



Community Wide Standards

Maintenance of Properties on Bald Head Island

Bald Head Association

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2025 Community Wide Standards Review Schedule

June 2025



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Month	BHI Section	Description
January	Section 1	WBHW up to and including streets Green Teal Trail, Old Baldy Ct, Captain Charlies Ct, and Sea Gull Trail
February	Section 2	WBHW to SBHW up to and including streets Spikerush Trail, Cape Fear Trail, Horsemint Trail, Racerunner Ct, Royal Tern Ct, Sandpiper Trail, Water Thrush Ct, Snowy Egret Trail, and Black Skimmer Trail
March	Section 3	SBHW from and including Sandspur Trail, Laughing Gull Trail, Silversides Trail, Sea Lavendar Ct, Peppervine Trail, Sea Holly Ct, Bayberry Ct, to/including Coquina Trail. This section also includes Palm Ct and Cedar Ct.
April	Section 4	SBHW from/including Wild Bean Ct, Indian Blanket Ct, Brown Pelican Trail, Kinross Ct, Eilean Way, Ballantrae Ct, Seaton Ct, Dunedin Ct, Thistle Ridge, Inverness Ct to the end of SBHW intersecting with Federal Rd.
May	Section 5	Edward Teach Wynd including Brunswick Ct, Loosestrife Ct, Sandwich Tern Trail, Partridge Berry Ct, Three Flipper Trail, Painted Bunting Ct, Leopard Frog Ct, Elephant's Foot Trail, Creeping Cucumber Ct, Gray Fox Ct, Poor Man's Pepper Trail, Laurel Cherry Ct, and Muscadine Wynd

June	Section 6	NBHW From Live Oak Trail to Muscadine Wynd including Wood Duck Trail, Widgeon Trail, Pintail Ct, Bufflehead Ct, Red Bay Ct, Needle Rush Ct, Boat House Path, Boathouse Tract, and Towhee Ct.
July	Section 7	Stede Bonnet Wynd from Sabal Palm Trail to Bay Tree Trail including Fort Holmes Trail, Gunnery Ct, Col William Rhett Trail, Muskett Ct, and Clapper Rail Trail.
August	Section 8	NBHW from lighthouse Wynd to Live Oak Trail including Stede Bonnet Wynd up to Sabal Pam Trail, Stede Bonnet Close, Dowitcher Trail, Nightshade Ct, and Dogwood Trail.
September	Section 9	CFS Federal Road, Shoals Watch, South East Beach, Portsmouth Way, and Station House Way.
October	Section 10	Wash Woods Way, Kitty Hawk Way, Kitty Hawk Woods Way, Kinnakeet Way, Chicamacomico Way, Currituck Way, Ocracoke Way, and Whale Head Way. (excludes Keeper's Landing, Sumner's Crescent, and Surfman's Walk)
November	Section 11	Palmetto Cove Ct and Heron Trace. Keeper's Landing, Surfman's Walk, and Sumner's Crescent.
December	Section 12	Stede Bonnet Wynd from Scoters Ct to SBHW including Red Cedar Trail, Earl of Craven Ct, and Coots Ct. SBHW from L-183 to L-1346 including Starrush Trail and Mourning Warbler Trail.

CWS Procedure

6/23/2025

The CWS (Community Wide Standards) process has been updated to ensure clarity and consistency in maintaining neighborhood standards. Here is how the current procedure works:

1. Monthly Section Reviews

The community is divided into 12 sections, one for each month. Homes in Section 1 are reviewed in January, Section 2 in February, and so on. If you are in section 6, you are evaluated during June.

2. Street-View Evaluations

Evaluations are done strictly from the street. Staff do not enter private property.

3. Notices Sent to Homeowners

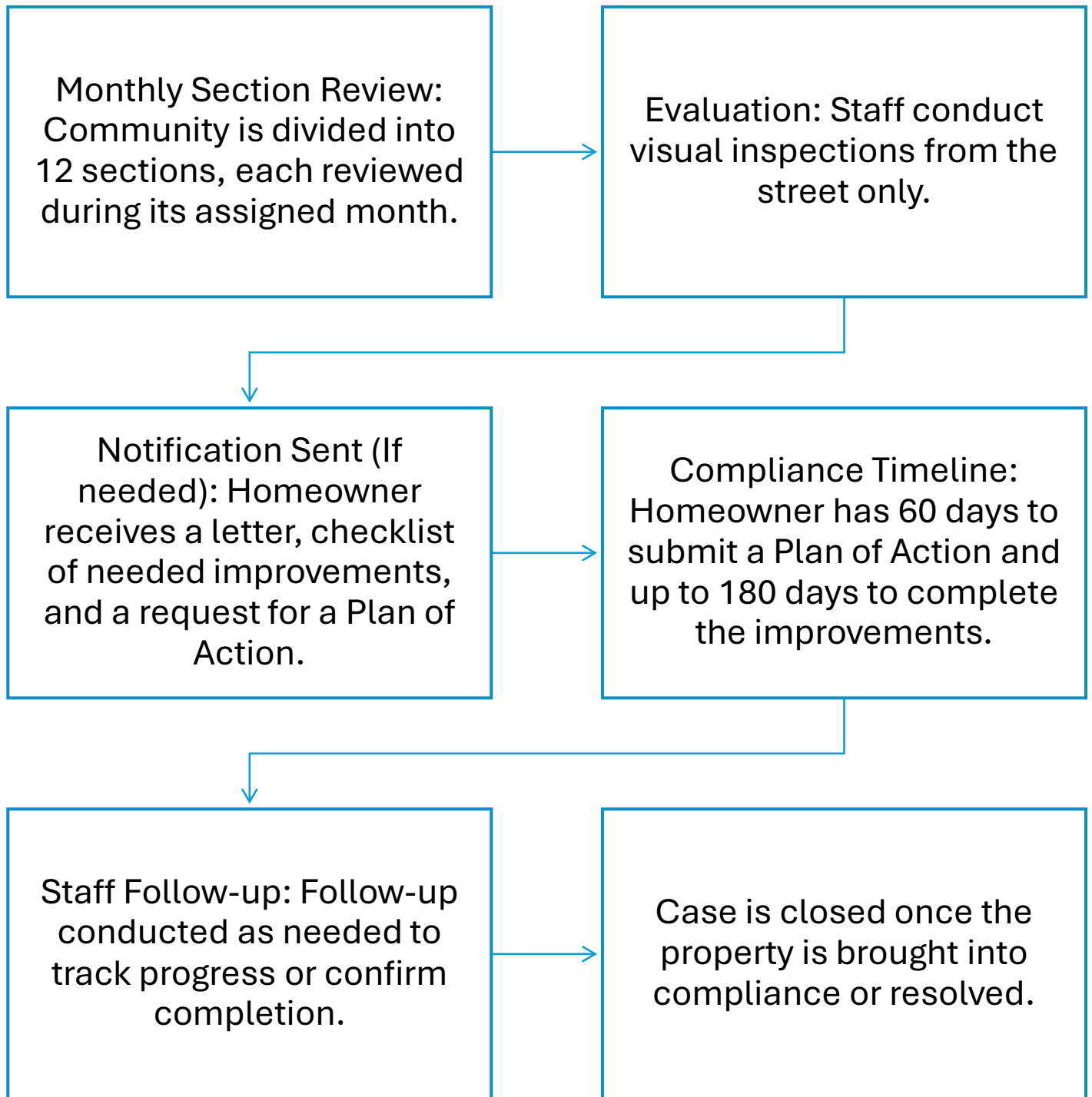
If a home is found to need attention, the homeowner receives:

- A letter,
- A checklist of items to address,
- A request for a Plan of Action.

4. Compliance Timeline

- Homeowners have **60 days** to submit a Plan of Action.
- They have up to **180 days** to complete the checklist and bring the property into compliance.

CWS Process



A. Background

Bald Head Island is a unique and special Island where human development is joined in harmony with natural beauty — a balance that has drawn most property owners to the Island. The Bald Head Association’s vision for the Island is to promote “A community working together to cultivate a unique quality of life and to preserve the ageless appeal of Bald Head Island for generations to come.”

To that end, the BHA is charged with the effective management of Covenants, Design Guidelines and Common Areas. The Covenants provide that all property owners maintain and preserve their lots and all structures on them in a clean, neat, sightly and attractive condition and provide for the removal of trash and refuse from their homes, all in conformity with the Community Wide Standards and all in order to assist in maintaining the aesthetics of the Island and the property values of the owners.

This document has been adopted by the BHA Board of Directors to define specifically the Community Wide Standards for Maintenance of Properties on Bald Head Island. Each property owner can make an important difference by following these guidelines which will enhance not only their property’s aesthetics and value, but those of all property owners on the Island.

B. Community Wide Standards (CWS) For Maintenance of Properties on Bald Head Island

Guiding Principle

It is the intent and purpose of the Association to ensure development and maintenance of the Bald Head Island complex as an exclusive residential community of the highest quality and at the same time to endeavor to retain the natural, unspoiled beauty of the Island.

To that end, all structures shall be cared for, maintained and repaired in a manner such that the external appearance of each structure remains consistent with the other well-maintained structures in the community and consistent with the general tone and nature of the community. All property owners shall maintain and preserve their lots and all structures located on their lots in a “clean, neat, sightly and attractive” condition and provide for the removal of all trash or refuse from their homes. Maintenance will include, but not be limited to, repair and replacement as needed.

C. The Duty to Maintain and Preserve Structures and Lots

1. Structures

The words “clean, neat, sightly and attractive” are clear, plain and easy for all to understand. To determine whether or not a structure is “clean, neat, sightly and attractive,” one shall consider, among other factors, whether or not the structure has a visible appearance of mold, mildew, rot, algae or peeling, cracked, faded, chipped, torn or missing exterior surface materials. The surface materials include, but are not limited to, paint, stain, stucco, siding, shingles or roof materials. Exterior surface materials include, but are not limited to, materials on the roof, building walls, door, garage doors, porches, patios, awnings, screens, windows, window frames, casements, ledges, retaining walls, bulkheads, fencing, fascia, eaves, steps, driveways, walkways and building trim.

In the normal course of reasonable maintenance, it is expected that homeowners shall:

- a. Maintain a clean, neat, sightly and attractive condition of exterior surfaces by removing mildew, dirt, mold, algae, moss and chipped or cracked paint;



Not Acceptable



Acceptable

- b. Maintain a clean, neat, sightly and attractive exterior surfaces by replacing trim and damaged or rotted boards, shingles, screens, awnings, windows, railings, roofing, doors, fences, lighting, overhangs, trash receptacles, walkways, stairways, driveways and all other parts of the exterior that exhibit failure or are unsightly;



Not Acceptable



Acceptable

- c. Maintain a proper coat of stain or paint on exterior surfaces;



Not Acceptable



Acceptable

- d. Cause to be done all other proper maintenance necessary to keep their property clean, neat, sightly and attractive.



2. Lots

Lots are also to be maintained “clean, neat, sightly and attractive.”

a. Improved Lots

On improved lots the landscaping shall be maintained in a healthy condition and consistent with the approved landscaping plan.

As to what steps should be taken in maintenance of their improved lots, owners are directed to the BHA Landscaping Design Guidelines. In general, reasonable trimming for maintenance is assumed and encouraged. However, yard maintenance should involve only minimal trimming to maintain a controlled and guided landscape in character with the charm and beauty of Bald Head Island. Tree branches and other vegetation should be maintained in a reasonable manner so as not to impinge on structures. “Natural landscaping is not defined as a total abandonment of planting maintenance, but rather a controlled and guided landscape in character with the charm and beauty of Bald Head Island.”

b. Unimproved (Vacant) Lots

On unimproved (vacant) lots the natural environment shall be left intact. In general, no clearing, trimming or removal of vegetation is allowed on unimproved (vacant) lots.

D. The Duty to Remove Trash and Refuse from the Homes

All homeowners shall provide for the removal of all trash or refuse from their homes. The Village of BHI provides for the regular pickup of trash or refuse. Alternatively, or additionally, the homeowners can take trash or refuse to the Village of BHI Public Works facility themselves. Either or both of the above are fine.