- 73 – 17.5 – 19 = 36.5
- Length x Width = Side Yard Total Area
- 36.5 x 11 = 401.5

Area 3 – Front Left Side of Driveway

- Total Width – Driveway Width – Area 4 Width = Total Width
- 52 – 16 – 2 = 34
- (Length x Width) – (Sidewalk Length x Width) = Area 3 Total Area
- (19 x 34) – (7 x 3) = 646 – 21 = 625

Area 4 – Front Right Side of Driveway

- Length x Width
- 19 x 2 = 38

Total area of yard:

- Area 1 + Area 2 + Area 3 + Area 4 = Total Original area of Yard
- 480 + 401.5 + 625 + 38 = 1544.5

Calculate total area of inert material not installed by builder:

- Driveway Extension Length x Width (blue) = Total area of inert material not installed by builder
- 16 x 3 - 48

Calculate total area of proposed inert material (purple):

- Area 1: Length x Width = 16 x 8 = 128
- Area 2: Length x Width = 36.5 x 3 = 109.5
- Area 3: Length x Width = 17 x 3 = 51
- Area 1 + Area 2 + Area 3 = Total area of proposed inert material
- 128 + 109.5 + 51 = 288.5

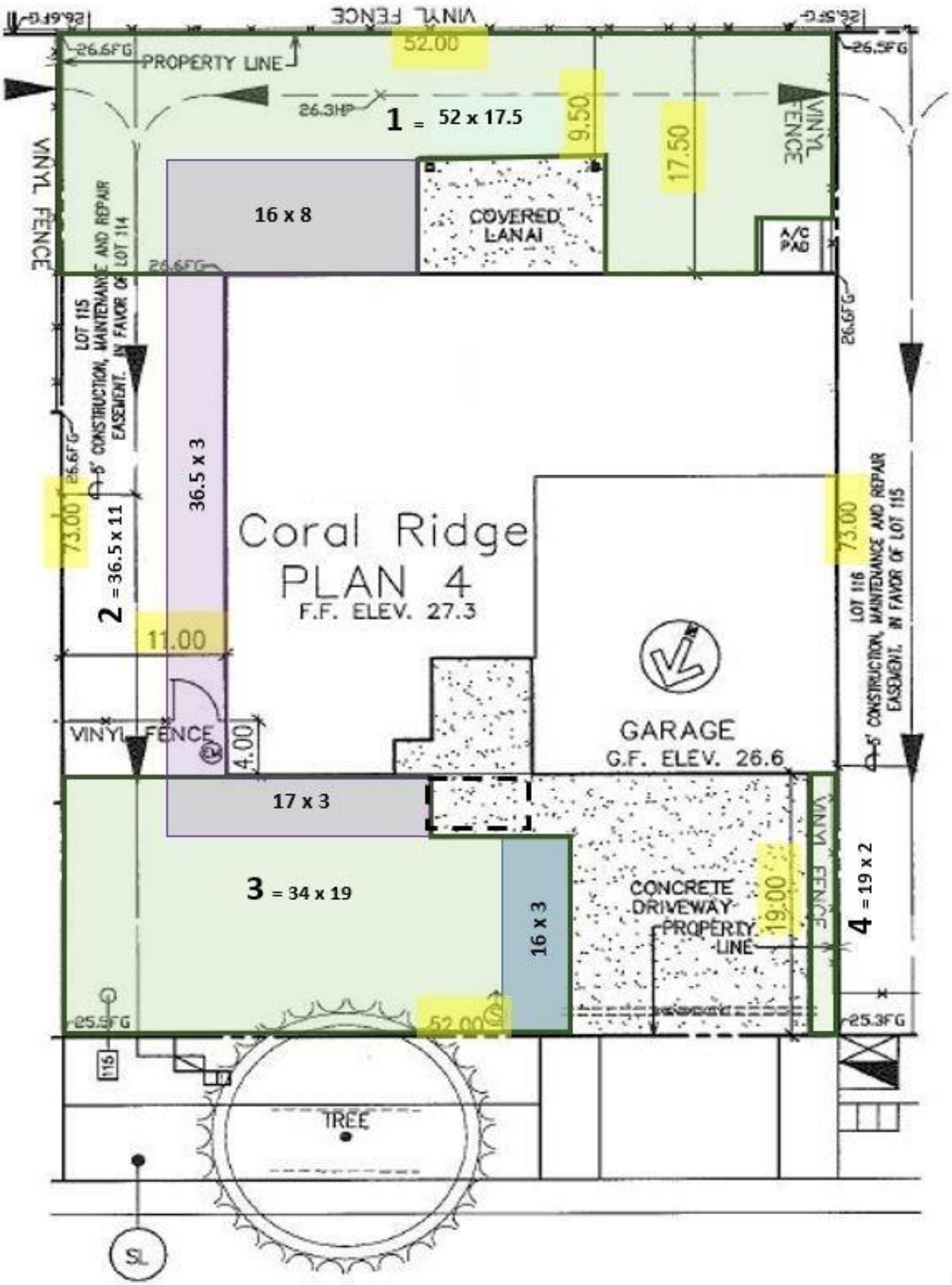
Calculate proposed total area of inert material not installed by the builder:

- Driveway Extension + Proposed inert material = Total area of proposed inert material
- 48 + 288.5 + 336

Calculate percentage of proposed inert material not installed by builder:

- Total inert material not installed by builder/Total original area of yard = Percent of proposed inert material not installed by builder
- 336/1544.5 = 21.7%

Example:


VINYL FENCE
PROPERTY LINE
26.6FG
26.3HP
52.00
1 = 52 x 17.5
9.50
17.50
16 x 8
COVERED LANAI
A/C PAD
LOT 115 MAINTENANCE AND REPAIR EASEMENT IN FAVOR OF LOT 114
5' CONSTRUCTION,
36.5 x 3
2 = 36.5 x 11
73.00
Coral Ridge
PLAN 4
F.F. ELEV. 27.3
11.00
VINYL FENCE
4.00
GARAGE
G.F. ELEV. 26.6
LOT 116 MAINTENANCE AND REPAIR EASEMENT IN FAVOR OF LOT 115
17 x 3
3 = 34 x 19
16 x 3
CONCRETE DRIVEWAY
PROPERTY LINE
19.00
4 = 19 x 2
25.3FG
TREE
SL