



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

910-457-4676 • 111 Lighthouse Wynd, Bald Head Island • [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)

## Commercial Activities in Residential Area

Annually, BHA reminds property owners about the provision in the Covenants that prevents property owners from renting their crofters while staying in their homes and vice versa. This provision has been in place for many years and was designed to help protect adjacent neighbors from excess noise and traffic. One other aspect of Article 10.5(a) is that no home or other structure can be utilized for commercial purposes except for home offices, and even those have certain parameters in which to operate. BHA has been consistent with its position since at least 2005 that properties cannot be used for commercial purposes other than as vacation or recreational rentals. This includes the commercial use of renting a unit to temporarily house workers to complete a project on the Island. While the Village’s ordinances do not specifically regulate who rents a home on BHI, as does the aforementioned Association Covenants, the Village does regulate the use of residential homes used as a “Home Occupation” and also regulates who can reside in the home under the definition of a “Family.” There may be an instance where both the Association Covenants and Village Ordinances related to the rental of a home on BHI are both being violated.

With the high turnover in properties in recent years, some owners might not be aware of this provision and might not know that this is a violation of BHA’s Covenants. BHA has been made aware that several properties have been used for these purposes off and on, particularly in the aftermath of Hurricanes Florence and Dorian as well as with the growth and development on the Island. Members are concerned, particularly in multi-family housing developments like the Villas and Royals James Landing, that their property values may erode because this use is becoming most prevalent in those areas. All BHA members have a vested interest in protecting BHI’s property values, and by working together cooperatively on this issue, we can safeguard against this happening. We are asking property owners who may be renting their homes for this purpose to be aware that this is a violation of BHA’s Covenants and, further, to return the rental of their unit within the boundaries of the Covenants; that is, for vacation and recreational purposes only.

Members with questions can contact Carrie Moffett at [Carrie@BaldHeadAssociation.com](mailto:Carrie@BaldHeadAssociation.com) or 910-457-4676, ext. 26.