

## **GUIDELINES FOR MOST FREQUENTLY REPORTED COVENANT VIOLATIONS**

In the *Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to All Property in Kiawah Island, Article II, paragraph 4*, it states

It shall be the responsibility of each owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or ground ... which shall tend to substantially decrease the beauty of the neighborhood as a whole or the specific area.

The following guidelines are direct excerpts of documents supported by the KICA Board of Directors and which set the standards for the community:

1. Declaration of Rights, Restrictions, Affirmative Obligations and Conditions Applicable to All Property in Kiawah Island (General Covenants)
2. Handbook of Frequently Encountered Rules & Regulations
3. Exhibit D, Policy Resolution P-04-03, charter for Covenant Compliance Committee
4. Landscape Management Guidelines for Association Members

### **LANDSCAPE MAINTENANCE**

#### **Lawn Areas:**

- Regular mowing of grass to maintain a maximum 3” – 4” lawn height.
- Mow centipede grass to approximately 1.5-2.0 inches and St. Augustine to 3.0-4.0 inches in height.
- Debris such as palm fronds, limbs and other yard debris must be removed from lawn areas.
- Regular weed control to maintain a “weed free” appearance.
- Lawns at curbside and paved edges must be edged regularly to maintain a neat appearance.

#### **Landscaped Bed Areas:**

- A definite edge must be maintained between lawn and native areas or between lawn and plant beds.
- Remove weeds from landscaped beds. Any plant out of place in a landscaped bed is considered a weed. Sections of native vegetation, by definition, have no weeds.

#### **Mulch:**

- Annual replacement of pine straw or other mulch.
- Mulch when installed, particularly pine straw, must be tucked neatly at the bed edges and under shrubs.

#### **Driveways & walkways:**

- Twice per month blowing or sweeping of driveways/walkways.
- Keep a clear line of sight at driveway and roadside edges of property.

## **BUILDING MAINTENANCE**

Buildings, fences, stairs & foundations must show none of the following:

- Visible peeling or faded paint/stain
- Visible mold or mildew
- Rotted or missing siding, stairs, railings, lattice, etc.
- Torn or missing screens
- Driveway and walkway surfaces showing deterioration (i.e. cracked, crumbling, discolored)

## **TRASH CANS:**

- Each lot owner shall provide a screened area not generally visible from the road to serve as...an area for the storage of garbage receptacles...Plans for such screen delineating the size, design, texture, appearance and location must be approved by the Company prior to construction. [Note: "Company" refers to the Architectural Review Board]
- "Out of sight" (that is, not generally visible from and screened from the road) storage of trash/recycling receptacles is required. If stored outside, animal-proof receptacles, in ARB-approved enclosures, are required. Receptacles may be placed at the curb for pick-up only on the day of pick-up or after dusk of the evening prior, and must be returned to the storage area on the same day as the pick-up. Members with "back-door" service must designate a storage location and place of pickup for garbage receptacles that is reasonably accessible (not in garage or behind closed door) and unobstructed.

Approved by Board of Directors, December 6, 2004