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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.

This document has been adopted by the BHA Board of Directors to specifically define 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

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.

C. The Duty to Maintain and Preserve Structures and Lots

I. Structures

The words "clean, neat, sightly and attractive," while subjective, are nonetheless 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 maintenance, it is expected that homeowners shall:

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



Not Acceptable



Acceptable

2. Maintain clean 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



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



Not Acceptable



Acceptable

4. Maintain a clean and attractive exterior by clearing roofs and gutters of debris, clearing debris off of exterior decks, walkways, stairways and driveways; and,



Not Acceptable



Acceptable

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



Not Acceptable



Acceptable

II. Lots

Lots are also to be maintained “clean, neat, sightly and attractive.” On unimproved lots the natural environment shall be left intact. On improved lots the landscaping shall be maintained in a healthy condition and consistent with the approved landscaping plan. In addition, the natural understory of the property shall be maintained as natural as possible at all times.

In performing this necessary maintenance, it is essential to remember that while regular maintenance and upkeep are necessary and required, no changes to the structures or the landscaping from the Architectural Review Committee (ARC) approved drawings are permitted in this process except as specifically permitted by the current ARC Design Guidelines.

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 Architectural Review Committee (ARC) of the Bald Head Association oversaw the design and construction of all homes on BHI consistent with the Community Wide Standards of BHI. In the event a homeowner violates the above-stated Community Wide Standards and the Bald Head Association becomes aware of the violation, the existing written Bald Head Association procedures for Covenant violations will be followed. In accordance with those written procedures, the matter will be referred to the ARC for inspection, review, vote and action as appropriate.