

Orchidland Community Association, Inc.
2018 POLICY AND PROCEDURE
RIGHT-OF-WAY

Establish for benefit of membership full management over all aspects of the member-owned Right-Of-Way property under the full supervision of Orchidland Estates Board of Directors from the present to the foreseeable future, until such time more specific context, language, details, conditions or additions allows a more complete and thorough policy as approved. The Board offers the following:

1. This policy confirms that Orchidland Estates Board of Directors is the only jurisdiction over the collectively member-owned Right-of-Way, encompassing all roads, shoulders and intersections amounting to 236.26 acres. And that only the Board of Directors may make policy governing the Right-of-Way and its uses.
2. No constructs temporary or permanent may be paced within the Right-Of-Way metes and bounds. The Board desires only gravel aprons or continuing driveways crossing property line into the Right-of-way shoulder and connecting to existing paving (as exists) due to potential drainage issues and maintenance and ownership questions. The Board will provide a more specific policy, potentially driveway inclusive, in the future. Exception: break-away postal boxes.
3. No plantings nor landscape constructs may be placed within the Right-of-way.
4. Parking vehicles within the Right-of-way is prohibited. (Reason: owners have ample room to store vehicles or any other item within their property extents without usurping the Right-of-way thus creating a nuisance or safety issue.
5. No gates nor encumbrances may be used to hinder traffic access on any Right-of-way property.
6. State of Hawaii vehicular traffic laws shall be observed at all times.