

Ocean Pointe Concrete Slab Setback Guidelines

Although Ewa is considered to be one of Hawaii's drier regions, it is still subject to occasional heavy rains and tropical storms that can create a lot of storm water.

Every home lot, including the roofed areas, generates storm water. In addition, many homeowners have laid concrete slabs in their yards, which prevent the storm water from draining into the ground.

Every Ocean Pointe home lot is designed to direct storm water to the public streets and rear service lanes. Trough-like depressions in each side yard work to keep as much storm water as possible away from adjacent lots.

That's why the Design Review Committee limits the amount and location of concrete coverage in the side yards of homes with the following rule:

Concrete is not allowed within 3'-0" of the property line located along your side yard. The side yard is typically the long side of your lot that separates you from your next-door neighbor. Your property lines are indicated on the plot plan that was given to you after you purchased your home.

The DRC will consider the following exceptions:

- **Concrete - Next to Single Family Garages:** Concrete is allowed up to 2'-0" of the side yard when the setback from the side yard property line to the foundation of the garage is 5'-1 1/4" or less. *(The best way to see if this applies to you is to determine which one of the side yard areas next to your garage is the narrowest. Typically, the narrower side yard will be just big enough for the installation of a 3'-0" wide concrete walkway immediately adjacent to the garage foundation)*
- **Concrete – Units on Corner Lots and/or Adjacent to Sidewalks:** A minimum 8" must be left from the edge of the concrete to the owner's fence line.
- **Concrete - Townhome Private Rear Yards:** Concrete paving is allowed up to 2'-6" of the house, garage and fence line in the rear yards of Townhomes. This exception is allowed because the Townhome drainage is diverted to inlets within the rear yards.
- **Brick Pavers Set in Sand – Townhome Private Rear Yards:** A minimum of 8" must be left from the edge of the brick paver to the adjacent owner's fence line.

Note: In addition to the above location guidelines, each homeowner is responsible for maintaining the grading and drainage patterns in place when you purchased your home. For more information about the concrete setback guidelines, log onto the Ocean Pointe website at

<http://community.associawebsites.com/sites/OceanPointeResidentialCA/Pages/AcwDefault.aspx>

And remember - the Design Review Committee must approve any improvements to the exterior of your home and/or yard, including the addition of concrete slabs, before any work gets underway. Following this rule helps to maintain Ocean Pointe's distinctive character and property values.