

MIDDLE ISLAND KEY EXCEPTIONS TO BHA ARC GUIDELINES

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

1) Side Setbacks specific to Middle Island

- a) Forest lot setback is 15'.
- b) All lots - new construction and existing homes.
 - i. all vegetation within the side setbacks shall be left undisturbed
 - ii. retaining walls cannot extend into the setbacks.

2) Rear setbacks for forest lots on the marsh – clearing of the understory must have MI POA approval to maintain the natural balance of our birds, butterflies, insects, etc. This restriction applies to new construction and existing homes.

3) Residencies shall have a maximum height of 35 feet measured from the lowest point of the building foundation

4) Siting is highly specific to each property. In siting discussions, the MIPOA ARC will be particularly concerned with:

- a) Maintaining setbacks required by our covenants
- b) Preserving sightlines and view sheds for East Beach properties
- c) Preserving large trees

- d) Assuring that houses in the forest do not extend above the canopy except where necessary
 - e) Assuring that dunes are altered as little as possible while still creating a viable building site
- 5) Minimal Disturbance of Soil and Vegetation - Mown grass and lawns are not permitted
- 6) Contact the MIPOA ARC for other Middle Island specific guidelines, including roof and building colors and materials

VILLAGE TREE CUTTING ORDINANCE

Both the MIPOA Board and the Village have the power to fine property owners for cutting trees over three inches in caliper at four feet above grade without a permit from the Village Building Inspector -Village Ordinance NO. 2001-019.