

*The Village at Nags Head Property Owners Association
Architectural Control Committee
December 19, 2011*

The Village at Nags Head Property Owners Association Architectural Control Committee met on Monday, December 19, 2011 at Village Realty. John Juzwiak, Brenda Holloway, John Ratzenberger, Suzanne Stillman and Al Byrum were present. Courtney Fowler was present representing Village Realty.

Mr. Juzwiak called the meeting to order at 9:00 AM. The Committee reviewed the minutes from November 14, 2011. On a motion by Mr. Ratzenberger and a second by Ms. Stillman, the minutes were approved as submitted.

The Committee reviewed the following paint applications.

Captain's Watch, Lot 10 – Request to repaint using Pittsburgh Paint 313-3 “Soft Suede” with white trim (Administratively approved and Captain's Watch Board approved)

Leeward Shores, Lot 16 – Request to repaint using Sherwin Williams “Wood Scape Stain” with white trim (Administratively approved)

Baymeadow, Lot 28 – Request to repaint using Pittsburgh Paint 507-3 “Silver Sword” with white trim

Masters, Lot 6 – Request to repaint using Pittsburgh Paint 321-7 “Carmel Sundae” with white trim

Ridges, Lot 67 – Request to repaint porch ceiling white to match trim

On a motion by Mr. Ratzenberger and a second by Ms. Holloway, the paint applications were approved as submitted with the exception of Masters, lot 6 which the Committee discussed further. The Committee was concerned that this color may be too bold on an entire house. Although the color choice of “Carmel Sundae” was in the same family as some of the colors on the approved list, some Committee members still raised concern. After further discussion, the Committee voted 4 to 1 (Ratzenberger) to approved Master, lot 6 paint request. The Committee suggested Ms. Fowler call the owner and explain the Committee's position and that although the Committee approved the color, they may want to consider picking a shade or two lighter.

Review of Additions or Remodels

Duneridge Estates, Lot 5 – Request for various exterior improvements which were approved by the Committee via e-mail. Owner also agreed to paint front stained railings white.

Baymeadow, Lot 18 – Request to repaint using Pittsburgh 506-4 “Steel City” with white trim and same blue/green color for door, install gable decoration to front of house and paint rails and pickets white. On a motion by Mr. Ratzenberger and a second by Mr. Byrum, the Committee approved the application as submitted. The Committee asked Ms. Fowler to contact the owner and ask that they ensure that the new siding will match the existing siding since not all of the siding is going to be replaced.

Seaside South, Lot 10 – Application was denied last meeting due to insufficient information. Owner would like to extend upper level deck out over existing bottom level walkway and install trellis over the new deck. Owner submitted photograph of what trellis with louvered slats would look like. They also a submitted a site plan which shows their home sits further back from the ocean than neighboring house. Their reason for wanting to install the trellis and slats is for privacy from the neighboring house. The neighbors 2nd level living is still above

where the proposed deck and trellis would go. The neighboring home is directly next to their pool. Owner welcomed Committee members to walk his property for better clarification. After further discussion and on a motion by Mr. Byrum and a second by Ms. Holloway, the application was approved as submitted. The vote was 4 to 1 (Ratzenberger).

Elliot Estates, Lot 8 – New Construction Application – On a motion by Ms. Holloway and a second by Ms. Stillman, the application was approved as submitted with the exception of the fence location. The Committee understands that a fence is necessary because of the pool but did not approve the fence to be located on the property line. Fences that partition off adjacent properties are not allowed within The Village at Nags Head. The fence needs to be appropriately placed around the pool and with the proper landscape pool buffer installed. The Committee will also need to see the paint color choice prior to repainting. Ms. Fowler will relay all this information to the builder and owner.

Election Sign Policy – Final Policy must be submitted to the Board for approval

“Election signs are allowed within The Village at Nags Head during election times only and must be removed immediately after the election is over.” The Committee discussed the proposed election sign policy and edited it as follows, “Election signs are allowed within The Village at Nags Head during election times only. Signs are allowed to be installed 45 days prior to the election and must be removed within three days following the election. The size can be no larger than 24”x36”.” On a motion by Mr. Byrum and a second by Mr. Ratzenberger, the Committee recommended the Election Sign Policy be submitted to the Board of Directors for review and approval.

The Committee had sent a letter to an owner in Sawgrass regarding the third color on their front porch ceiling. The Committee explained the paint standard and asked they paint the ceiling either the body color or trim color. The owner explained in their letter that they did not feel they were out of compliance as the ceiling color was only a shade lighter than the body color of the house. After Committed discussion and on a motion by Mr. Bryum and a second by Ms. Holloway, the Committee asked Ms. Fowler to respond back to the owner that their letter clearly states they used a third color for the porch ceiling which is not allowed per the paint standard and that the porch ceiling will need to be painted either the trim or the body color. The Committee also discussed entering owners’ property in order to confirm a reported violation. Ms. Fowler read an e-mail from the Association’s attorney regarding the Association entering an owner’s property. The Committee recommended that the Board be brought into the loop on this subject at their next Board meeting and create a policy or statement on this subject.

Clarification on Stained Deck and Railings Photographs – Ms. Fowler passed on the price Emily Lewis obtained for a photograph to be taken of every house. The Committee further discussed the idea and felt that each Committee member should take a picture of each home in violation in their section and e-mail Ms. Fowler. Ms. Fowler will create a folder with this information. The Committee decided not to use an outside vendor for these photographs.

January Meeting Date – The Committee members confirmed that the January meeting date will be January 16th.

Mr. Juzwiak asked if all the Committee members approved of his revisions to the ACC application. The Committee said that they approved and unanimously agreed to present the application to the Board of Directors for final approval. Mr. Juzwiak will present the application at the January Board meeting.

Ms. Holloway noted that there were quite a few stained decks in Marsh Links. Ms. Fowler will follow up with the Marsh Links Board on this matter. Ms. Fowler asked the Committee what letter they would like her to send to the owners who currently have stained decks and rails within The Village at Nags Head. The Committee stated that the letter should inform the owners that their property is not in compliance and that they will not be allowed to re-stain.

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

Respectfully Submitted,

Courtney Fowler
Assistant Property Manager