



# FAQ SHEET

## YOUR HOME

### • How much are annual property taxes? When do I start paying taxes?

Annual property taxes for Kealanani are like all other property on Kauai. You will be taxed on the assessment of the property by the County Real Property Division. You start paying taxes when billed, twice a year, by the County as you would on any other property in Kauai.

### • How much can I expect to pay per square foot to build a home?

Home construction costs on Kauai vary greatly. You can spend anywhere from \$200 to \$1,000 per square foot, depending on the materials and finishes.

### • Are there any restrictions on the type of home that can be built?

Kealanani will have Design Guidelines which you will need to follow. We recommend plantation and tropical style homes. Please read the Design Guidelines to learn more on this subject.

### • What is the minimum and maximum allowable square footage for a home?

1,600 square foot minimum and 5,000 square foot maximum.

### • Can I build a guesthouse? Are outbuildings allowed?

No guest homes will be allowed at Kealanani. Outbuildings will be allowed as related to your agricultural plan needs and approved by the Design Review Committee. The County of Kauai allows up to 5 outbuildings if needed and approved.

### • What are the building setbacks and height restrictions?

Each unit at Kealanani has an approved buildable area and you can place your Home anywhere within this area after approval by the Design Review Committee. The height restriction is 25 feet.

### • Are there restrictions as to how soon I have to build after purchasing a lot?

There are no restrictions on when you have to build. You will however need to have your agricultural plan approved within 4 years of purchasing your lot.

### • How long does it take to receive approval of my house plans? Is there a Design Review Committee?

Kealanani will have a Design Review Committee and they will review plans as Submitted within a timely fashion.

### • How strict are the guidelines? (are there certain home styles I must adhere to?)

Kealanani is an agricultural rural subdivision and homes should be sensitive to the area. We will expect owners to build homes that have a Hawaiian/tropical and plantation theme. The Project Design Guidelines will assist the buyer through their home design problems.

### • Do I have to hire certain "preferred" architects and contractors the developer recommends or is it my choice?

Kealanani can recommend preferred architects and builders but the ultimate choice is up to you.

### • Will the subdivision be gated? Can I gate the entrance to my own lot?

This is not a gated subdivision, but you can put a gate in front of your own private driveway. Kauai County does not allow gated subdivisions anymore.

### • Does the developer have preferred lenders?

Yes. Kealanani has lenders who have put together packages which are tailored for the needs of our buyers. They are:

American Savings Bank  
Wells Fargo Home Mortgage  
Farm Credit Services of Hawaii, ACA  
The Mortgage House  
Countrywide Home Loans  
Central Pacific Home Loans

Please contact us and we will provide details and contact people.

**• When will the infrastructure be completed?**

Phase One infrastructure is scheduled for completion at the end of 2008/early 2009.

**• Is the infrastructure completed in Phases or will all four Phases be done at the same time?**

Infrastructure will be installed in Phases. It is intended for one phase to go right into the next until complete.

**• When can I start construction on my home?**

Buyers can start their plans and permitting process soon after closing and would be able to start actual building close to substantial completion of Phase One infrastructure.

**• Does the home need to be owner occupied? Are rentals over 30 days acceptable?**

Homes in Kealanani can be owner occupied or be rented out for long term rentals. No vacation rentals are allowed within the project.

**• Do you have CC&R's?**

Yes, Kealanani does have CC&R's as well as design and agricultural guidelines. All Project Documents are listed on our website.

**• Will the water, cable, electric, telephone and utilities be brought to the front of my lot?**

Yes, all utilities including our dual water system (potable and ag water) will be brought to all property boundaries. All utilities will be underground.

**THE LAND**

**• Is there a discount for closing early?**

Yes, the developer is offering a 10% discount and payment of two (2) years maintenance fees for Buyers who close early (before the end of March, 2008).

**• Do I have to farm the land? What types of agricultural crops are allowed and disallowed? Can I lease the land to someone to farm for me?**

Yes, all Buyers are required to engage in agricultural ventures on their individual properties. The Buyer can choose the type of crop that they want to grow. It is possible to lease the land to others to farm, which would also satisfy the ag requirement. The developers can assist the Buyers with farmers who would be interested in leasing their land.

**• When can I start farming?**

Buyers will have to put together an agricultural plan for their ag venture which will be approved by the ag committee of the HOA. This can be completed rather quickly if the Buyer wants to start sooner. The developer can provide names of consultants to assist the Buyer in putting their ag plans together.

**• If I choose to farm but not build my home immediately, are there storage facilities for my equipment?**

The developer will work with the owners to allow farming on the land prior to completion of infrastructure and homes being built on a case-by-case basis. There are considerations the owners will have to deal with such as temporary water, temporary power if needed and equipment storage. The developer may be able to assist with temporary water, but power and equipment storage will be up to the owner to supply.

**• How much of the land do I have to farm?**

It is based on the ag plan of each individual owner. The more land under cultivation the more land a Buyer would be able to dedicate to ag, lowering property taxes.

**• What is the rainfall in this area of the island?**

Kealanani gets an average of approximately 20 inches a year closer to the ocean and 40-45 inches a year closer to the mountains.

**• Is there AG water for each lot? How is it billed?**

Yes, Kealanani is providing ag water to each unit. This ag water will be free up to a certain amount of usage. If a Buyer exceeds the allotted amount, they will be charged for the overage.

**• What are the maintenance fees? What does it cover? Is the fee the same no matter how large the lot size? When will assessment of the fee begin?**

The maintenance fee is \$305.12 a month for parcels within Makee and \$298.66 for parcels within Kumukumu, regardless of size. It will cover the project common area, landscaping and the common area trail system maintenance. This fee will start after Phase One infrastructure and landscaping are completed.

**• How is the association going to be managed?**

Hawaii First Management Company will be managing the association.

**• Will the roads be dedicated to the County? If not, is there trash pickup?**

All interior subdivision roads will be kept private. The HOA will set up a private company to do trash pick up. These fees are part of the monthly maintenance fee.

• **What are the requirements for dedicating a portion of the unit to ag for property tax purposes?**

Please talk to Kauai County Real Property Tax Division for the requirements and set up procedures.

**GROUNDS**

• **Is access to the property trails exclusive for owners or is there public access?**

Trail access is meant for the exclusive use of the residents of Kealanani.

• **Will there be new turn lanes in both directions for getting in and out of the subdivision?**

Yes, the developer is working with the State Department of Transportation to finalize the plans for stacking and turnout lanes at the Kealia Road Kuhio Highway intersection.

• **What improvements will be made to the General Store, Rodeo, Post Office? Under whose ownership will that be? Is the upkeep assured?**

The general store and post office will be fixed up and somewhat enlarged. This will be owned by the developer and under a new long term lease to the present operator of the store. The Rodeo area will be upgraded with bleachers and it will end up being combined with land to make a 14-acre park site. Ownership of the Rodeo Rink will be turned over to a non-profit group to operate for the community. Upkeep of the entry area of Kealanani will be landscaped and will be maintained as part of the overall landscaping throughout the project.