

**Overview**  
**Key Differences Between MI ARC and BHA ARC Guidelines**

The Middle Island Design Guidelines set basic requirements that support the aims of the Middle Island covenants. The Guidelines promote a harmonious community aesthetic and a conservation consciousness, and, more practically, a uniform review process for obtaining approval of the Middle Island Architectural Review Committee. Middle Island ARC follow BHA ARC guidelines with some key changes mandated by the Middle Island covenants.

Middle Island architectural review guidelines, are distinctly different in the following aspects, and, all construction projects must adhere to these differences.

- 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 extend 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 construction 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 above the canopy
  - Assuring the dunes are altered as little as possible while still creating a viable building site
  
- Minimal disturbance of soil and vegetation; mowing grass and lawns are not permitted.

