

**The Village at Nags Head Property Owners Association
Architectural Control Committee
October 17, 2011**

The Village at Nags Head Property Owners Association Architectural Control Committee met on Monday, October 17, 2011 at Village Realty. John Juzwiak, Brenda Holloway, John Ratzenberger, Suzanne Stillman, Pam Gwinn, Todd Farrand and Al Byrum were present. Angela Welsh was present from the Town of Nags Head and Courtney Fowler was present representing Village Realty.

Mr. Juzwiak called the meeting to order. The Committee reviewed the minutes from October 17, 2011 at Village Realty. On a motion by Mr. Ratzenberger and a second by Ms. Holloway, the minutes were approved as submitted.

The Committee reviewed the following Paint Applications:

Baymeadow, Lot 43 – Request to repaint using Pittsburgh 313-4 “Earthy Cane” with white trim. (Administratively Approved)

Seawatch, Lot 5 – Request to stain using Pittsburgh Sun Proof Cedar Natural Tone with white trim.

Seven Sisters, Lot 31 – Request to repaint using Benjamin Moore 73 “Navajo White” with white trim. (Committee Approved via E-mail)

On a motion by Ms. Stillman and a second by Mr. Ratzenberger, the paint applications were approved as submitted.

The Committee reviewed the following addition or remodel applications:

Seven Sisters, Lot 31 - Request to install three sided HVAC enclosure to match the siding of the home. (Committee approved via e-mail)

Sunset Greens, Lot 6 – Review of Landscape Plan

On a motion by Mr. Farrand and a second by Ms. Gwinn, the applications were approved as submitted.

Linkside Board Request – Request to add sentence to VNH ACC application regarding Linkside’s new application process of requiring owners to submit applications to the Linkside Board 14 days prior to VNH ACC meeting date. After Committee discussion and on a motion by Mr. Byrum and a second by Mr. Ratzenberger, the request to add Linkside’s ACC policy to the VNH ACC application was denied unanimously. The Committee felt this request complicated the application. It was noted that The Village at Nags Head does not have the authority to enforce the rules of other associations.

Mr. Juzwiak reminded the Committee members to check the areas and submit their reports to Ms. Fowler. It was noted that Mr. Juzwiak, Ms. Gwinn and Ms. Holloway had already turned in their reports. Mr. Juzwiak also reminded the Committee members to check for illegal porch ceiling colors. Ms. Fowler will update the non-conformities list and send out the letters.

Mr. Juzwiak asked about owner’s homes that still had plywood installed after Hurricane Irene. Ms. Fowler informed the Committee that the Board discussed this issue as well and agreed to allow the owners to leave the plywood up through hurricane season which is November 1st. The Board felt this was reasonable due to the active Hurricane season and also the expense to board up. The Committee agreed. On a motion by Mr. Juzwiak and a second by Mr. Farrand, the

Committee agreed with the Board's decision to leave the plywood up during hurricane season but recommended that the plywood be required to be removed by November 15th.

Ms. Welsh passed out a proposed text amendment regarding wind turbines. She noted that the Nags Head Planning Board would be reviewing this the following day and that the amendment would go before the Board of Commissioners at their November 2nd meeting. The Committee overall felt that there were enough stipulations in place that would protect The Village at Nags Head from seeing any wind turbines installed. Ms. Fowler will scan the document and e-mail it to the Board of Directors for their reference as well. The Committee thanked Ms. Welsh for bringing this matter to their attention.

With there being no further business, Mr. Juzwiak adjourned the meeting.

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager