



New To BHA?

BHA Common Area

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, trimming, landscaping or improvements of any type may be done on Common Area by individual owners or their contractors. If a property owner has a concern about vegetation on Common Area, the BHA Board considers and determines whether to approve work requests or not. If approved, all Common Area work requests are facilitated by Pam Rainey, Customer Relations Associate, utilizing pre-approved BHA contractors.

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 Island that do not adjoin the golf course.
3. Dune/Beach — those tracts that are located outside of the forested area and that do not adjoin the golf course, including waterfront properties.

To read the full Common Area policy in the Design Guidelines, go to Appendix F on page 163. The Design Guidelines are online at BaldHeadAssociation.com. For questions, contact Pam Rainey at PamR@BaldHeadAssociation.com.

Tips To Help Everyone Comply

Here are some tips to prevent property owners from learning the hard way about removing vegetation on Common Area, as well as helping to preserve BHI’s unique and delicate ecosystem. Fines and/or mitigation are typically required for removing vegetation and trees from Common Area.

1. Know your property lines. If you don’t have a lot survey, BHA can help you approximate your lot using Brunswick County’s GIS map.
2. Supervise all contractor work — you are responsible for any work conducted by your contractor, including any potential fines and/or mitigation.
3. Common Areas are overseen by the BHA Board of Directors.
4. No change can be made to BHA Common Area by individual owners or their contractors. All work requests are facilitated by BHA staff.
5. A new construction deposit may be used to restore any damage to Common Area.

BHA-managed Drip-line Communities

Note to the BHA-managed drip-line communities of Keeper’s Landing, Sumner’s Crescent and Surfman’s Walk — homeowners **DO NOT** own the land around their homes (beyond the home’s drip-line). 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. For work requests, contact Pam Rainey at PamR@BaldHeadAssociation.com.