

ARCHITECTURAL STANDARDS POLICY FOR THE CANDLERIDGE
COMMUNITY OF THE EAST VILLAGE 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 **Candle Ridge** 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 Elk "Prestique II" #240. The color is "Weathered Wood". Roof replacements include Certainteed Landmark "Weathered Wood", Tamko Heritage II "Weathered Wood", and Elk/GAF Timberline Natural Shadow "Weathered Wood".
2. **Exterior Paint** - Recorded house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the exterior colors are not changed from these recorded colors. Exterior color change requests for house siding, trim, shutters, 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 original trim color is McCormick Paint KT-3. This color must be maintained unless the wood is covered with a replacement material. The Architectural Standards staff is available to assist homeowners in their color selection.
3. **Siding/Trim/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows/ Storm Windows** – Must be double-hung style with grids to match original grid pattern.
5. **Storm/Screen Doors** – Front entrance storm/screen door styles will be reviewed on an individual basis. (see attached drawing for recommended styles). The color of the door must be the front door or the house trim color.
Security Storm Door – Must be painted the front door color.

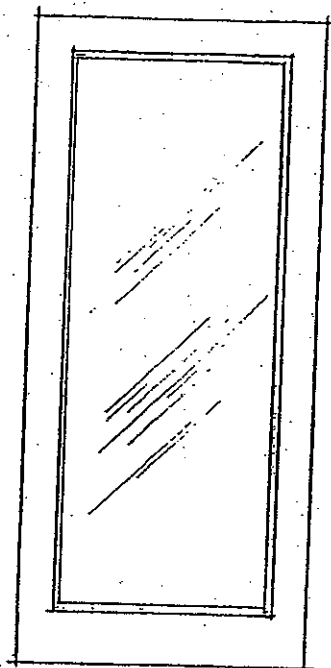
6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor lights).*
7. **Elevated Deck** – Will be permitted when built in accordance with plans for each model. These plans will be provided for each model. The enclosing of/ or covering of the deck will not be permitted.
Half -Walkout Deck – Enclosing the area beneath the deck will be permitted when built in accordance with attached plan (see drawing).
Ground Level Deck – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.
Deck Color - Any tinted or colored preservatives will be reviewed on an individual basis.
8. **Fences** – Developer installed alternating style 1" by 6" wood board fence must be retained (see attached drawing). Total fence height must be 5 feet.
Gate – Must match fence style.
9. **Storage sheds** – Custom-built storage sheds will be permitted when erected in accordance with attached storage shed plans (see drawing). Alternate styles and materials may be considered on an individual basis.
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 (Original: 4" black numerals over the garage door/ or on the garage trim board.)
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.

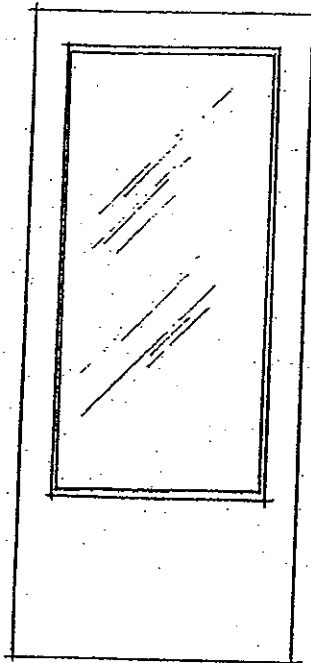
Adopted by MVF/BOD - 6/26/86

Revised 1993, 2001, 2004, 2006, 2009, 2010 (storm door), 2011 (roof wording)

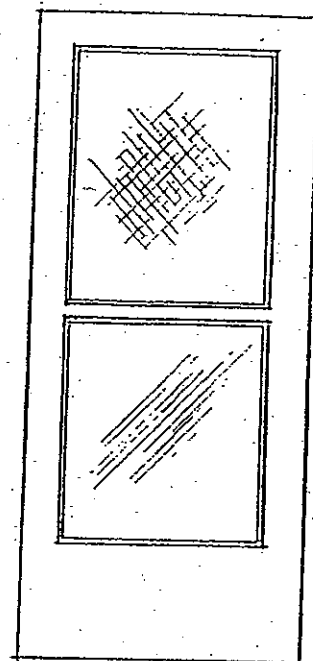
Recommended Storm Door Styles



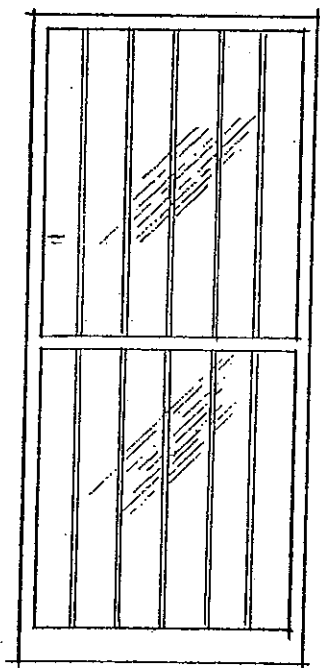
FULL VIEW



$\frac{3}{4}$ GLASS



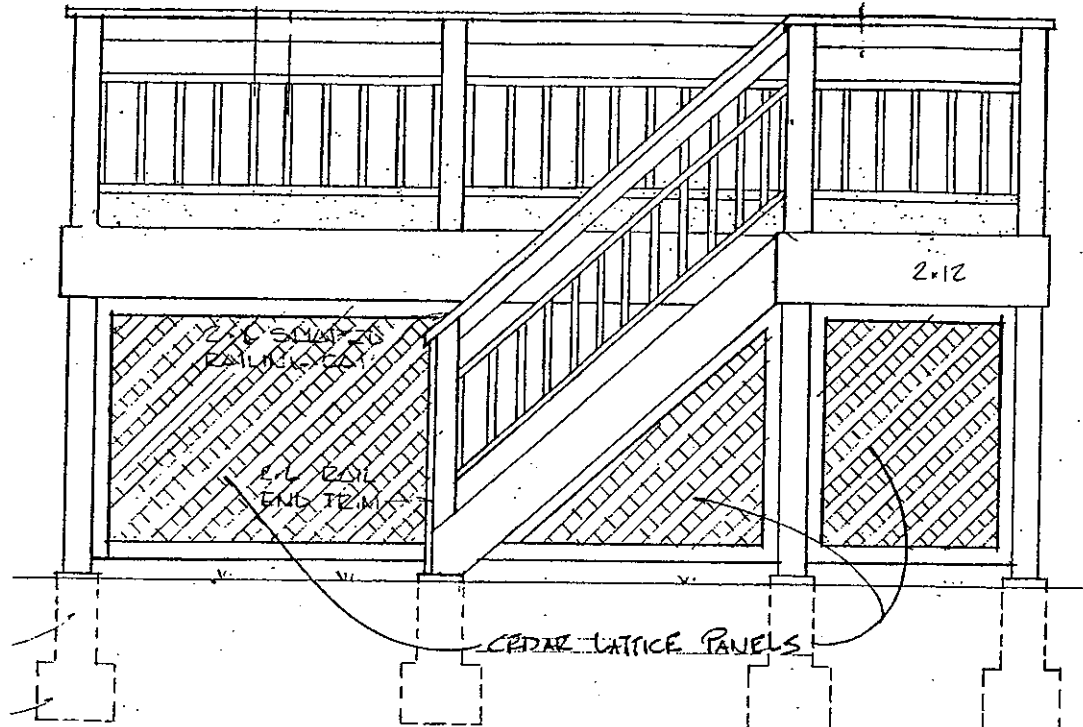
SELF-STORING



SECURITY DOOR

CANDLERIDGE

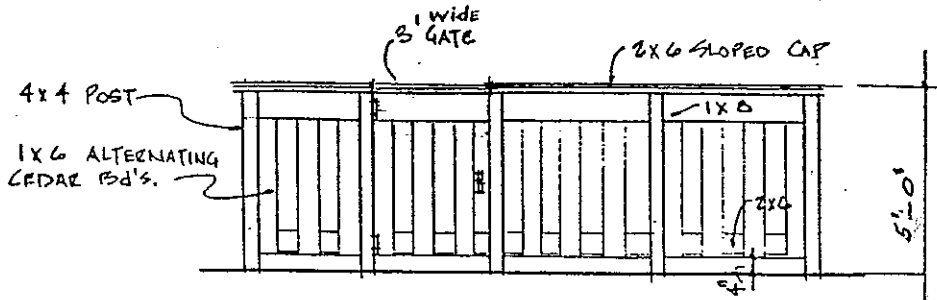
Half Walk-Out under Deck Enclosure



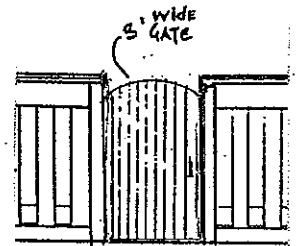
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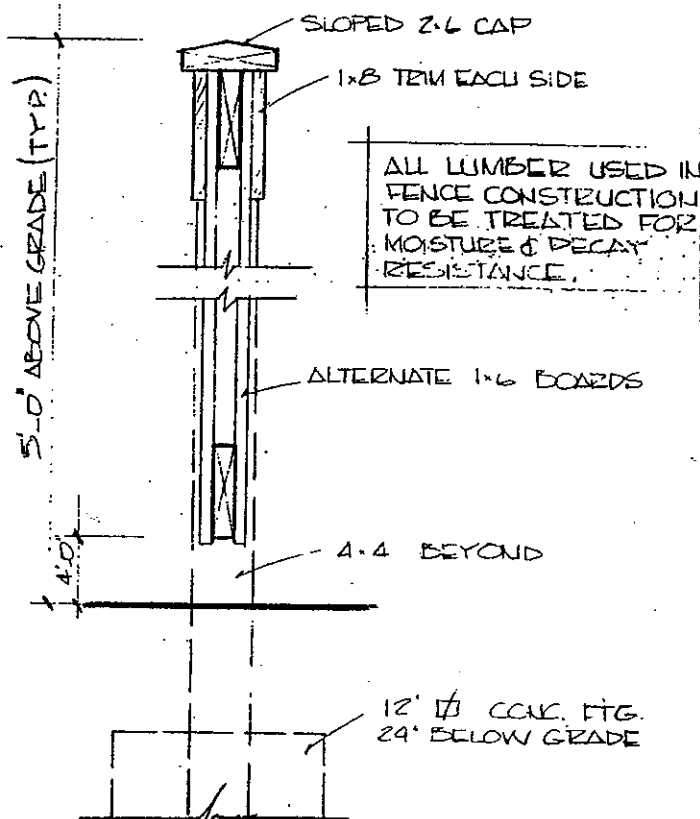
Fence Style



Alternative Gate Style



CONVEX TOP



ALL LUMBER USED IN FENCE CONSTRUCTION TO BE TREATED FOR MOISTURE & DECAY RESISTANCE.

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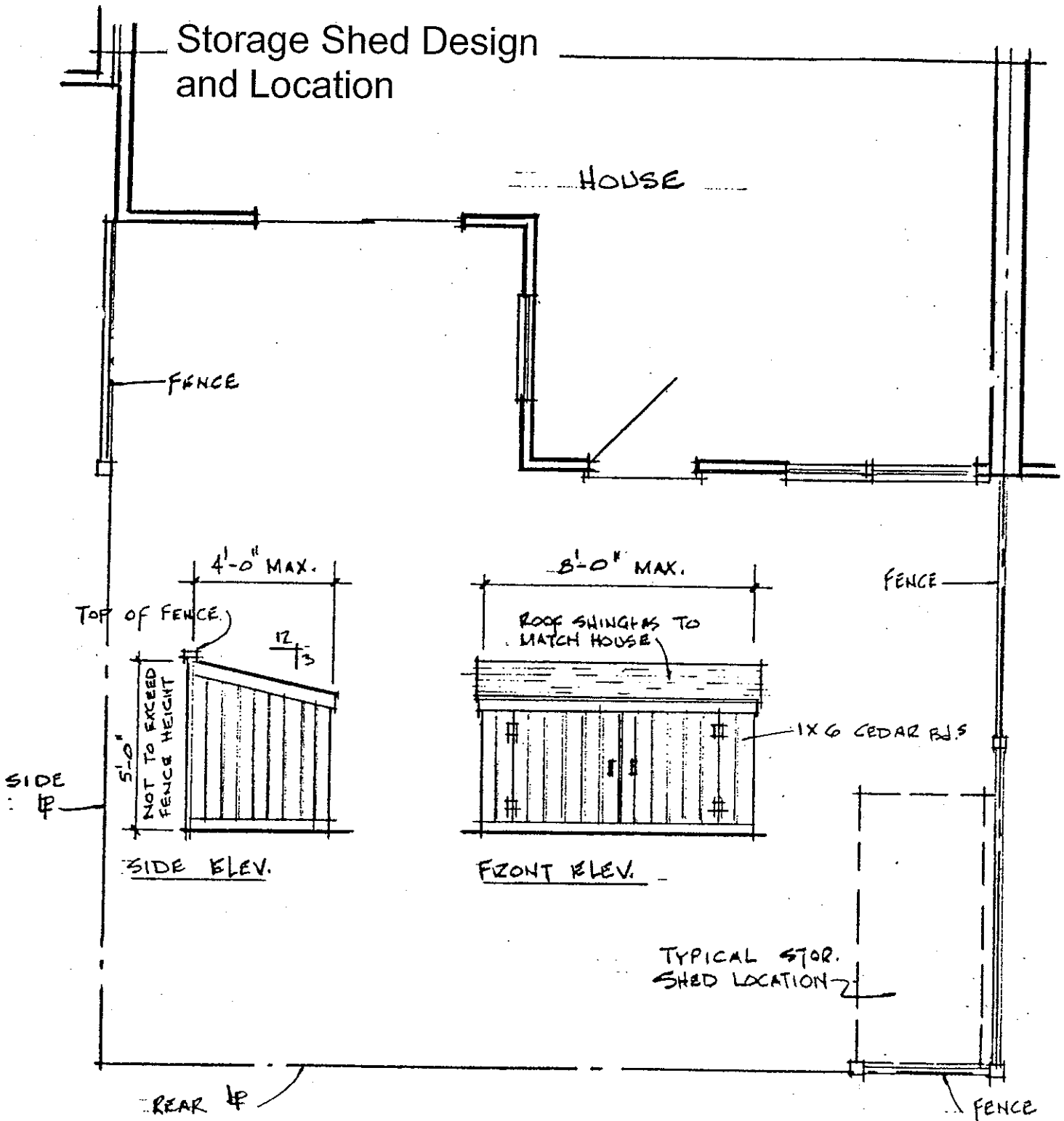
SECTION PRIVACY FENCE

1/2" = 1'-0"

Rear Fence Detail

CANDLERIDGE

Storage Shed Design and Location



CANDLERIDGE