

*Draft 6
9/4/18*



Community Wide Standards

Maintenance of Properties on Bald Head Island

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A. Background

Bald Head Island is a unique and special Island where human development is joined in harmony with natural beauty — a balance that has drawn most property owners to the Island. The Bald Head Association's vision for the Island is to promote "A community working together to cultivate a unique quality of life and to preserve the ageless appeal of Bald Head Island for generations to come."

To that end, the BHA is charged with the effective management of Covenants, Design Guidelines and Common Areas. The Covenants provide that all property owners maintain and preserve their lots and all structures on them in a clean, neat, sightly and attractive condition and provide for the removal of trash and refuse from their homes, all in conformity with the Community Wide Standards and all in order to assist in maintaining the aesthetics of the Island and the property values of the owners.

This document has been adopted by the BHA Board of Directors to define specifically the Community Wide Standards for Maintenance of Properties on Bald Head Island. Each property owner can make an important difference by following these guidelines which will enhance not only their property's aesthetics and value, but those of all property owners on the Island.

B. Community Wide Standards For Maintenance of Properties on Bald Head Island

Guiding Principle

It is the intent and purpose of the Association to ensure development and maintenance of the Bald Head Island complex as an exclusive residential community of the highest quality and at the same time to endeavor to retain the natural, unspoiled beauty of the Island.

To that end, all structures shall be cared for, maintained and repaired in a manner such that the external appearance of each structure remains consistent with the other well-maintained structures in the community and consistent with the general tone and nature of the community. All property owners shall maintain and preserve their lots and all structures located on their lots in a "clean, neat, sightly and attractive" condition and provide for the removal of all trash or refuse from their homes. Maintenance will include, but not be limited to, repair and replacement as needed.

C. The Duty to Maintain and Preserve Structures and Lots

1. Structures

The words "clean, neat, sightly and attractive" are clear, plain and easy for all to understand. To determine whether or not a structure is "clean, neat, sightly and attractive," one shall consider, among other factors, whether or not the structure has a visible appearance of mold, mildew, rot, algae or peeling, cracked, faded, chipped, torn or missing exterior surface materials. The surface materials include, but are not limited to, paint, stain, stucco, siding, shingles or roof materials. Exterior surface materials include, but are not limited to, materials on the roof, building walls, door, garage doors, porches, patios, awnings, screens, windows, window frames, casements, ledges, retaining walls, bulkheads, fencing, fascia, eaves, steps, driveways, walkways and building trim.

In the normal course of reasonable maintenance, it is expected that homeowners shall:

- a. Maintain a clean, neat, sightly and attractive condition of exterior surfaces by removing mildew, dirt, mold, algae, moss and chipped or cracked paint;



Not Acceptable



Acceptable

- b. Maintain a clean, neat, sightly and attractive exterior surfaces by replacing trim and damaged or rotted boards, shingles, screens, awnings, windows, railings, roofing, doors, fences, lighting, overhangs, trash receptacles, walkways, stairways, driveways and all other parts of the exterior that exhibit failure or are unsightly;



Not Acceptable



Acceptable

- c. Maintain a proper coat of stain or paint on exterior surfaces;



Not Acceptable



Acceptable

d. Cause to be done all other proper maintenance necessary to keep their property clean, neat, sightly and attractive.



2. Lots

Lots are also to be maintained “clean, neat, sightly and attractive.”

a. Improved Lots

On improved lots the landscaping shall be maintained in a healthy condition and consistent with the approved landscaping plan.

As to what steps should be taken in maintenance of their improved lots, owners are directed to the BHA Landscaping Design Guidelines. In general, reasonable trimming for maintenance is assumed and encouraged. However, yard maintenance should involve only minimal trimming to maintain a controlled and guided landscape in character with the charm and beauty of Bald Head Island. Tree branches and other vegetation should be maintained in a reasonable manner so as not to impinge on structures. “Natural landscaping is not defined as a total abandonment of planting maintenance, but rather a controlled and guided landscape in character with the charm and beauty of Bald Head Island.”

b. Unimproved (Vacant) Lots

On unimproved (vacant) lots the natural environment shall be left intact. In general, no clearing, trimming or removal of vegetation is allowed on unimproved (vacant) lots.

D. The Duty to Remove Trash and Refuse from the Homes

All homeowners shall provide for the removal of all trash or refuse from their homes. The Village of BHI provides for the regular pickup of trash or refuse. Alternatively, or additionally, the homeowners can take trash or refuse to the Village of BHI Public Works facility themselves. Either or both of the above are fine.

E. Covenants Violations Procedure

The Association does not patrol looking for violations, but if it observes a potential violation or if a property owner complains about possible violations, then the Covenant Enforcement Procedure will begin. In accordance with that written procedure, the matter will be referred to the ARC for inspection, review, vote and action as appropriate.