

Flora's Bluff / Killegray Ridge

NEW OWNER MEETING

May 13 & 16, 2021

Agenda

- 1) Welcome & Logistics
- 2) History of Flora's Bluff / Killegray Ridge
- 3) Homeowners Association Overview
- 4) Community Guidelines - Maintenance
- 5) Community Guidelines – Architectural Changes
- 6) Resources
- 7) Q & A

Zoom Logistics

- Use audio from your computer/device
 - You will be muted upon entry
 - Unmute yourself to speak and mute if not speaking
- To arrange screen for viewing on a laptop/computer
 - Move mouse to top of screen to “View Options”
 - Pull down menu and select bottom option “Side-by-Side Mode”
 - You should see slides on left & attendees on right
 - Scroll down on faces to see additional attendees

History of Flora's Bluff / Killegray Ridge



- Flora MacDonald of Sleat grew up on the Isle of Skye
- Helped Prince Charles escape the English after defeat at Culloden in 1746
- Married Allan MacDonald of Kingsburg
- Emigrated to US in 1773 on the ship Baliol
- Landfall at Bald Head Island
- Settled in Anson County, NC on Killegray plantation
- MacDonald clan motto "By Land & By Sea"



Southern Living

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1995
Southern Home
AWARDS

Residential
Development

Winner

Flora's Bluff,
North Carolina
Bald Head
Island, Ltd.
Kent Mitchell,
President

Planner

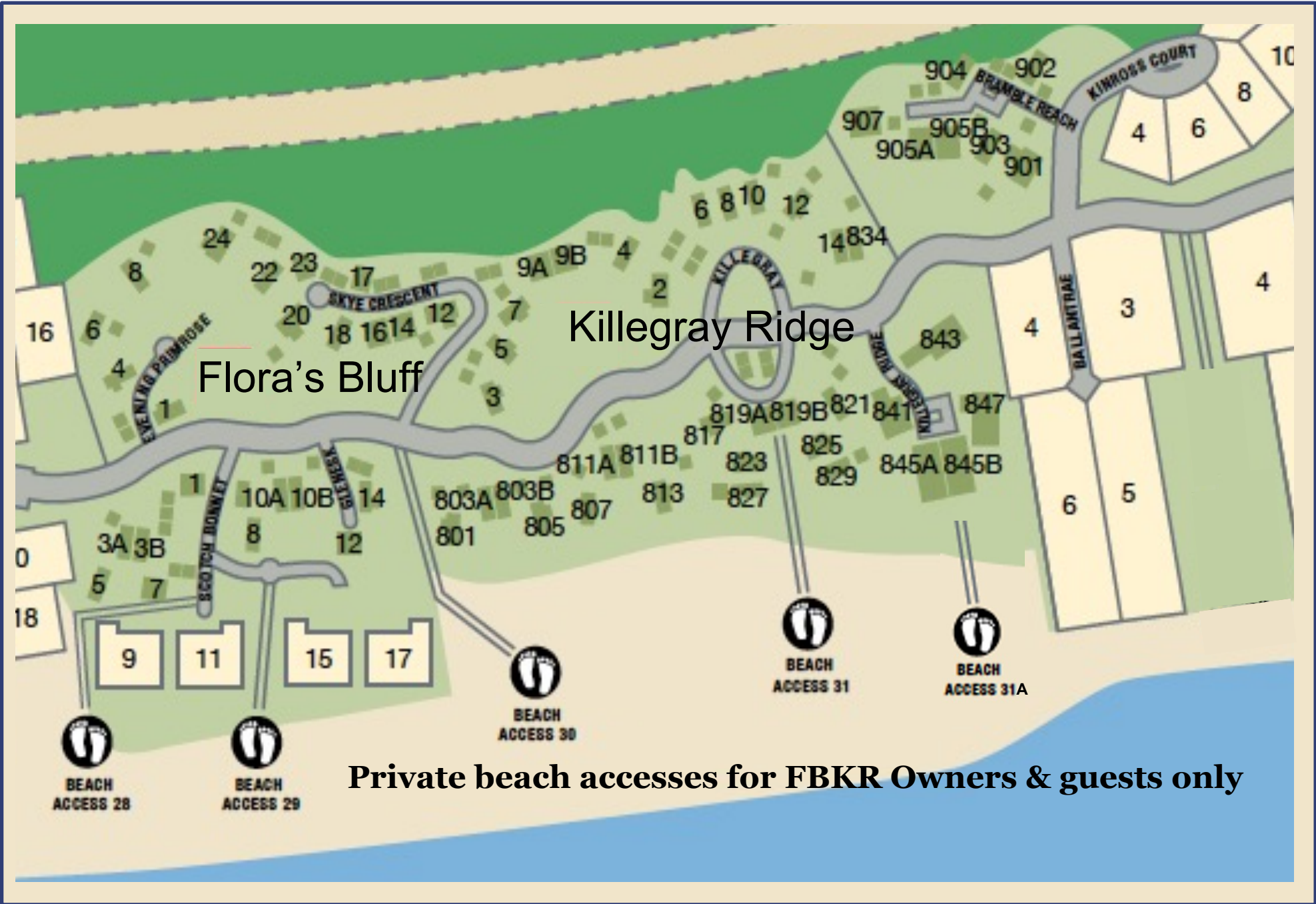
Chuck Dietsche
Bald Head Island
Planning Department

Architect

Dan Costa
Boston,
Massachusetts



Lot Map



Private beach accesses for FBKR Owners & guests only

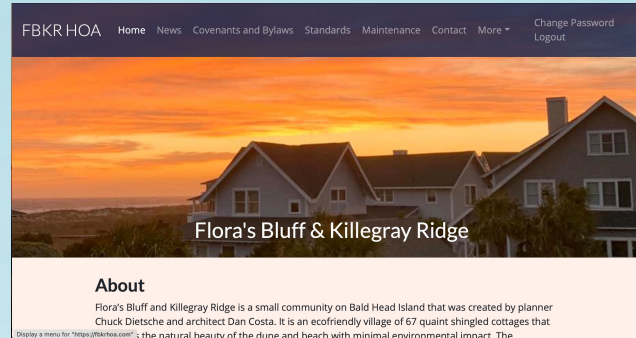
Inform – Website, FaceBook, eMail

Board of Directors

Ensure Community Standards



DESIGN GUIDELINES
FOR BALD HEAD ASSOCIATION MEMBERS
25th Edition

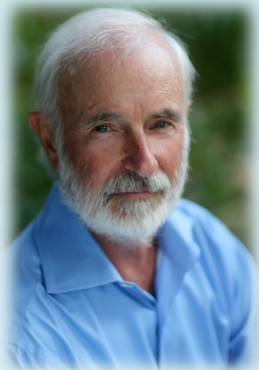


HOA Overview

Maintain Common Areas



Manage Projects





Government

- Major Infrastructure & Utilities



Island-wide Property Owners

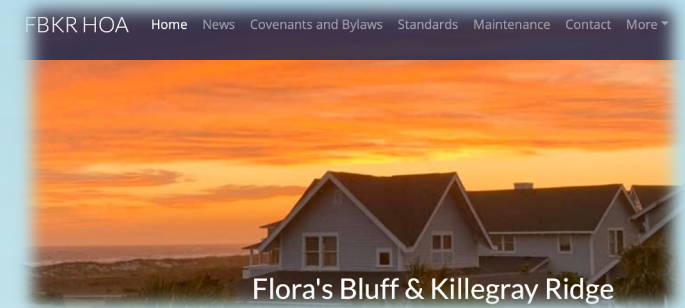
- Standards
- Information sharing
- Activities

How Bald Head Island Works



Optional Club Membership

*Shoals
Club*



67 FBKR Owners

- Standards
- Information Sharing
- Common area upkeep



Optional Rental Agency

- Immediate home maintenance issues
- Renters compliance with island rules

Community Guidelines - Maintenance

HOA Maintains:

- Community & Access Roads
- Common Area Landscaping
- Boardwalks & Lighting
- Dune Crossovers
- Common Buildings
(Schoolhouse, 820 Garage)
- Rodent Control

Standards for upkeep



Community Wide Standards

Maintenance of Properties
on Bald Head Island

Flora's Bluff / Killegray Ridge
Architectural and Landscaping Guidelines

Rev 1
January 1, 2021

Homeowners Maintain:

- Home
- Crofter
- Garage
- Trash Bin
- Fire Monitoring
- Deck / Patio
- Picket Fencing
- Pest Control (Interior)
- Single-use driveways, patios

eMail Board at FBKR67@gmail.com with questions

Community Guidelines – Architectural Changes

FBKR Architecture Committee

- Reviews & Approves requests for changes
- Helps navigate community and BHA standards
- Pre-approved changes save you time & fees

Standards for Changes (BHA and FBKRHOA websites)



DESIGN GUIDELINES
FOR BALD HEAD ASSOCIATION MEMBERS
25th Edition

Flora's Bluff / Killegray Ridge
Architectural and Landscaping Guidelines

Rev 1
January 1, 2021

Any exterior change needs approval

- Roof
- Paint
- Lighting
- Windows/Doors
- Deck / Patio
- Picket Fencing
- Driveway

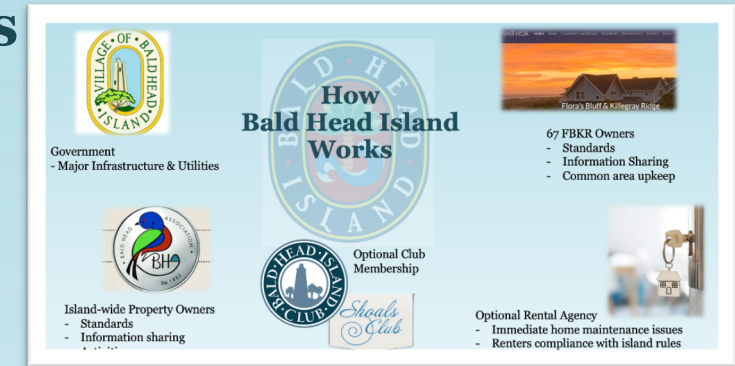
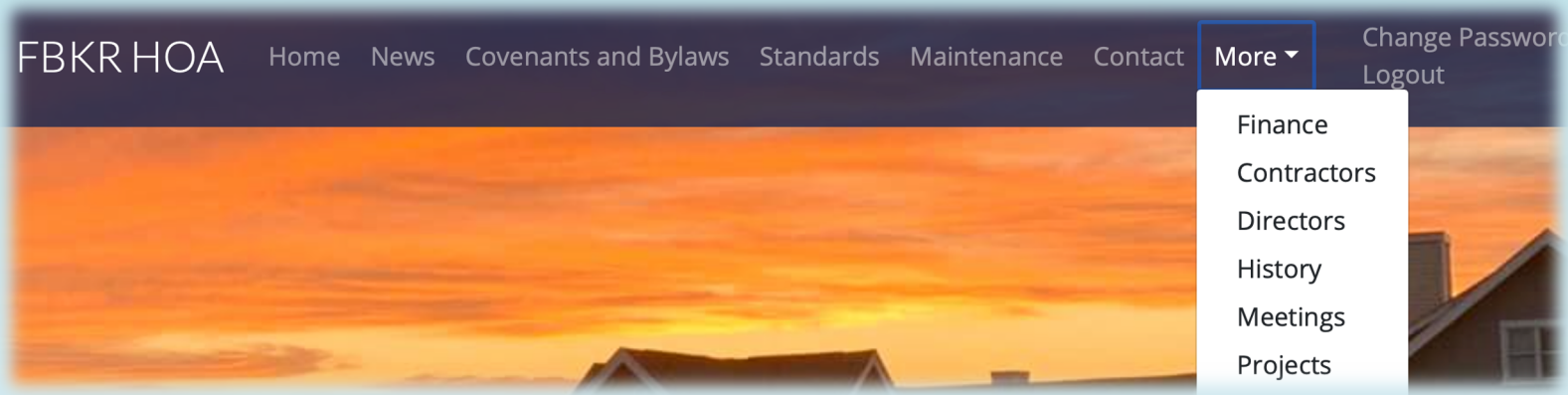
eMail FBKRArch@gmail.com with questions

Resources

Websites

Questions? Start here:

FBKR67@gmail.com



FaceBook Groups:

Bald Head Buddies

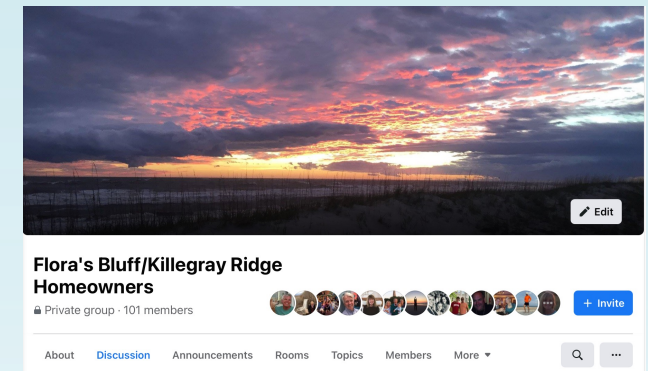
Postitively Bald Head Island

Tools for owner maintenance

Power Washer, hose, cord

Cart tow trailer

Shovel, rake, clippers



Please keep your eMail address current

Questions?

