

MRE Green Corridor Policy

Adopted by the Board of Directors as Association policy on September 17, 2026.

MRE owns a corridor forty feet wide in total, running with the roads through the subdivision. It is not an easement or a right of way; the Association owns it outright under File Plan 1155, and maintains it. Forty feet is the whole width and is the only figure to quote. The pavement is not consistently centered in the corridor, so the distance from the edge of the road to the boundary is not consistent. We do not hold survey maps, so our working reference is the Maui County Parcel Viewer, linked from the front page of mauiranchestates.org. It is a reference, not a survey; see section 6.

This policy sets how corridor work is tasked and in what order, so that it is the same for every property.

1. What we keep clear. We aim to clear six feet back from the edge of the pavement on each side, to a height of eight to ten feet over that strip, and fourteen feet over the road itself. 8-10 feet is what the contractor's tractor mower needs to get in and work. Below that the machine cannot reach and the strip has to be cut by hand at much greater cost. The height over road leaves room for school buses, delivery trucks on road and equipment working the shoulder.

Six feet shoulder is a maintenance target, not a property line. Crews work what they can reasonably reach from the road; gulches, cliffs, and ground well above or below the road are left alone unless safety requires otherwise. Clearing leaves the shoulder permeable so runoff still soaks in. Access to fire hydrants, whether county or member installed, and culverts under the road are cleared as part of the monthly work.

2. What comes first. The monthly list is set in this order:

1. **Emergencies.** A fallen tree or anything blocking the road is tasked right away and does not wait for the monthly list.
2. **Safety.** Vegetation blocking sight lines at curves and junctions, or impairing emergency access. The Board may move an area up the list on this basis, and that is the Board's call to make.
3. **Carryover.** Anything listed last month and not finished goes to the top of this month's list.
4. **Standing monthly work.** Mowing the accessible corridor, the Kalipo curves, clearing around fire hydrants, and clearing culverts under the road.
5. **Encroachment.** Plantings that have spread into the corridor and reach the roadway.
6. **General clearing,** worked in rotation so that no stretch goes neglected.

3. How the work is tasked. The Secretary or Vice President sets the monthly task list for the paid crews and conveys it to them. Tasking does not come from individual members; a member who wants something done asks the Board or the Secretary, not the crew. The list runs on island time: the listed work happens that month, roughly in that order, weather permitting, with no promise of a particular day.

The monthly list is (will be) posted at mauiranchestates.org, and the adjacent affected owner or their

contact on file is emailed where we have an address. Owners are welcome to clear a listed item themselves first.

4. Chemicals. No Roundup or other glyphosate herbicides. An owner may also ask that no chemicals of any kind be used on the corridor next to their lot, and we will honor it. The crew is told in advance of any chemical already applied in a work area, including coquí spray, and of the protective equipment recommended. The citric acid used on coquí is a severe eye irritant and a moderate skin irritant, so crews working recently treated ground should wear gloves, long sleeves, and long pants.

5. Who is responsible for what. The corridor is Association land and the Association maintains it. Neither an owner nor a renter is obliged to keep it clear; clearing a listed item yourself is welcome but voluntary, and the paid crew is the backstop either way. Heavy jobs past normal clearing, such as digging out a cane grass root ball or hauling off a large overhanging branch, are common area work paid from dues. Crews clean up their cuttings before leaving each day, even if that means stopping early to leave time for it. This policy applies to everyone equally, board members included. If a landowner chooses to clear their adjacent area of the corridor, that saves the Association money, and gets the job done their way.

6. Boundary surveys. The County Parcel Viewer is a working reference, not a survey. It is drawn from the County's tax mapping, it is good enough to orient yourself and to see roughly where Association land runs, and it is what we use day to day. It is not accurate enough to settle where a line falls on the ground, and neither the Association nor an owner should treat it as proof in a disagreement about a boundary. Only a licensed survey does that. Where the Association needs to know exactly where the boundary runs, it will have that stretch surveyed at the time the need arises. Survey work is limited to the area being worked; the Association does not survey the corridor in its entirety. This is common area work funded from dues. An owner who wants their own boundary or fence line surveyed at their own cost is always free to do so, separately.

7. Effective date. This policy was approved by the MRE board and took effect on September 17th, 2026.