



# New To BHA? Know Your Lot Lines

BHA encourages property owners to be clear about the deeded boundaries of their properties. Your property may be bordered by BHA Common Area, a lot owned by the Smith Island Land Trust (SILT) or another property owner’s lot/house.

All except three properties bordering the golf course have BHA Common Area that serves as a buffer between individual properties and the golf course. All service requests for work on Common Area (including trimming and tree removal) must be approved by the BHA Board of Directors. Email service requests to Pam Rainey, Customer Relations Associate, at [PamR@BaldHeadAssociation.com](mailto:PamR@BaldHeadAssociation.com).

It’s important for owners to be aware if an adjacent lot is owned by the SILT to help protect the natural makeup of those parcels in perpetuity. And it’s essential that individual property owners should not remove/trim trees or other vegetation around their homes without being absolutely certain of where their lot lines are located (and receiving ARC prior approval, of course).

A couple of years ago, one homeowner (for the sake of protecting the owner’s identity, this owner will be referred to as “he”) had his landscaper remove not only a number of trees on his property without BHA’s permission but also removed six, good-sized trees from his neighbor’s vacant lot — without the neighbor’s permission. This presented both neighbors and BHA with a difficult and unnecessary position. The homeowner who had the work done was fined by BHA for removing trees without permission. The vacant lot owner (who was obviously not happy that his trees were removed) was fined by BHA for removing trees from a vacant lot. (BHA’s Covenants specifically state that no clearing may occur on vacant lots and, unfortunately, the property owner is always responsible for what happens on his/her property.)

If only the homeowner would have known where his lot lines were AND provided that information to his landscaper, this situation could have easily been avoided.

It’s worthy to repeat — know your lot lines. If you did not order a survey during the closing of your property, please consider getting one (a list of surveyors can be found on our website at [BaldHeadAssociation.com/surveyors](http://BaldHeadAssociation.com/surveyors)).

For approximate dimensions, property owners can visit the Brunswick County website to view their GIS Data Viewer. Visit [www.BrunswickCountyNC.gov](http://www.BrunswickCountyNC.gov). From the “Department” menu, select “GIS.” Then select “GIS Data Viewer.” From there, you can zoom in to your property and use the “Measurement” tool across the bottom. In the example image that accompanies this article, the distance from the rear of the house to the end of the lot line and beginning of Common Area is approximately 32.5 feet. The Common Area distance is 30.5 feet. Remember, this serves as an approximation only. For specific lot measurements, always refer to your property survey.

If you need assistance, contact BHA, and we can show you how to use Brunswick County’s GIS system to identify the general location of your property’s boundaries within a few feet. Email Carrie Moffett at [Carrie@BaldHeadAssociation.com](mailto:Carrie@BaldHeadAssociation.com).

