



BHA Common Area

The pristine natural setting of a barrier island is a main reason many property owners originally wanted to invest and spend time on Bald Head Island. As a barrier island, property owners share an individual and collective responsibility to maintain BHI’s delicate ecosystem balance. When one property owner changes the canopy by cutting a tree or clearing out underbrush, it affects the entire island. That is why Bald Head Association’s covenants address BHA’s responsibilities to oversee the pre-approval process, for the benefit of all who live and visit BHI, as well as for ensuring the longevity of Bald Head Island itself for generations to come.

BHA asks all property owners to be good stewards of this precious island that we all love. To understand BHA’s perspective, eight property owners have improperly cut nearly 200 inches of trees on Common Area in one year alone. This tree removal was not authorized by the BHA Board of Directors, which is required. This resulted in fines and remediation for the property owners. But even one lost tree affects BHI’s delicate ecosystem.

The property owner is the responsible party, even if trees are cut by a contractor. Property owners must ensure that all contractors (including all of their employees and not just the owner, who may or may not be onsite) are aware of correct procedures before any work is done. This cannot be emphasized enough because this is what occurs too many times on BHI. Another essential issue is to know your lot lines before any work is started.

In order to protect trees on BHA Common Area — and therefore protect Bald Head Island — a revision of the Common Area policy (Appendix F in the Design Guidelines) was adopted by BHA’s Board of Directors on November 9, 2018. The document draft is available at www.BaldHeadAssociation.com/news.

Revised Policy

The revised policy explains in more detail how Common Area can be used, as well as the process for work requests. It also addresses an update for fines. It now reads, “For every tree/limb removed without authorization, BHA will:

1. Levy a fine of \$100 for the action.
2. Levy a fine of \$100 per inch for remediation.”

BHA Common Areas typically are the buffer areas between units and golf course property and units and the beach, between neighborhood properties and, sometimes, between units. No clearing, landscaping or improvements of any type may occur on these properties without the permission of Bald Head Association.

Association Common Area is defined in the Covenants in Article 1.8 as “all real property and facilities owned by the Association for the common use and enjoyment of all members of BHA, including greenways, recreational areas, dunes, beaches and roadways. It is intended that the Common Area will include all of the subject property except platted lots, multi-family sites, and other non-residential areas, the golf course, clubhouse sites and sites established for utility purposes.”

There are three classes of Common Area:

1. Fairway — those tracts adjoining the golf course property.
2. Forest — those tracts located in the forest of Bald Head Association that do not adjoin the golf course.
3. Dune/Beach — those tracts in Bald Head Association that are located outside of the forested area and that do not adjoin the golf course, including waterfront properties.

Here are some tips to prevent property owners from learning the hard way about tampering with Common Areas on BHI.

1. Know your property lines.
2. Supervise all contractor work — the property owner is the responsible party.
3. Common Areas are overseen by the BHA Board of Directors.
4. No change can be made to BHA Common Area without the consideration and prior approval of the BHA Board of Directors.
5. A new construction deposit may be used to restore any damage to Common Area.

“Drip-Edge” Communities

Note to “drip-edge” communities, which include Keeper’s Landing, Sumner’s Crescent and Surfman’s Walk: homeowners **DO NOT** own the land around their homes (beyond the home’s “drip-edge”). BHA owns and manages the land surrounding the homes in these communities, including all trimming, planting and tree removal. Homeowners or other landscapers may **NOT** trim trees, bushes, vines, grasses, etc., around their homes.

Have any questions? BHA encourages you to **ASK FIRST**, before any work begins. We are here to help you and to help Bald Head Island. Call 910-457-4676, ext. 22 (Karen) or ext. 23 (Julie).