

## **Village at Nags Head - Solar Guidelines**

The 7<sup>th</sup> Amendment to the Declaration of Covenants governing the Architectural Control of the Village at Nags Head (Village) provides for the application of solar collection technology within the Village as set forth in Section D.14. That section further provides for the establishment of reasonable guidelines concerning the installation and use of solar technology in the Village consistent with North Carolina General Statute §22B-20(c).

These guidelines have been developed to promote harmony with the controlling principles that have guided development in the Village since its inception, which are set out in the Village Declaration and Amendments beginning as early as 1993, namely that all development shall promote the “Old Nags Head style.” The Old Nags Head style has been the foundational requirement of the development throughout the SPD-C zoning district that was specially created by Town Ordinance enacted by the duly elected officials of the Town of Nags Head. The Old Nags Head style has been captured in the initial Village Declaration of Covenants and all subsequent Amendments. The Village Covenants promote a cohesive, specially planned community, that maintains property values, and, importantly, enrich the intrinsic value that property owners in the Village have treasured and promoted since its inception.

The following guidelines have been established by the Architectural Control Committee (ACC) to assist real property owners in the SPD-C Village zoning district in making an application to incorporate solar collection technology in the Village in a manner that facilitates compatibility with the foundational covenants of the Village.

### **1. Scope of Applicability-**

These guidelines shall apply to all real property located within the SPD-C zoning district created by the Town of Nags Head Zoning Article 9 - "The Village at Nags Head SPD-C Zoning Ordinance," unless otherwise exempted from the Village Covenants by valid legal process.

### **2. ACC Application Requirement & Contents-**

All installations and uses of solar collection technology on real property located in the Village must be approved upon application to the Village ACC prior to installation and use.

#### **2.1- Contents of Applications:**

- a.** all appropriate permit approvals required by any federal, state, county, or municipal government, necessary for the installation and use of solar collection technology, including Contractor information and proof of licensing must be submitted; and

**b.** consistent with Sections C. (2) and C. (3) of the 7<sup>th</sup> Amendment to the Village Declaration, a set of plans and visual renderings of the intended solar collection installation as it would appear at final installation state that includes:

- i- A scaled diagram of the lot and roof indicating panel placement and the location of all accessory components to the solar collection system, including but not limited to: chargers, controllers, inverters, batteries, etc.;
- ii- Color photographs of the proposed installation area and adjacent structures;
- iii- Equipment specifications including dimensions, color, and product details;
- iv- A visibility analysis from public or common areas.

### **3. Design & Installation-**

**a. Permitted Locations:** Solar panels must be mounted on the rear or side roof planes of the primary structure on the real property.

**i. Visibility:** Panels must not be visible from the front street-facing elevation.

**ii. Prohibited Locations:** Solar panels shall not be permitted to be installed on Ground-mounted; Fence-mounted, Pole-mounted, or detached panel array systems.

**b. Orientation and Height:** Panels must be installed flush with the roof surface or within 10 inches of the roof plane and panels shall not exceed the highest point (ridgeline) of the roof.

**c. Equipment Appearance and Color:** All panels must be black, brown, or dark gray with a matte finish to minimize glare. Frames, rails, and other mounting hardware must match the color of the panel or roof.

**d. Wiring, Conduit and Accessory Equipment:** All conduit, piping, and wiring must be painted to match the adjacent surface or concealed within the roofline, attic, or soffit where feasible. Inverters and batteries must be installed within the home, garage, or concealed utility enclosures.

**4. Guideline Modification:** These guidelines may be modified from time to time at the discretion of the ACC based on its own initiative, a unique circumstance presented by a specific application for the installation of a solar collection system provided that any modification shall be consistent with Village Covenants, or as required by law.