



# Bald Head Association

910-457-4676 • [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)  
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## Drip-line Communities

### *What you own and what you don't own (and cannot touch)*

The “drip line” on the exterior of your home is the demarcation of where water drips from your property’s roof, distinguishing who owns inwards and who owns outwards. Drip-line communities on Bald Head Island include Keeper’s Landing, Surfman’s Walk, Sumner’s Crescent, The Hammocks, Timbercreek, Royal James, Ibis Roost, Lighthouse Landing, Sabal Palm Cottages and Flora’s Bluff/Killegray Ridge (with a few exceptions).

If you own a home in one of these communities, you only own your home and the property from the drip line inwards. And either BHA or your sub-association owns the property from the drip line outwards. The owner of the land (either BHA or your sub-association) manages that area that is also known as Common Area.

Of the drip-line communities identified above, there are three neighborhoods that do not have a sub-association to manage their Common Area — Keeper’s Landing, Surfman’s Walk and Sumner’s Crescent. All tree trimming, tree cutting, understory trimming and master walkway maintenance is facilitated by BHA staff through pre-approved vendors. And though they don’t own the land under them, the property owner maintains their stairs, decks and individual walkways to homeowner structures and driveways.

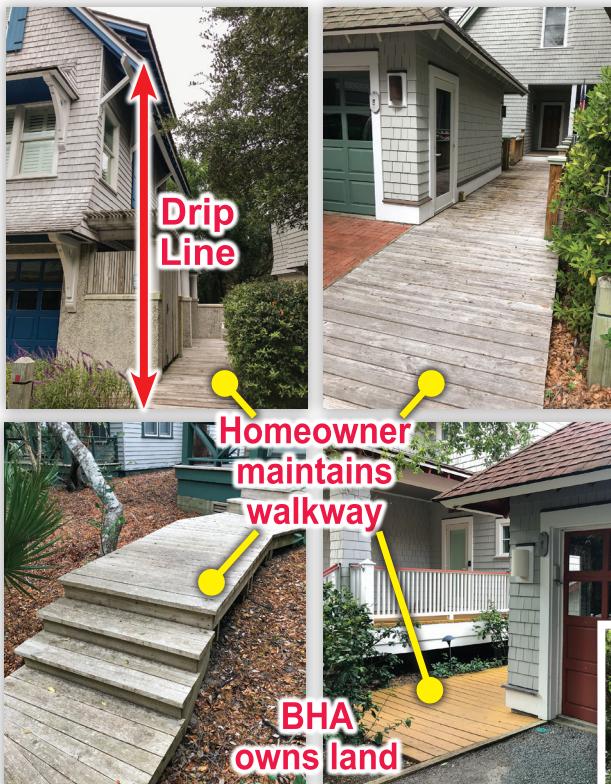
Keep in mind that the premise of BHA’s governing documents is promoting environmental stewardship. With that mandate, keeping Bald Head Island natural is important for ecological reasons to ensure a healthy and thriving barrier island, including its beaches, forest and creek/marsh. The overall health and sustainability of BHI also helps protect your property values. Therefore, BHA encourages a natural environment and manages its Common Area in this manner. For example, that means if a tree must be felled on Common Area, BHA will have it cut and left in place to decompose naturally.

Though many property owners are familiar and used to suburban living with a typical mindset of a well-manicured lawn surrounding their homes on the mainland, Bald Head

Island is different. The aspects of what drew many property owners to invest on BHI in the first place — BHI’s natural beauty, the trees, the wildlife, the peace and quiet — are why BHA strictly enforces and cites property owners who violate BHA’s Design Guidelines and Covenants.

To help explain why you cannot trim a tree, cut a tree or trim understory outside of your drip edge line, understand that BHA or your sub-association owns that land. Just as your neighbor owns the property beside yours, would you go onto your neighbor’s land to trim a tree, cut a tree or trim understory? No, of course not. In this instance, BHA is your neighbor and owns that vegetation.

If you live in a drip-line community with a sub-association,



contact your president for work requests.

If you live in a drip-line community where BHA owns and manages the drip line outwards, your contact for all vegetation and master walkway work requests is Pam Rainey. She facilitates all requests with BHA Board members, who must approve any work on BHA Common Area done by BHA’s pre-approved vendors. Contact her at 910-457-4676, ext. 24 or [PamR@BaldHeadAssociation.com](mailto:PamR@BaldHeadAssociation.com).

For any ARC-related questions (such as paint color, which is an ARC process), contact Karen Mosteller, ARC Coordinator, at 910-457-4676, ext. 22 or [Karen@BaldHeadAssociation.com](mailto:Karen@BaldHeadAssociation.com). If you have any violation concerns, contact Teagan Hall at 910-457-4676, ext. 23 or [Teagan@BaldHeadAssociation.com](mailto:Teagan@BaldHeadAssociation.com).

