

**FOURTEENTH – ADMINISTRATIVE & NOTICES – FOR BOARD REVIEW JULY 8  
BOD MEETING**

**ADMINISTRATIVE & NOTICES**

**FOURTEENTH 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:

**KICA Redlined Covenants – Pages 12, 15, 31, 37**

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 Article II, Section 1 of the KICA Covenants are hereby changed to “Charleston County and the Town of Kiawah, South Carolina”, (ii) the references to “Charleston County” and “Charleston, South Carolina” in Article III, Section 4 subsection (b) of the KICA Covenants are hereby changed to “Town of Kiawah Island” and (iii) the references to “County of Charleston, South Carolina” in Article VIII, Section 8 of the KICA Covenants are hereby changed to “Town of Kiawah Island.

**KICA Redlined Covenants – ‘three-fourths’ - Pages 21, 35,  
‘two-thirds’ - Page 23, ‘seventy-five’ – Pages 18, 24**

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.

**KICA Redlined Covenants – Page 16**

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

**KICA Redlined Covenants – Pages 21, 30, 35**

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” and the reference to “Vice President” in Article IV, Section 6(h) is hereby changed to “Vice Chair.”

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**KICA Redlined Covenants – Pages 36-37**

5. The first sentence of Article VIII, Section 7 of the KICA Covenants entitled “Notices” is hereby deleted in its entirety and replaced with the following: “Notices may be given as set forth in the Association’s By-Laws and/or pursuant to this Article VIII, Section 7. All notices required by the KICA Covenants and/or the Association’s By-Laws shall be deemed to have been received by the Member and given on (i) the postmark date if mailed via regular United States mail correctly addressed to the Member’s address and with first class postage affixed thereto, (ii) on the date shown on the postal return receipt, if mailed to the Member by United States registered or certified mail, postage prepaid, return receipt requested, and the receipt is signed by or on behalf of the Member, (iii) the next day immediately following the date of delivery to a commercial delivery service (e.g., United Parcel Service, FedEx, DHL Express, etc.) if correctly addressed to the Member’s address and sent via overnight delivery, or (iv) the date of transmittal thereof if sent to the Member via electronic means in accordance with the requirements of Article III, Section 9 hereof. If the Association properly delivers, mails, or transmits the notice in accordance with this Section, the Member is deemed to have been given notice whether or not the Member actually receives it.”

**KICA Redlined Covenants – Page 38**

6. The following will be added as a new Section 11 in Article VIII titled “Construction”. “In the event of a conflict or omission between these KICA 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 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

[CORPORATE SEAL)