

**KIAWAH ISLAND COMMUNITY ASSOCIATION  
LONG RANGE PLAN  
SUB-COMMITTEE REPORT FOR QL-1**

**Question #1:**

How do we manage the impact of renters or guests of the Inn on our neighborhoods, facilities and environment?

**Recommendations:**

A form of registration should be required for property owners who allow others to use their property when they are not in residence, whether renters or guests.

The best form of registration would be a license agreement whereby the property owner agrees to abide by all Rules and Regulations and also agrees to advise the visitor/renter of those Rules and Regulations.

The license agreement should be issued by KICA staff after a fee is paid, say \$100 annually. The property owner agrees to the conditions which, as a minimum, would include:

- Posting of the KEY Rules and Regulations
- Back door garbage pickup
- Parking of bikes and vehicles in an orderly manner
- Limit number of occupants to 2 per bedroom plus 2 more people
- Limit the number of visible cars overnight to .3

In return for this license KICA would agree to:

- Keep KICA Rules and Regulations booklet current
- Keep the KEY Rules and Regulations for non-owners up to date. See Example under Question #2.
- Keep records for all properties under license
- Advise security patrols of the addresses of these properties, instructing officers to keep a watchful eye on those which have been the subject of previous complaints.

Owners who rent should be required to inform a neighbor.

Covenant Compliance could enforce by increasing patrols in the busy season, equipped with a list of rental homes from

KICA. There could be a PAID compliance officer who patrolled.

Form a new KICA Committee on Non-Owners utilizing Kiawah.

The Town could provide a weekly trash-can attendant to restore containers to the back door.

**Question #2:**

How do we effectively communicate information to these non-owners regarding our covenants and our rules on the island? Should we reprint information sheets to be placed in all rental units?

**Recommendations:**

Publish a list of KEY Rules and Regulations specifically for non-owners.

EXAMPLE

1. Welcome to Kiawah Island. Please treat it with care and respect for the other occupants, animal and human, and our beautiful environment.
2. Observe all traffic and parking rules.
3. Bicycles, skaters, joggers must use leisure trails, exercising caution on the road where there is no adjoining leisure trail. Bicycles should be parked in a way that does not interfere with others - pedestrians, bikers, neighbors' view .... in garage or under cover if possible.
4. Towels should not be hung on deck or porch railings to dry.
5. Excessive noise which could disturb others is not permitted.
6. Trash: please respect the environment and dispose of trash responsibly.
7. Parents will be held responsible for their children's behavior.
8. Be prepared to stop for deer in roadways.
9. Never tease or feed alligators!

Copies of the list should also be in rental unit and replaced as often as needed. Some of these KEY Rules might be added to the back of passes.

The current Handbook of Rules and Regulations should also be in units.

KICA should actively communicate with residents and property owners about their program for dealing with non-owners. A campaign, brochure, etc. is suggested.

**Question #3:**

Can we limit the number of single family home rentals behind the Vanderhorst gate?

**Recommendation:** Another committee should address this issue.

**Question # 4:**

Can we create a minimum number of days for rental in single-family homes, so as not to continually change the population of a neighborhood?

**Recommendation:** No.

**Question #5:**

Can we set a limit on the number of multiple owners for a property, thus decreasing the time-share" mentality?

**Recommendation:** This is an important question, dealing more with ownership than with non-owners use of the island.

**Question #6 added by Committee:**

Day Pass holders, contractors, employees are non-owners who utilize the island. How should they be treated with regard to Rules?

**Recommendations:**

Day Pass holders should be given a copy of the KEY Rules along with their pass.

Contractors pass should have additional Rules:

- Please dispose of all litter and solid waste in the proper (closed lid) container

- A pickup truck, trailer or other hauling vehicle containing trash or loose material must be covered
- Construction workers are responsible for the pick up and removal of all litter at their construction site and adjoining properties
- Contractors are responsible for a clean work site
- These rules will be enforced by the Compliance Officer and Security. For information about litter, call -----  
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Contractors should be responsible for their subs.

Employees should receive a copy of the Rules and Regulations. Employer should make it a part of new-employee orientation, also informing them of enforcement by Covenant Compliance and Security.

COMMITTEE

Diane Beek                      Earl Carrara, Sr.  
Ruth Ann James                Ted Kautz