



## **FREQUENTLY ASKED QUESTIONS (FAQ's)**

Kula 'I'o, the "Essence of Kula," is that rarest of properties in the ideal elevation of Upcountry Maui with breathtaking views of neighboring islands, the Pacific Ocean, and West Maui. This gated community is comprised of a total of 236 acres of 35 exceptional, individual ocean view lots ranging in size from 2.5 to 25 acres, with home sites planned to fit harmoniously into the magnificent terrain. Located at an elevation range of between 2,000 and 2,350 feet, the elevation considered by many to be ideal for human activities and living as it provides the optimal temperature, humidity, and atmospheric pressure, Kula 'I'o offers a perfect, temperature climate of warm days and breezy evenings.

### **What is the Elevation?**

Elevation at 'I'o ranges from approx. 2,000 to 2,350 feet above sea level.

### **What is the environment of this area like?**

Kula is noted for its stable weather pattern and clear skies. Maui's predominant trade winds from the northeast are buffered by the ridgeline of Makawao Kahakapao Forest Reserve. Temperatures range from approx. 50 to 80 degrees during the winter months and approx. 60 to 85 degrees during the summer. Typically, temperatures are 5 to 10 degrees cooler during the day and 10 to 15 degrees cooler at night than sea level depending on the time of year. Over the past 20 years the annual rainfall has averaged 22.5 inches.

### **How can I learn more about Kula?**

You can go to the following website for more information. <http://www.kulamaui.com>

### **What was the Kula 'I'o land used for previously?**

The previous owner, Maui Land & Pine used the land for thirty plus years growing pineapple until approximately 2004. Prior use was pasture land.

### **Is Kula 'I'o a Gated Community?**

Yes. Access to all lots is controlled by a Security Gate. Lot owners can open the gate remotely for visitors and they can obtain a code and remote control module for their own access.

### **Are the Utilities Underground?**

Yes. Conduit for all utilities is underground and must remain underground when extended into all individual lots.

### **Will High-Speed Internet access be available?**

Yes. Broadband services will be available through Time Warner Oceanic Cable.

### **Are there CC&R's (Covenants, Conditions, and Restrictions) and a Homeowners' Association?**

Yes. Many of these covenants are intended to minimize nuisances, promote quality construction and the feel of a rural, open, country setting. Some examples include: minimum interior house size requirement, maximum-building elevations, larger setbacks, design review, and water allocations. A copy of the CC&R's is available upon request. There will also be both a Homeowners' Association (HOA) and a Water Association, which each owner is required to be a member of.

### **How is water provided to my lot?**

Water for domestic and agricultural landscaping use shall be supplied to each parcel by a well and delivered by the private water system. The well is located on Lot 7 within the subdivision. There will be two approx. 59,000-gallon large capacity storage tanks for potable water and an approx. 1.6 million gallon reservoir for non-potable water, which is located on Lot 2. Each lot shall be serviced by two  $\frac{3}{4}$ " water meters. One water meter will be for domestic use and provide potable water, which is treated to meet or exceed all State and Federal drinking water standards and guidelines (the water was subject to a series of laboratory analyses in compliance with State and Federal requirements). The water source extends to a depth of over 700 meters (2,296 feet), and the quality of the water is considered excellent. The second meter will deliver non-potable water for irrigation use. The Well is capable of pumping at approximately 325 gallons per minute as tested by Wailani Drilling Services.

### **Is there a limit on water usage for potable and agricultural use on each individual property and what is the formula for cost of water usage?**

Every lot is allowed a specific amount of both potable and non-potable water per month according to the size of the lot. Each property based on the Initial Water Allocation Table is allowed approx. 2,250 gallons per day of domestic (potable) water. Irrigation water (non-potable) is dependent upon the size of the lot and is approx. 1,142 gal/day/acre; subject to change

### **Is there a fee for the water?**

Yes, just as you pay for County Water, there is a fee for private water. The well will be owned and managed by the Kula 'I'o Water Association and each lot owner will be a member. Each owner pays for the amount of water that they use. Final cost TBD.

### **What are the projected monthly fees for water usage?**

Estimated Non-Potable use: \$1.60 per 1,000 gallons. If each lot used maximum allowable of 1,142 gallons per day per acre then monthly cost per acre would be \$54.81.

Estimated Potable use: \$4.80 per 1,000 Gallons. National average for family of four is 12,000 gallons per month. If we estimate at 15,000 gallons per month then cost would be \$72.00 per month.

**Will owners be responsible for landscaping and watering up to the roadway fronting their lot?**

The HOA will be responsible for a 10' setback area on either side of all subdivision roads. Two County water meters (¾" & 1.5") are currently in place and will be used to water landscape setback areas within the subdivision, which will be managed through the HOA.

**How much are the HOA and Water Association Fees?**

Monthly association fees are presently estimated at \$230.00 for HOA and \$320.00 for the Water Association; \$550.00 Total. These are estimates based on a projected operating budget and are subject to change.

**When will the infrastructure work commence and when will the subdivision be completed?**

The Developer is seeking to achieve a Bonded Final Subdivision Approval from the County of Maui by late February, early March 2017. Construction began on January 3, 2017. They are estimating 12 months to complete the infrastructure work.

**What will the improvements be like?**

All roads will be private and enter through a stunning lava rock wall gated entry. All the utilities will be underground. A common postal mail station will be at the main entry, in addition there will be soft street lighting, common area fences, trees, colorful landscaping and rock features.

**When can I take possession of my lot?**

Physical possession of the lots during the construction phase will be limited due to the ongoing construction activities; however, with adequate notice, the Developer and the contractor will be able to accommodate visits and in some cases, actual construction on a particular lot.

Closing escrow on properties is estimated to begin in late March, early April 2017.

**When will I be able to commence the building of my home?**

The Developer is amenable to allowing Buyers and their architects visiting their lots during escrow. Once the project enters the construction phase, the new lot owners will be granted access to their lots to the degree that it can be done safely and does not hinder construction of the subdivision infrastructure. When possible, the Developer intends to allow access to landowners for site work and agricultural development during the construction. The County of Maui may withhold building permits until the completion of the subdivision. Under some circumstances and on a case-by-case evaluation, the County has allowed construction of dwellings while a subdivision is undergoing construction. In these cases, the landowner is usually required to sign a non-occupancy agreement until the subdivision is completed. Kula 'Ō owners shall be advised to contact and work with the County directly if they wish to construct prior to the final completion and approval of subdivision improvements.

### **Will I be able to CPR (Condominiumize) my Property?**

Yes, condominium conversion of each of the thirty-five parcels in Kula 'To shown on the Plan is permitted. Each Condominiumized Lot may contain no more than two condominium units and each unit must be allocated one dwelling unit. Any dwelling unit to be built on a Converted Parcel must be located within the designated building envelope. Each condominium unit is permitted to have one driveway entrance, provided that the distance between the two driveways shall be no less than fifty feet. Alternatively, condominium unit owners on a single Converted Parcel may agree to share a common driveway entrance if desired. Each condominium unit shall be served by its own potable and agricultural water meters and each unit owner will belong to the HOA and Water Boards.

### **How do I proceed with an offer on the lot(s) of my choice?**

We will provide you with a copy of the Developer's Purchase Contract Package to complete together with your Realtor, Representative, or Attorney or we can work with you directly. Then, once you submit the Purchase Contract for approval it will be delivered to the Developer for final review and approval.

### **Who is handling the Escrow Process?**

Title Guaranty Escrow Services - Honolulu Development Branch

Project Officer - Jayar Florendo A. Daguio

Ph: (808) 521-0238

Email: [fdaguio@tghawaii.com](mailto:fdaguio@tghawaii.com)

### **Are there any Preferred Lenders for the Project?**

There are none specifically, however, First Hawaiian Bank has been made aware of the project and has programs available that can accommodate our Buyers.

Please Contact - Rick Smith at (808) 281-7535 for more information.

### **What Schools service Kula 'To and what is their proximity to the Project?**

Kula 'To is in the Kula Elementary, Kalama Intermediate and King Kekaulike H.S. school district. All are all a short 2-10 minute driving distance away. There are several convenient private schools as well; Haleakala Waldorf (2 minutes), Montessori (15 minutes), Carden Academy (5 Minutes) and Seabury Hall (8 Minutes).

### **How close are the Airport, Shopping, Restaurants, Professional Services and Medical Facilities?**

Kula 'To, while very rural in proximity, enjoys easy access to the Lower Kula Hwy. and all of these are conveniently located within a 15-30 minute drive.

### **What is the drive time to the closest Beaches?**

The swimming, surfing, kite-boarding, stand-up paddling north shore beaches (Kanaha, Baldwin & Ho'okipa) are 20-25 minutes away while the Kihei/Wailea beaches are 30-40 minutes away.