

14th AMENDMENT – ADMINISTRATIVE ITEMS

Return to: Kiawah Island Community Association
23 Beachwalker Drive
Kiawah Island, South Carolina
29455
Attn: Chief Operating Officer

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

Cross Reference: Deed Book M-114
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**FOURTEENTH AMENDMENT TO THE DECLARATION OF COVENANTS
AND RESTRICTIONS OF THE KIAWAH ISLAND COMMUNITY
ASSOCIATION, INC.¹**

WHEREAS clauses to be inserted here.

NOW THEREFORE, the Declaration of Covenants and Restrictions (the “Consolidated Declaration”) of the Kiawah Island Community Association, Inc. is hereby amended as follows:

MISCELLANEOUS CHANGES AND CORRECTIONS.

1. Every reference to the “County Council of Charleston, South Carolina” is hereby changed to read “County Council of Charleston, South Carolina or the Town Council of the Town of Kiawah Island, South Carolina, as applicable,”; provided, however, (i) the references to “Charleston County, South Carolina” in Section 1 of Article II of the Declaration are hereby changed to “Charleston County and the Town of Kiawah, South Carolina”, (ii) the references to “Charleston County” and “Charleston, South Carolina” in subsection (b) of Section 4 of Article III of the Declaration are hereby changed to “Town of Kiawah Island” and (iii) the references to “County of Charleston, South Carolina” in Section 8 of Article VIII of the Declaration are hereby changed to “Town of Kiawah Island.

2. The phrase “at least” is hereby inserted immediately before each reference to “three-fourths”, “two-thirds”, and “seventy-five percent” unless such are otherwise modified to mean that such are the minimum fraction or percentage necessary for a particular vote or approval.

¹ This title and the Whereas clauses above are subject to change depending on which Covenant Amendments are approved

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3. The reference to “Corporation” in the title of Section 6 of Article III of the Declaration is hereby changed to “Association.”

4. The reference to “President” in Article IV, Section 6(h), Article V, Section 14, Article VIII, Section 1, Article VIII, Section 2 is hereby changed to “Chair.”

5. The first sentence of Section 7 of Article VIII of the Covenants entitled “Notices” is hereby deleted in its entirety and replaced with the following: “Notices may be distributed as set forth in the By-Laws. All notices sent by first class mail shall be deemed to have been received by the addressee on (i) the fifth day after its deposit in the United States mail, if mailed correctly addressed and with first class postage affixed, (ii) on the date shown on the return receipt, if sent by registered or certified mail, return receipt requested, and the receipt is signed by or on behalf of the addressee; (iii) fifteen days after its deposit in the United States mail, if mailed correctly addressed and with other than first class, registered, or certified postage affixed, and (iv) the day following the date of delivery to the courier if sent via overnight courier or the date of transmittal thereof if sent via electronic means in accordance with the requirements of Section 9 of Article III hereof.”

In the event of a conflict or omission between these Covenants and the South Carolina Homeowner Association Act (“SCHAA”) and/or the South Carolina Non-Profit Corporation Act (“SCNCA”), the SCHAA and SCNCA shall control.

IN WITNESS WHEREOF, the undersigned officers of the Kiawah Island Community Association, Inc. hereby certify that the above amendment to the Declaration of Covenants and Restrictions of the Kiawah Island Community Association, Inc. was duly adopted by the requisite vote of the Kiawah Island Community Association Membership. This amendment will become effective as of the date listed below.

This _____ day of _____, 20____.

KIAWAH ISLAND COMMUNITY ASSOCIATION, INC.

By: _____
Chair

Attest: _____
Secretary

[CORPORATE SEAL]