



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

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

New To BHA? BHI Is Complex!

Recently, BHA staff received a complaint that a property owner was advertising in the post office to rent his crofter while simultaneously occupying his home, something that is prohibited under BHA’s Covenants. After identifying the would-be violator, staff relayed to the person making the complaint that this particular parcel was not subject to BHA’s Covenants and was only governed by Village ordinances.

We thought it might be helpful this month to highlight this situation primarily to demonstrate that things are not always what they seem, particularly on the east end of the Island.

For instance, there are four parcels on Federal Road that are not subject to BHA’s Covenants. Similarly, the homes in the Southern Living-inspired community between South East Beach Drive and Portsmouth Way, the Harbour and Middle Island are not subject to BHA’s Covenants, either. And, to make it more confusing, there are a handful of properties on Muscadine Wynd that are zoned by the Village of BHI as mixed use and are also restricted to single-family utilization, meaning that commercial activity is prohibited on those properties, according to BHA’s Covenants.

These are just a few of the complexities that are found on this amazing Island. So, property owners who may be thinking about moving or starting a business on the Island should contact BHA to make sure the activity that’s being contemplated is allowed. Remember, as the property owner, you are responsible for knowing your obligations under the Covenants, but know that we can help. Contact Carrie Moffett at 910-457-4676, ext. 26 or Carrie@BaldHeadAssociation.com with questions.