



# Ewa by Gentry Community Association

91-1795 Keaunui Drive, Ewa Beach, HI 96706

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## 3. Additions, Extensions, Enclosures, Exterior Remodeling and Exterior Renovations

Design Committee approval is required for all plans for additions, enclosures, extensions, patios, exterior remodeling and exterior renovations.

- A. All additions and enclosures must utilize similar or same materials as on the existing dwelling (i.e. siding, trim, windows, doors, roofing, etc.) All details, trim, and colors shall be appropriate in scale and tone to the existing dwelling. Exterior siding, window design and door details shall match the existing structure. The height of all openings for windows and doorframes shall match those on the existing structure.
- B. All improvements must be consistent with the architectural concept and the existing dwelling in style and roof slopes. No roof shall exceed thirty (30) inches of overhang into any setback or easement. No drastic differences in roof types will be approved. No exterior stairs are allowed.
- C. Extending structure walls along the use-easement side of a residence must ensure the existing privacy of the adjoining lot, especially pertaining to windows.
- D. All extensions, additions and patios (covered or enclosed) are subject to City & County Building Codes and setbacks. Homeowners are responsible for obtaining their own City & County Building Permit and for knowing and following all City & County rules and statutes. A copy of the Building Permit issued by the Department of Permitting and Planning is to be submitted to the Design Committee before building commences and must be provided to close application in good standing. Failure to do so will render the application NULL and VOID.
- E. When reviewing a plan for a concrete lanai slab, the Design Committee shall consider the potential future covering or enclosing of said lanai slab to determine if such addition can be made without compromising the exterior appearance of the dwelling.
- F. Plans valued at \$40,000 or more must be stamped by an Architect or a Structural Engineer.
- G. 'Bubble' type skylights are limited to a maximum of three (3) per dwelling and two (2) per any one section of the roof. Framing must be painted to match the existing roof materials. Framing must be in line with the direction of the roof, or extend above the roof ridge with a minimum of four (4) feet back from the edge of the roof
- H. All construction materials must appear new and be termite, rot, rust and fungus free.
- I. Tarps of any color are prohibited and must not be applied to any part of any house, storage accessory structure, barbeques, sheds, kennels, awnings, vehicles, boats, etc.
- J. For concrete - *See Concrete (section IV, rule 4)*
- K. For new roofs - *See Roofing: New, Replacement or Repairs (section IV, rule 10)*

### Application Packet Requirements:

- A complete Design Committee application form signed by the Homeowner
- Plans for all additions, enclosures, extensions valued at \$40,000 or more must be stamped by an Architect or Structural Engineer
- Closing Plot Plan with the following information:
  - Proposed location of the addition, enclosure or extension
  - Dimensions of the addition, enclosure or extension
  - Distances from any applicable property lines
- Elevation drawings that include:
  - Material details
  - Dimensions
  - Finishes
- A minimum of 3 sides must be provided as part of the plans showing what the addition, enclosure or extension will look like when completed
- Cross section drawings detailing dimensions, materials and how the addition, enclosure or extension will be connected to the existing dwelling
- Detail plans for all doors and windows showing dimensions, types, colors and finishes.
- Area tabulations showing:
  - total square footages for the lot
  - existing and additional construction areas
  - existing areas of rooted landscaping
- City & County approval for all additions or extensions must be provided before the construction begins
- Applicable design fee or \$50 check or money order made payable to Ewa by Gentry Community Association