



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

910-457-4676 • 111 Lighthouse Wynd, Bald Head Island • www.BaldHeadAssociation.com

Home Occupations

While a home office on beautiful Bald Head Island is a dream to some, it’s reality to others. With 21st century technology, many professionals have the ability to work from home, whether it’s in Charlotte, NC, or BHI. During the onset and height of Covid, this ability to work remotely helped speed up the changing work landscape dramatically.

Let’s consider another type of scenario of working from home. Perhaps someone was considering starting a home business such as a yoga studio or a golf cart repair shop. Note that neither is permissible on BHI, per both Village Ordinances and BHA Covenants. But, for the sake of explanation, let’s explore why. Both of these example businesses would definitely see an increase in foot and golf cart traffic from not only customers, but also in the golf cart repair shop scenario, from vendors and deliveries, etc. And what about parking for multiple vehicles at once?

BHA’s Covenants

BHA’s Covenants regarding home occupations largely takes into consideration the impact to adjacent neighbors. To continue with this example, if you’re inside your home teaching a yoga class, you may not necessarily see or feel the effect from 20 golf carts parked along the road or on the edges of your neighbors’ properties, nor may you be affected by the comings and goings of large groups of people throughout the day, for many days. BHA Covenants state (Section 10.5.A. Single Family Utilization), “No home or other structure constructed within the described area will be utilized for commercial purposes, except that home offices will be permitted as long as such offices do not induce traffic, require signage, require outdoor storage of equipment, inventory, vehicles, or include retail space.”

Any member who violates any Covenant item would go through the same violation process currently in place:

1. Violation is witnessed or reported.
2. A friendly email or phone call from BHA staff is made to the owner informing of the violation.
3. If no response is received, an official letter of violation is sent out via postage and email, if an email address is on file.
4. In the letter, the owner is asked to return the home to exclusive residential use within 30 days.
5. If the violation is cured, a thank-you/closing letter is sent out to the property owner.

If the violation is ignored, the property owner will receive a second letter notifying him/her of the date of the compliance hearing with the Board of Directors to discuss any extenuating circumstances before the Board considers any action.

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 BHI.

Want to know more? These guidelines are specified in Article 10.5(a) of BHA’s Covenants, which can be found on BHA’s website 24/7/365 at www.BaldHeadAssociation.com. Remember, as the property owner, you are responsible for knowing your obligations under the Covenants. For any questions, contact Carrie Moffett at 910-457-4676, ext. 26 or Carrie@BaldHeadAssociation.com.

Village of BHI’s Ordinances

In addition to BHA’s requirements, the Village’s Ordinance Section 32-164 governing home occupations includes these items:

- The use must be conducted entirely within the dwelling by a member of the immediate family residing on the premises. No persons outside of the immediate family members will assist or be employed. No more than 25 percent of the floor space within the dwelling may be used in connection with such occupation.
- The activity involved shall not noticeably detract from the outward residential character of the neighborhood.
- Pedestrian traffic, vehicle traffic and any other activity associated with a home occupation shall not significantly disrupt the peace and tranquility of the residential neighborhood.
- Any equipment is to be stored inside an enclosed shelter, shed or garage. There shall be no outside storage.

To read the full Village Ordinance, go to <https://villagebhi.org/village-government/council/village-ordinances>.