

ARCHITECTURAL STANDARDS POLICY FOR THE **ARROWHEAD**
COMMUNITY OF THE PATTON RIDGE HOMES CORPORATION

Any exterior modification including those listed below requires prior approval by the Montgomery Village Foundation Architectural Review Board.

Purpose: To ensure values and enhance the appearance of Montgomery Village, the following criteria are established to serve as a general guide for residents of **Arrowhead** desiring to make exterior alterations or changes to their property. ***All modifications must be completed within three months of board approval unless a specific exception is received.***

The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing guidelines based on the original design intent and overall aesthetics. Original design features must be retained unless otherwise approved by the ARB. The ARB acknowledges building materials are constantly changing and will approve new materials wherever they may be appropriately integrated within the original architectural plan of the community.

1. **Roof** - The roof shingle color is standard. The original roof is **Certainteed** "***Walnut Brown***". If "***Walnut Brown***" is not available, "***Oakwood***" may be used.
2. **Exterior Paint** – Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the exterior paint colors are not changed from these recorded colors. The original trim color and balcony color is **McCormick Paint #KS-19**. This color must be maintained unless the trim is covered with a replacement material. Exterior color change requests for house siding, trim, front door, storm door, garage door or garage trim are reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific community. The Architectural Standards staff is available to assist homeowners in their color selection.
3. **Siding/Trim** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be bronze sliders without grids. ***White replacement windows will not be approved.***
Storm Windows – Must be bronze sliders. ***White storm windows will not be approved.***
5. **Storm/Screen Doors** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be the front door color.
Security Storm Door – Must be painted to match the front door color.

6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include motion sensor lights).*
7. **Elevated Deck** – Elevated decks as well as existing balconies must be stained to match the house trim color, **McCormick Paint #KS-19**. Deck railing detail must match the railing on developer installed decks (see drawings).
Ground Level Deck – To be screened with shrubs to enclose that portion between deck and grade that is greater than 12” in height. Any tinted stain or colored preservatives to be reviewed on an individual basis.
8. **Fence** – To be 3 rail split-rail wood, 48” in height and natural in color. Galvanized welded wire mesh with 2” x 4” openings may be stapled to the inside of the fence. Black and dark green vinyl coated wire mesh is also acceptable (see drawing). Split-rail fencing must be installed on property lines.
Gate – To be split-rail design or alternate arched top design (see drawing).
Privacy Fencing - Closed fencing for screening purposes must extend from the rear corner of the house and be alternate board style fencing, 6 feet in height, and not to exceed 8 linear feet in length (see drawing) except when a shed is also installed. It is recommended that the fence have a top rail cap for a finished appearance. Color of the privacy fence is to be natural cedar or pressure treated lumber. (Privacy fence *must replace* split-rail if applicable.)
9. **Storage Shed** – All sheds must receive approval prior to installation. Only one shed per property will be allowed.
The following items will be reviewed on an individual basis:
 - Material and color
 - Location of the shed and its orientation on the rear of the property
 - Fencing and screening of the shed
 - The design of the shed provided the shed is similar in design to the attached two examples (**Sam’s Club** vinyl shed Model # 17190268 and **Suncast** resin shed Model #A03B04)
10. **House Numbers** – Only black or brass metal numbers no higher than 5” will be permitted. The original design and location must be retained unless otherwise approved.
11. **Basketball Backboards** – Are not permitted.
12. **Composting** - Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for these specific guidelines.

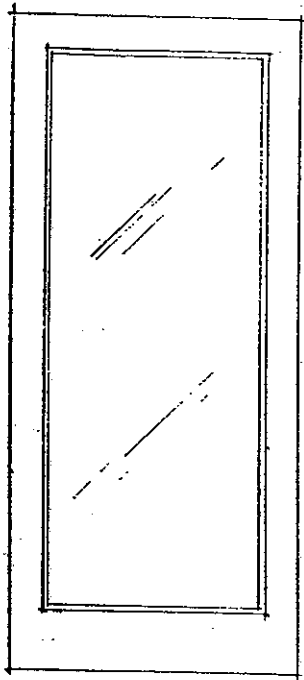
Additional guidelines for exterior modifications are available at the MVF office.

Adopted by MVF/BOD - 10/24/77

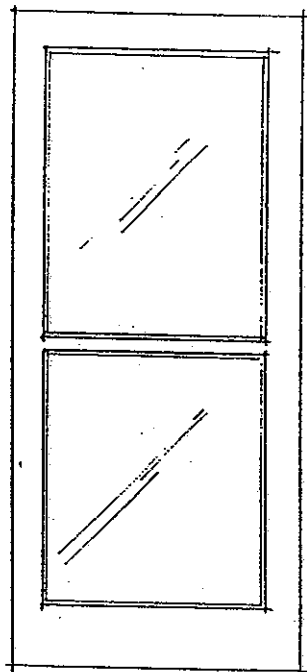
Revised, 1986, 1994, 1995, 1998, 1999, 2001, 2004, 2010 (storm door), 2011 (gate, shed)

Recommended Storm Door Styles

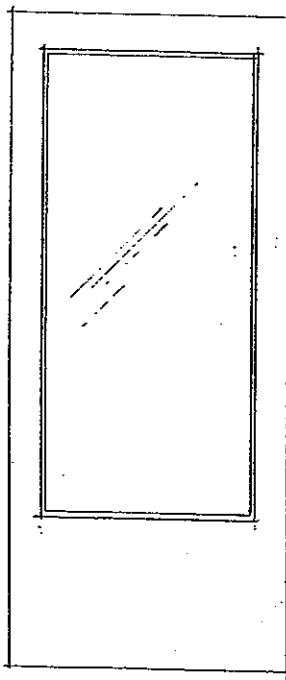
Security storm doors must be painted front door color.



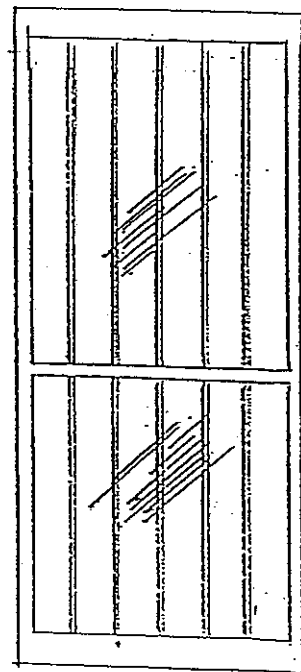
FULL-VIEW



SELF-STORING



3/4 GLASS



SECURITY DOOR

ARROWHEAD

Fence/Gate Design

SPLIT RAIL style

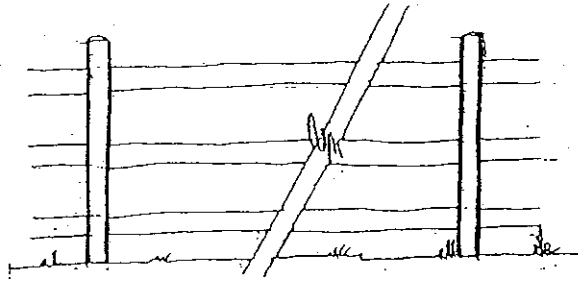
WOOD materials

NATURAL finish/color

48" FT. RAIL height dimensions

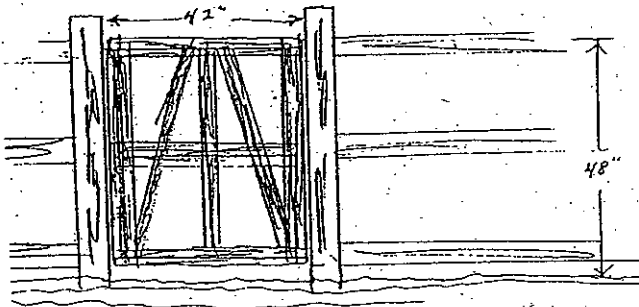
42" WIDE size of gate
48" HEIGHT height

design of gate

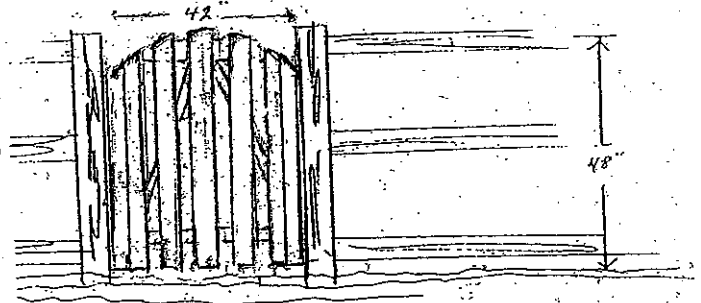


Split-rail Fence

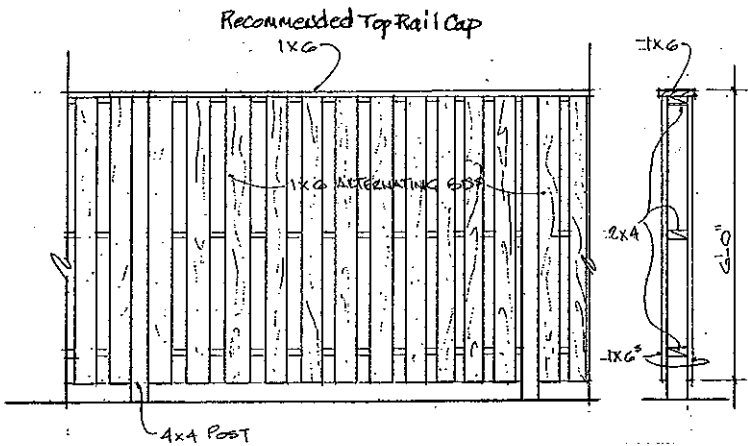
Split-rail Gate



Arched Gate



Privacy fence

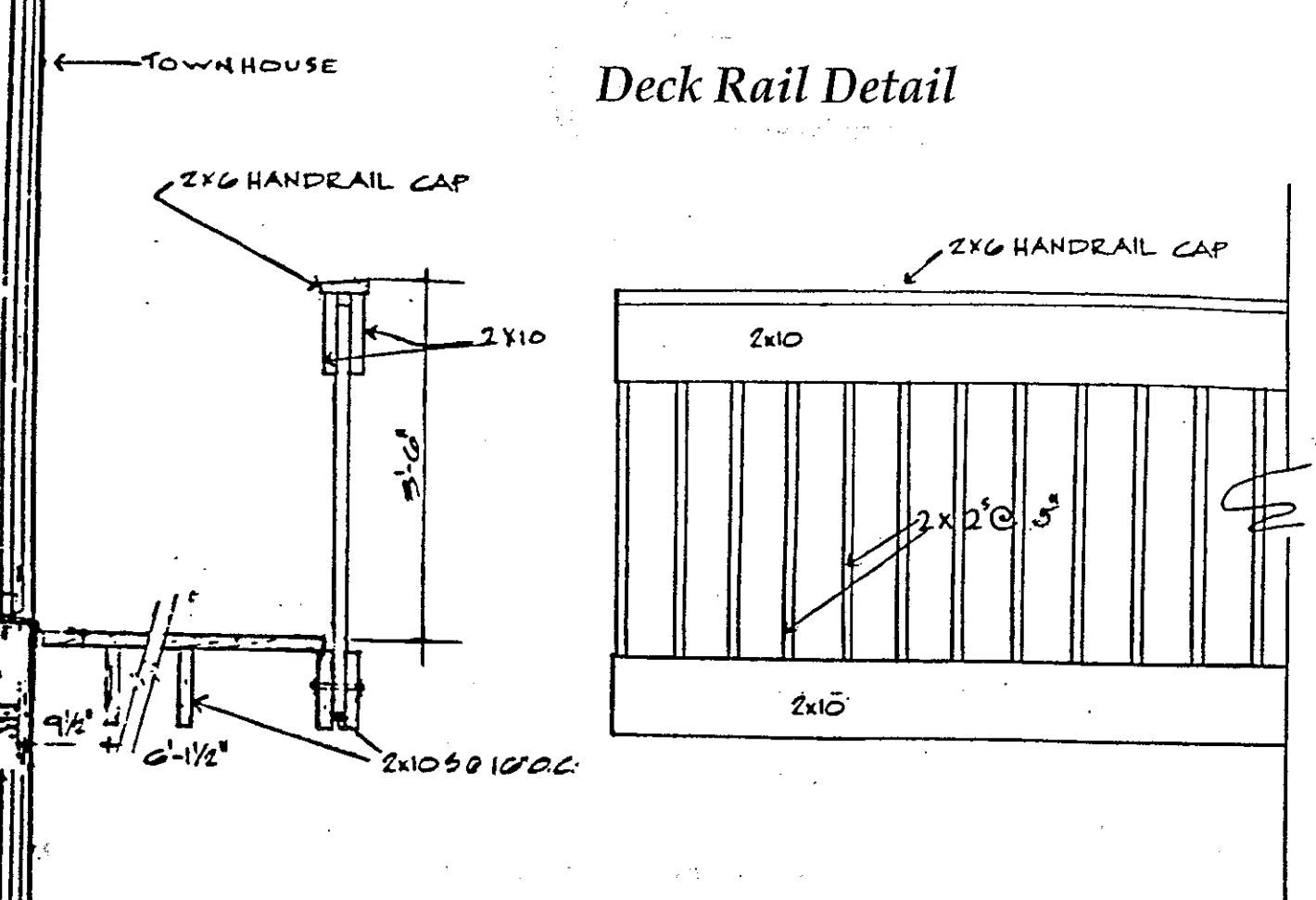


Unfinished Treated Lumber or Cedar

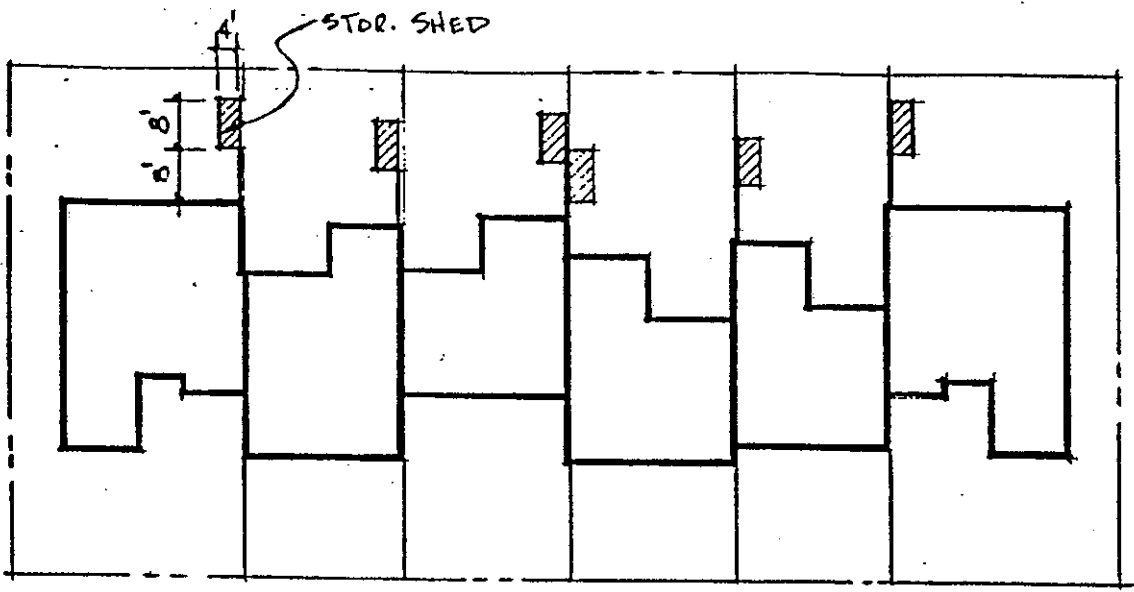
Alternating

ARROWHEAD

Deck Rail Detail

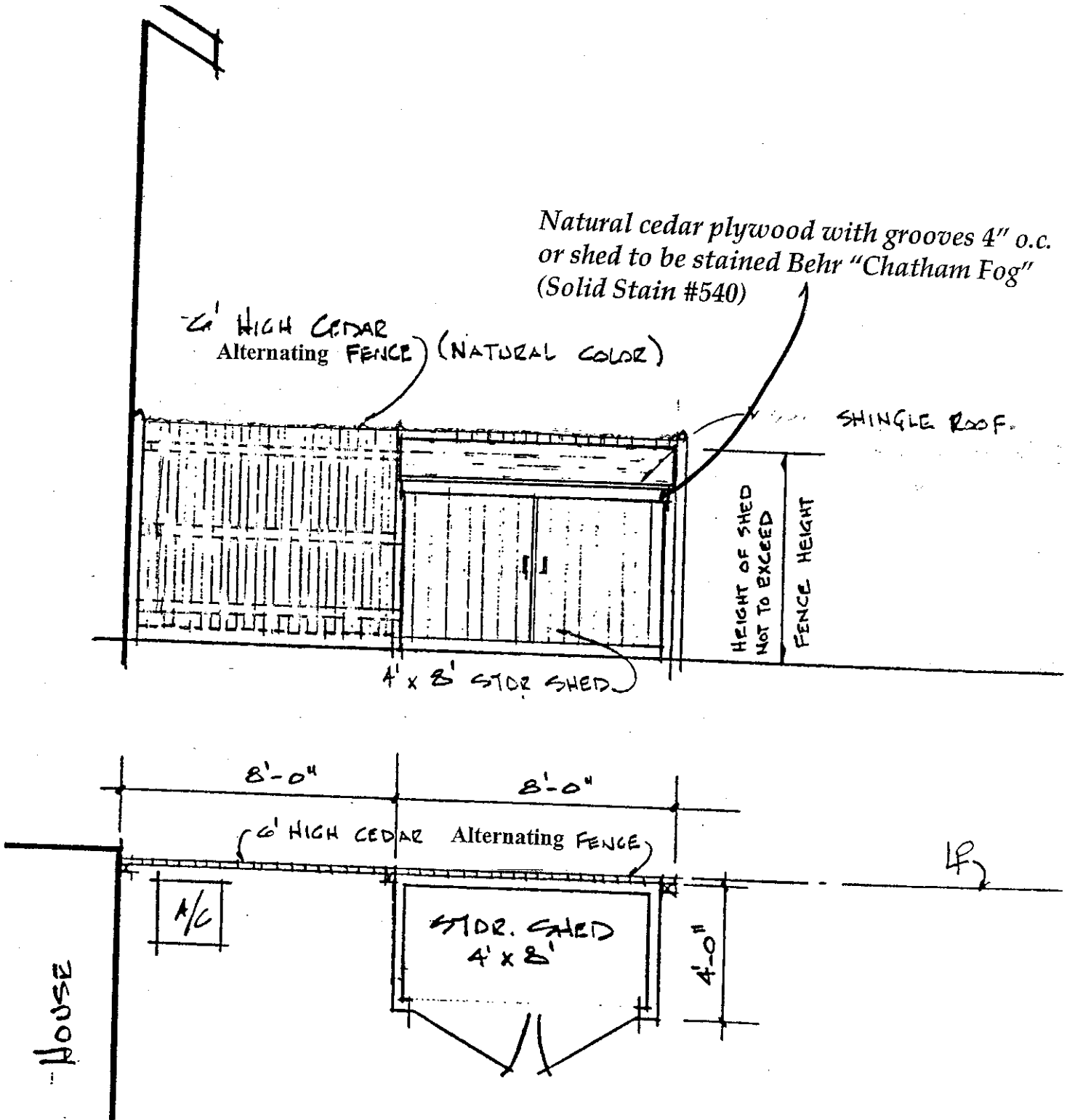


ARROWHEAD



Storage Shed location - typical

Storage Shed Design - integrated with fencing 2-06-85



ARROWHEAD

Shed Styles for NG-Doresy's Regard/PR-Arrowhead

Sam's Club Vinyl Shed Model # 1719268



Suncast Resin Shed Model # A03B04

