

**THIRTEENTH – RULES, REGULATIONS AND ENFORCEMENT – FOR BOARD  
REVIEW JULY 8 BOD MEETING**

**RULES, REGULATIONS AND ENFORCEMENT**

**THIRTEENTH 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”) are hereby amended as follows:”

**KICA Redlined Covenants – Page 32**

1. Article VI, Section 3: Services, paragraph (k) is hereby amended as follows:

To take any and all actions necessary to enforce all covenants and restrictions affecting the Properties as well as the By-Laws and the Rules and Regulations of the Association (“Association Documents”) and to perform any of the functions or services delegated to the Association in any Association Documents applicable to the Properties.

**KICA Redlined Covenants – Page 33**

2. Article VI, – NEW SECTION 7

**Rules and Regulations.** The Association may (i) adopt from time to time rules and regulations (“Rules and Regulations of the Association”) governing the use and enjoyment of the Properties, (ii) amend the Rules and Regulations of the Association from time to time, (iii) levy suspensions and fines, create liens and take other enforcement actions with respect to violations of the Rules and Regulations of the Association, and (iv) adopt such procedures, guidelines and safeguards as it deems prudent in connection with any such enforcement actions.

**KICA Redlined Covenants – Page 36**

3. Article VIII, Section 3. Enforcement of the KICA Covenants is hereby amended as follows:

Section 3: **Enforcement**

Enforcement of these Association Documents shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate or circumvent any Association Documents, either to restrain violation or to recover damages, and against the land and to enforce any lien created by the Association Documents; and failure by the Association or any Member or the Company to enforce any covenant or restriction herein contained for any period of time shall in no event be deemed a waiver or estoppel of the right to enforce same thereafter. In any action taken by the Association

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to enforce the Association Documents, the Association shall be entitled to recover from the violating Owner, any and all costs incurred by the Association, including but not limited to reasonable attorneys' fees and expenses actually incurred, all of which shall constitute a continuing lien against the violating Owner's Residential Lot and/or Dwelling Unit.

**IN WITNESS WHEREOF**, the Kiawah Island Community Association, Inc., has caused these presents to be executed by its duly authorized officers this \_\_\_\_ day of \_\_\_\_\_, 2024.

**KIAWAH ISLAND COMMUNITY ASSOCIATION, INC.**

By: \_\_\_\_\_  
Chair

Attest: \_\_\_\_\_  
Secretary

DRAFT