

**TWELFTH – ARCHITECTURAL CONTROL AUTHORITY – FOR BOARD REVIEW  
JULY 8 BOD MEETING**

**ARCHITECTURAL CONTROL AUTHORITY**

**TWELFTH AMENDMENT TO THE DECLARATION OF COVENANTS  
AND RESTRICTIONS OF THE KIAWAH ISLAND COMMUNITY  
ASSOCIATION, INC.**

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

**ARCHITECTURAL CONTROL**

**KICA Redlined Covenants - Page 32**

1. Article VI, Functions of the Association, of the KICA Covenants, Section 3: Services, paragraph (l) is hereby amended as follows:

To set up and operate an architectural control board or authority, applicable to the Properties as defined in these Covenants, and to take such other actions as are permitted in Article VII, Section 1.

**KICA Redlined Covenants - Page 34**

2. Article VII, Architectural Control, Sections 1, 2 and 3 of the KICA Covenants, is hereby deleted in its entirety and replaced as follows:

**Section 1. Architectural Control.** In the event that (i) the Company assigns or delegates to the Association any or all of its architectural review and approval rights or powers granted under the Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to All Property in Kiawah Island (the “General Covenants”) and/or (ii) the Association otherwise determines to exercise some or all of the architectural review and approval rights or powers described in the General Covenants, the Association shall have the affirmative duty to exercise such architectural review and approval rights or powers. In that regard, the Association shall have the right to assign to any architectural review board or authority (a “Review Authority”) any or all of the Association’s architectural review and approval rights or powers, subject to any restrictions or limitations imposed by the Association. Any such Review Authority shall have such a governance and operating structure as the Association shall determine or approve. This paragraph shall apply to all Properties. The Association and/or the Review Authority shall be required to maintain records of all actions taken and shall be empowered to charge fees, impose fines and require deposits in connection with its architectural review function.

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**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]