



Bald Head Association
PO Box 3030
Bald Head Island, NC 28461
910-457-4676 / Fax 910-457-4677

Taxes & Association Dues on Bald Head Island, NC

To find out about or send the dues or taxes required from a property before it changes hands, contact the Bald Head Association. Requests for dues verification on individual properties must be received in writing.

Bald Head Island is divided into three master associations: Bald Head Association (BHA), Harbour Association and Middle Island Association. Each of these requires dues of their property owners.

2019 BHA Annual Dues:

1) Basic Assessment

\$390 for an improved property (with a home)
\$130 unimproved property

2) Special Assessment — Battery 4 Purchase (final assessment)

\$161 for an improved property (with a home)
\$54 unimproved property

3) BHA-managed Areas

In addition, East End properties located in the following “neighborhoods” or areas managed by BHA may be subject to additional supplemental dues. Contact BHA for information.

| | | |
|----------------|-------------------|-------------------|
| Braemar | Cape Fear Station | Cedar Court |
| The Grove | Keeper’s Landing | Loggerhead |
| Palm Court | Palmetto Cove | Sumner’s Crescent |
| Surfman’s Walk | | |

Contact information to send or verify dues: Bald Head Association
PO Box 3030
Bald Head Island, NC 28461-7000
910-457-4676 ext. 21 / Fax 910-457-4677

These areas may be subject to separate, additional sub-association dues. BHA can help with additional contact information.

| | | |
|---------------------------------|---------------------|---------------------|
| Flora’s Bluff / Killegray Ridge | The Hammocks | Ibis Roost |
| Lighthouse Landing | Royal James Landing | Sabal Palm Cottages |
| Timbercreek | The Villas | |

2019 Middle Island Homeowners Association Annual Dues:

Dues are for maintenance and insurance for the roads, marina and beach access for Middle Island.

| | |
|-----------------------------|-------------------|
| Improved Lot – Forest | \$2,081.00 / year |
| Improved Lot – East Beach | \$1,637.00 / year |
| Unimproved Lot – Forest | \$1,040.00 / year |
| Unimproved Lot – East Beach | \$819.00 / year |

Contact information to send or verify dues for the Middle Island Association individual properties:

Lou Anne Brown, President
PO Box 3188
Bald Head Island, NC 28461
brownla1960@gmail.com
910-409-6769

2019 Harbour Village Properties Association Annual Dues:

\$708.10 for both improved & unimproved property, if payment received by January 15th.
\$730.00 for both improved & unimproved property, if payment received after January 15th.

Contact information to send or verify dues for the Harbour Village Association individual properties:

Manager, Bob McKoy / Admin Assistant, Vicki Glover
Network Real Estate, Property Management Division
1029 N. Lake Park Blvd
Carolina Beach, NC 28428
bobmckoy@networkwilmington.com
910-458-8881 / Toll Free: 800-830-2118 / Fax 910-458-7773

2018-2019 Bald Head Island Annual Property Tax Rates

Bald Head Island taxes include the Village of BHI, Smithfield Township, Brunswick County and, if applicable, MSD Zone A and/or MSD Zone B. The Village of Bald Head Island does not collect property taxes. Property owners pay all taxes to Brunswick County. If you have any questions about taxes for the Village of BHI, call 910-457-9700.

Base Tax Rates per \$100 Evaluation:

Village of Bald Head Island \$0.6863
Smithfield Township (BHI is in Smithfield Township) \$0.040
Brunswick County \$0.485
Total \$1.2113 / \$100 evaluation

Supplemental Tax Rates:

MSD Zone A \$0.0908
MSD Zone B \$0.0556

All Property Taxes Should Be Sent To:

Brunswick County
30 Government Center Drive NE
Bolivia, NC 28422
910-253-2729
800-222-0593
www.BrunswickCountyNC.gov

Bald Head Association - East End (formerly Stage II)

Dues Summary

2019

| | 2019 | | | 2019 | 2018 | Variance |
|----------------------------------|------------|-------------------|-----------------------------------|------------|------------|----------|
| | Basic Dues | Supplemental Dues | 2019 Special Assessment-Battery 4 | Total Dues | Total Dues | |
| | Lot/Home | Lot/Home | Lot/Home | | | |
| Master Association Only Lot | \$130 | | \$54 | \$184 | \$115 | \$69 |
| Master Association Only Home | \$390 | | \$161 | \$551 | \$345 | \$206 |
| Palmetto Cove Lot | \$130 | \$203 | \$54 | \$387 | \$287 | \$100 |
| Palmetto Cove Home | \$390 | \$609 | \$161 | \$1,160 | \$862 | \$298 |
| The Grove Lot | \$130 | \$231 | \$54 | \$415 | \$510 | -\$95 |
| The Grove Home | \$390 | \$693 | \$161 | \$1,244 | \$1,530 | -\$286 |
| Cedar Court Lot | \$130 | \$3 | \$54 | \$187 | \$172 | \$15 |
| Cedar Court Home | \$390 | \$9 | \$161 | \$560 | \$516 | \$44 |
| Palm Court Lot | \$130 | \$3 | \$54 | \$187 | \$195 | -\$8 |
| Palm Court Home | \$390 | \$9 | \$161 | \$560 | \$585 | -\$25 |
| Braemar Highlands Lot | \$130 | \$2 | \$54 | \$186 | \$132 | \$54 |
| Braemar Highlands Home | \$390 | \$6 | \$161 | \$557 | \$396 | \$161 |
| Loggerhead Trail Lot | \$130 | \$223 | \$54 | \$407 | \$349 | \$58 |
| Loggerhead Trail Home | \$390 | \$669 | \$161 | \$1,220 | \$1,047 | \$173 |
| Keeper's Landing Home | \$390 | \$2,636 | \$161 | \$3,187 | \$3,037 | \$150 |
| Surfman's Walk Home | \$390 | \$1,733 | \$161 | \$2,284 | \$2,055 | \$229 |
| Units 1, 2, 11, 13 (SF 5 Alleys) | \$390 | \$2,798 | \$161 | \$3,349 | \$3,146 | \$203 |
| Sumner's Crescent Home | \$390 | \$1,384 | \$161 | \$1,935 | \$2,255 | -\$320 |

CAPE FEAR STATION & KITTY HAWK

Alley properties

| | | | | | | |
|-------------------------------|-------|---------|-------|---------|---------|--------|
| CFS SF 2 Lot | \$130 | \$446 | \$54 | \$630 | \$612 | \$18 |
| CFS SF 2 Home | \$390 | \$1,338 | \$161 | \$1,889 | \$1,835 | \$54 |
| CFS SF 3 Lot | \$130 | \$416 | \$54 | \$600 | \$541 | \$59 |
| CFS SF 3 Home | \$390 | \$1,247 | \$161 | \$1,798 | \$1,622 | \$176 |
| CFS SF 5 Lot | \$130 | \$355 | \$54 | \$539 | \$479 | \$60 |
| CFS SF 5 Home | \$390 | \$1,065 | \$161 | \$1,616 | \$1,436 | \$180 |
| CFS SF 7 Lot | \$130 | \$401 | \$54 | \$585 | \$530 | \$55 |
| CFS SF 7 Home | \$390 | \$1,202 | \$161 | \$1,753 | \$1,591 | \$162 |
| CFS SF 8 Lot | \$130 | \$394 | \$54 | \$578 | \$541 | \$37 |
| CFS SF 8 Home | \$390 | \$1,181 | \$161 | \$1,732 | \$1,624 | \$108 |
| CFS SF 9 Lot | \$130 | \$368 | \$54 | \$552 | \$492 | \$60 |
| CFS SF 9 Home | \$390 | \$1,104 | \$161 | \$1,655 | \$1,475 | \$180 |
| CFS SF 13 Lot | \$130 | \$695 | \$54 | \$879 | \$684 | \$195 |
| CFS SF 13 Home | \$390 | \$2,085 | \$161 | \$2,636 | \$2,053 | \$583 |
| CFS SF 21 Lot | \$130 | \$891 | \$54 | \$1,075 | \$1,128 | -\$53 |
| CFS SF 21 Home | \$390 | \$2,672 | \$161 | \$3,223 | \$3,385 | -\$162 |
| Kitty Hawk SF 1 Lot | \$130 | \$493 | \$54 | \$677 | \$670 | \$7 |
| Kitty Hawk SF 1 Home | \$390 | \$1,479 | \$161 | \$2,030 | \$2,011 | \$19 |
| <i>(Lots 5027 & 5029)</i> | | | | | | |
| Kitty Hawk Lot | \$130 | \$493 | \$54 | \$677 | \$670 | \$7 |
| Kitty Hawk Home | \$390 | \$1,479 | \$161 | \$2,030 | \$2,011 | \$19 |

| | Basic Dues | Supplemental Dues | 2019 Special Assessment | 2019 Total Dues | 2018 Total Dues | Variance |
|------------------------------------------------------------------------------------------------------------|------------|-------------------|-------------------------|-----------------|-----------------|----------|
| | Lot/Home | Lot/Home | Lot/Home | | | |
| CAPE FEAR STATION & KITTY HAWK | | | | | | |
| <i>Non-Alley properties</i> | | | | | | |
| CFS Eco-A, B, C; SF 1, 4, 6, 10, 11, 12, 14, 15, 16, 17, 18, Com 5-A | | | | | | |
| SF-8 (Lots 5644, 5646, 5648, 5650, 5652, 5717, 5719, 5721, 5723, 5725, 5727, 5729, 5731, 5739, 5741, 5743) | | | | | | |
| Kitty Hawk (Lots 5031, 5033, 5035, 5039) | | | | | | |
| Lot | \$130 | \$4 | \$54 | \$188 | \$120 | \$68 |
| Home | \$390 | \$12 | \$161 | \$563 | \$360 | \$203 |

| Bald Head Association Supplemental Dues Coverage | | |
|---------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2019 | | |
| Neighborhood | | Supplemental Dues Coverage |
| Braemar | | Enforcement of Secondary Covenants. |
| CFS - alleys | | Maintenance and replacement reserves for alleys, based on 15-year life; enforcement of Secondary Covenants. |
| CFS - non-alleys | | Maintenance and enforcement of Secondary Covenants. |
| Cedar Court | | Enforcement of Secondary Covenants. |
| Muscadine Grove | | Landscaping; maintenance and replacement reserves for road and retaining wall; enforcement of Secondary Covenants. |
| Keeper's Landing | | Amenities insurance; grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for roads, sidewalks, fences, retaining walls, sign, entry, boardwalks, dock and pier; enforcement of Secondary Covenants. |
| Loggerhead | | Replacement reserves for road; enforcement of Secondary Covenants. |
| Palm Court | | Enforcement of Secondary Covenants. |
| Palmetto Cove | | Annual vegetation trimming of footpath; maintenance and replacement reserves for dock and pier; amenities insurance; enforcement of Secondary Covenants. |
| Sumner's Crescent | | Grounds maintenance; tree trimming; electricity for grinder pumps; grill/propane; maintenance and replacement reserves for sidewalk, retaining wall, sign, benches, road and sidewalk; enforcement of Secondary Covenants. |
| Surfman's Walk | | Grounds maintenance; tree trimming; maintenance and replacement reserves for retaining wall, fences, gates and entry; enforcement of Secondary Covenants. |

2019 BHI Homeowners Association Dues & Taxes

Bald Head Association • PO Box 3030 • Bald Head Island, NC 28461

Note: Where applicable, property managers should be contacted with neighborhood needs/daily concerns.

Presidents should be contacted for Board-level issues/concerns.

| | | | |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flora's Bluff Killegray Ridge | Barbara Grant fbkr67@gmail.com 571-359-0774 | \$390 / Year + \$125 / Month | Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners |
| The Hammocks Association | Caroline Durham, President Call Cindy Capps, General manager 910-457-3767 | See attached page* | Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal. Exterminator: Mannings Pest Control 910-457-5289 |
| Ibis Roost | Kim Vrana — KVrana@resoluteinc.com David Lent-Bews DLent-Bews@ResoluteInc.com | \$390 / Year + \$240 / Month | Swimming Pool, Garages, Exterior Painting. Exterminator: Jay Taylor 800-791-3901 |
| Lighthouse Landing | Lighthouse Landing Association 17 Lighthouse Landing, Bald Head Island, NC 28461 Larré Holladay / 404-783-5760 / larre@bellsouth.net Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040 | \$390 / Year + \$725 / Quarter | Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for Common Areas, Floating Dock Maint, Area Lighting Maint, Taxes, Manager. Exterminator: Contracted by Indivd. Owners |
| Royal James Landing | Kathryn Bowers 910-454-8495 or Cell 336-706-9426 davidbowers@msn.com Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040 | \$390 / Year + See attached page** | Ins. – HOA, Roof, Paint, Repair, A/C & Heat Pump Unless Catastrophic; Homeowner – Windows/Door/Deck Exterminator: Cleggs 910-278-9484 |
| Sabal Palm Cottages | Bob Sheahan 101 Bellwood Court Jamestown, NC 27282 Office 336-889-2711 / 336-454-3445 patisheahan@hotmail.com | \$390 / Year + \$525 / Quarter | Ext. Maint. of Homes/ Neibhd, Paint, Roof, Landscpg. Exterminator: Contracted by Indivd. Owners |
| Timbercreek | CAMS Attn: Matthew McDonnell, Senior Manager 3960 Executive Park Blvd., Suite 8, Southport, NC 28461 910-256-2021 Office / 910-726-9734 Direct mmcdonnell@camsmgt.com | \$390 / Year + A Units: \$993.00 / Mo. B Units: \$846.00 / Mo. (\$175.00 Set-up fee for new owners) | Ext Maint., Landscpg, Pool Maint., Flood Ins. on Ext Bldg, Liability for Grounds Only, Reserve Contribution. Exterminator: Cleggs (Outside Bldg Only) 910-278-9484 |
| The Villas | Harper Heckman, President Office 336-387-5181 / Cell 336-317-7687 hheckman@nexsenpruet.com | \$390 / Year + \$275 / Month | Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Signage, Lighting. Exterminator: Terminix 252-617-2423 |
| Harbour Village | Anita Schnog, President PO Box 3069, Bald Head Island, NC 28461-7000 910-457-6399 / schnog@bellsouth.net Bob McKoy, Manager / Vicki Glover, Admin. Network Real Estate, Property Management Div. 1029 N. Lake Park Blvd., Carolina Beach, NC 28428 910-458-8881 / 800-830-2118 / Fax 910-458-7773 bobmckoy@networkwilmington.com | \$390 / Year + \$730.00 / Year Home or Lot (\$708.10 / Year if received by January 15) | Dock, Gazebo, Fence/Planters, Beach Access, Storm Water Detention Pond, Common Area Landscaping, General Admin. Exterminator: Contracted by Indivd. Owners |

2019 Bald Head Island Homeowners Association Dues & Taxes

Bald Head Association
Carrie Moffett
910-457-4676, ext 26
Carrie@BaldHeadAssociation.com

Basic Dues:

Homes: \$390 / Yearly

Lots: \$130 / Yearly

SUB-ASSOCIATION DUES

*The Hammocks Association (Quarterly):

BHA Dues Calculated into Hammocks Dues — NOT SEPARATE

| | | |
|------------------------|------------|----------------------|
| 2 Bedroom | \$2,149.65 | (\$8,598.59 / year) |
| 2 Bedroom with Crofter | \$2,393.86 | (\$9,575.45 / year) |
| 3 Bedroom | \$2,578.58 | (\$10,314.30 / year) |
| 3 Bedroom with Crofter | \$2,822.79 | (\$11,291.17 / year) |

Neighborhood Association Fees (Monthly, unless otherwise noted):

| | |
|---------------------------------|--------------|
| Flora's Bluff / Killegray Ridge | \$125 |
| Ibis Roost | \$240 |
| Club Villas | \$275 |
| Lighthouse Landing | \$725 / Qtr. |
| Sabal Palm Cottages | \$525 / Qtr. |

**Royal James Landing

| | |
|-----------------------|----------|
| RJ Bldg 1-4 Units A&B | \$525.00 |
| RJ Bldg 1-4 Units C&D | \$481.25 |
| RJ Bldg 5-6 Units A&B | \$554.17 |
| RJ Bldg 5-6 Units C&D | \$525.00 |
| RJ Bldg 7 Units A&B | \$568.75 |
| RJ Bldg 7 Units C&D | \$539.58 |