

Key Differences Between MI ARC and BHA ARC Guidelines

In general, reviews us the architectural review guidelines of the Bald Head Association Architectural Review Committee, supplemented by:

- Side setbacks specific to Middle Island
 - Forest lot setback is 15 feet
 - All vegetation within the side setbacks must be left undisturbed; retaining walls cannot extends into the setbacks.
- Rear setbacks for forest lots on the marsh—clearing of the understory **MUST** have MI ARC approval to maintain the natural balance for our birds, butterflies, insects, etc. This restriction applies to new constriction and existing homes.
- Residences shall have a maximum, height of 35 feet, measured from the lowest point of the building foundation.
- Siting is highly specific to each property. In siting discussions, the MI ARC will be particularly concerned with:
 - Maintaining setbacks required by our covenants
 - Preserving sightlines and view sheds for East Beach properties
 - Preserving large trees
 - Assuring that houses in the forest do not extend up the canopy
 - Assuring the dunes are altered as little as possible while still creating a viable building site
- Minimal disturbance of soil and vegetation; mown grass and lawns are not permitted