



Bald Head Association ~ “The voice for BHI property owners”

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## So...Ready to Build Your Dream Home on BHI...Step One: Sketch Review

Like so many visitors to Bald Head Island, you fell in love with the Island, bought a lot and now are ready to build your dream house. Understanding the ARC guidelines is an integral part of a successful and positive homebuilding experience. The ARC review process for new construction is typically a three-step process that includes Sketch, Preliminary and Final review submittals.

The primary purposes of the review process are: (a) to assess and confirm conformance with Bald Head Association Covenants and the Design Guidelines, including the NCDNR (North Carolina Department of Natural Resources) Storm Water Permit Regulations and (b) to assess the impact of requested deviations and approve or disapprove such in the context of the stated objectives of the Covenants and the Design Guidelines.

A typical, new-construction project review process takes a minimum of three months. It is advantageous to use architects and designers who are familiar with coastal construction and the environmental requirements of Bald Head Island. This helps to ensure an appropriate level of competency and aesthetic desirability to maintain compatibility in this unique building environment.

While the guidelines do not require a sketch-level review, a sketch plan submittal is strongly recommended. This step will enable the ARC to consider the design aspects of the house and site and provide valuable feedback. The main reason sketch submittals are encouraged is to save the property owner money. Revisions at this stage can save many hours of production time needed to meet the more complex preliminary submittal requirements. The first two sketch reviews are free.

During a sketch review, the ARC offers helpful guidance to property owners, architects and designers regarding inconsistencies in overall design. Some examples of previous sketch level ARC comments to applicants suggesting further consideration for future submittals include:

- a) The overall design is too complex and does not appear to be coastal vernacular.
- b) North elevation should address the street as the front of the house.
- c) Column on the right-side elevation appears to be almost two stories and not consistent with typical BHI design.
- d) Due to the windows and doors on the ground level, the elevation labeled “East side” appeared to be 3-stories.
- e) Survey states the lot square footage is 10,148 feet, but the questionnaire lists the lot’s square footage as 9,996 square feet.
- f) Required guest parking must not encroach setbacks.

If you are a new property owner, call our office, and we will help you understand the guidelines that apply to your project. Also, please remember, whether it’s a renovation project or new construction, we are your resource for all things ARC, including Design Guidelines and necessary ARC approvals. Call 910-457-4676, ext. 22 or email me at [Karen@BaldHeadAssociation.com](mailto:Karen@BaldHeadAssociation.com).