

ARCHITECTURAL STANDARDS POLICY FOR THE CLUBSIDE COMMUNITY  
OF THE MIDDLE 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 **Clubside** 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 shingle color was Celotex "Ebony Black Blend" but is no longer available. The replacement roof shingle is **Certaineed** "Moiré Black".
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 house trim color is **McCormick Paint #110 "Greystone"(KT-29)**. Other colors for the trim may be considered upon application. ***No White or Super White colors will be allowed at any time.*** When the wood is covered with a replacement material, the color of the trim will be determined at that time by the ARB with the recommendation from the MVF Design Consultant. Exterior color change requests for the house siding, trim, front door and storm door are reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific community. The standard fence color is **McCormick Stain "Desert White"**.
3. **Siding/Trim/Shutters** – Any change in color, style or material requires prior approval. When replacing the siding or the house trim, all original details must be retained. If an area originally had flat wood material, then the replacement material must be flat in design such as the bay window.
4. **Replacement Windows** – Must be slider windows without grids. Bronze (dark brown) and earth-toned colors are preferred. White may be considered on an individual basis.  
**Storm Windows** – Bronze (dark brown) and earth-toned colors are preferred. White may be considered on an individual basis.

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 can be either the front door color or the color of the house trim. *White storm doors will not be approved.*  
**Security Storm Door** – Must be painted the front door color.
6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on the front elevation must be retained (may or may not include motion sensor lights).*
7. **Elevated Deck** – Will not be permitted.  
**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** – The preferred color is unstained natural wood. Any tinted stain or colored preservative must be reviewed on an individual basis.
8. **Fence** – The developer-installed fence in the front yard and for those units that back to the MV Golf Course, also the rear yard, must be retained and maintained (see drawing). The standard fence color is **McCormick Stain “Desert White”**. The fences that back to the Golf Course may remain the original 3 feet in height or they may be replaced upon application with a 5 foot fence that matches the original fence in design.  
**Gate** – The developer-installed gate must be retained and must be the standard fence color **McCormick Stain “Desert White”** (see drawing).
9. **Storage Shed** – Custom-built storage sheds will be permitted when erected in accordance with attached storage shed plans and specifications (see drawings). *The storage shed height must not exceed the fence height.* Alternate styles and materials may be considered on an individual basis.
10. **House Numbers** – Only black metal or brass 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 is not permitted in the **Clubside** community.

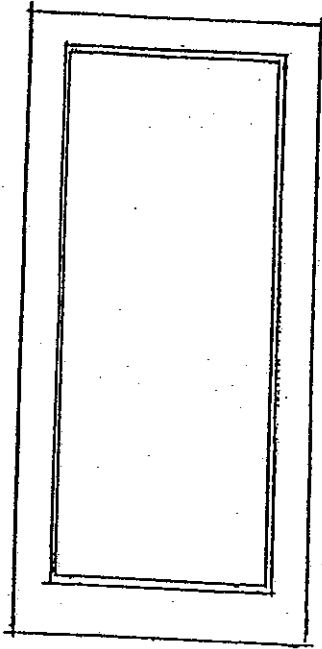
*Additional guidelines for exterior modifications are available at the MVF office.*

Approved by the MVF Board of Directors - 10/24/77

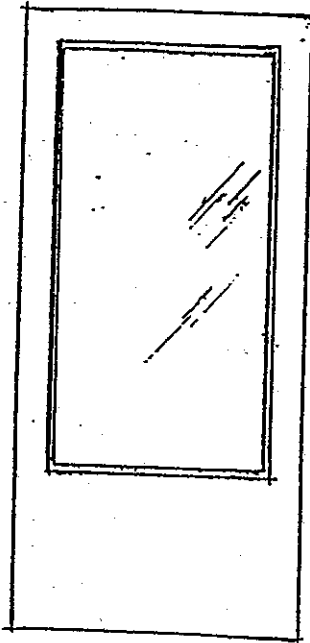
Revised, 1984, 1991, 1993, 1995, 2001, 2004, 2007, 2010 (storm door), 2011 (window)

# Recommended Storm Door Styles

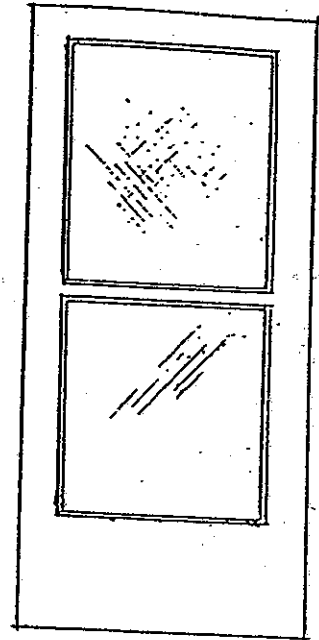
7-22-2010



FULL-VIEW

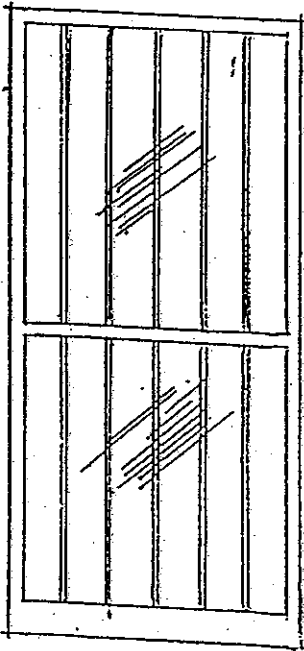


3/4 GLASS



SELF-STORING

*Full-view and 3/4 glass storm doors must be painted the house trim or front door color.*



SECURITY DOOR

**CLUBSIDE**

**CLUBSIDE**

Height of shed not to exceed the fence height.

Certainteed asphalt shingle "Moiré Black"

2x8 LAP ON PENCE

1x8

ARMY FENCE

Stain to match the existing fence color McCormick "Desert White"

1x6 @ 6"

2x4 CORNER BRACKETS

LIFT LATCH

DOOR LATCH

FENCE STRINGER

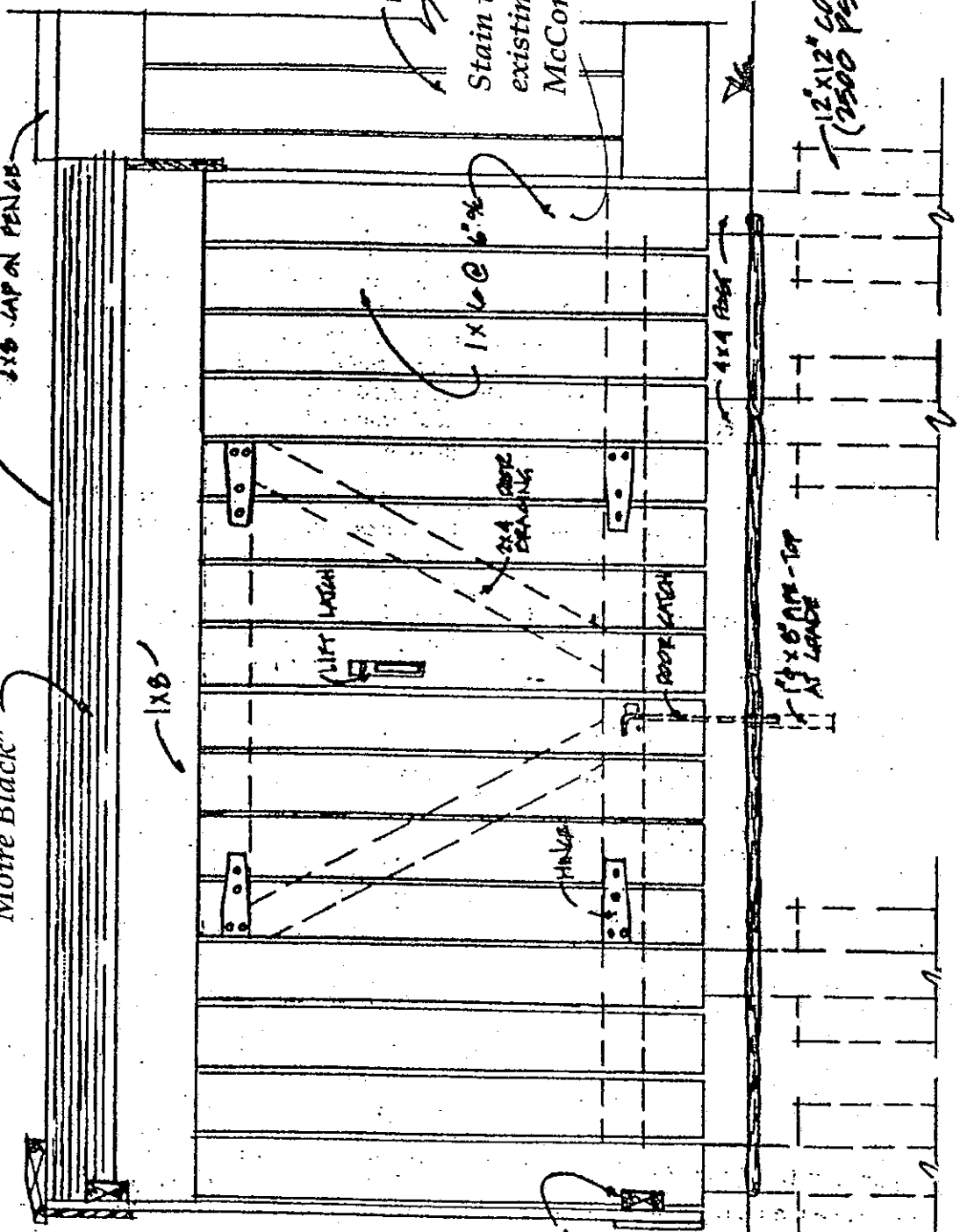
4x4 POST

2x8 ON TOP AT LATCH

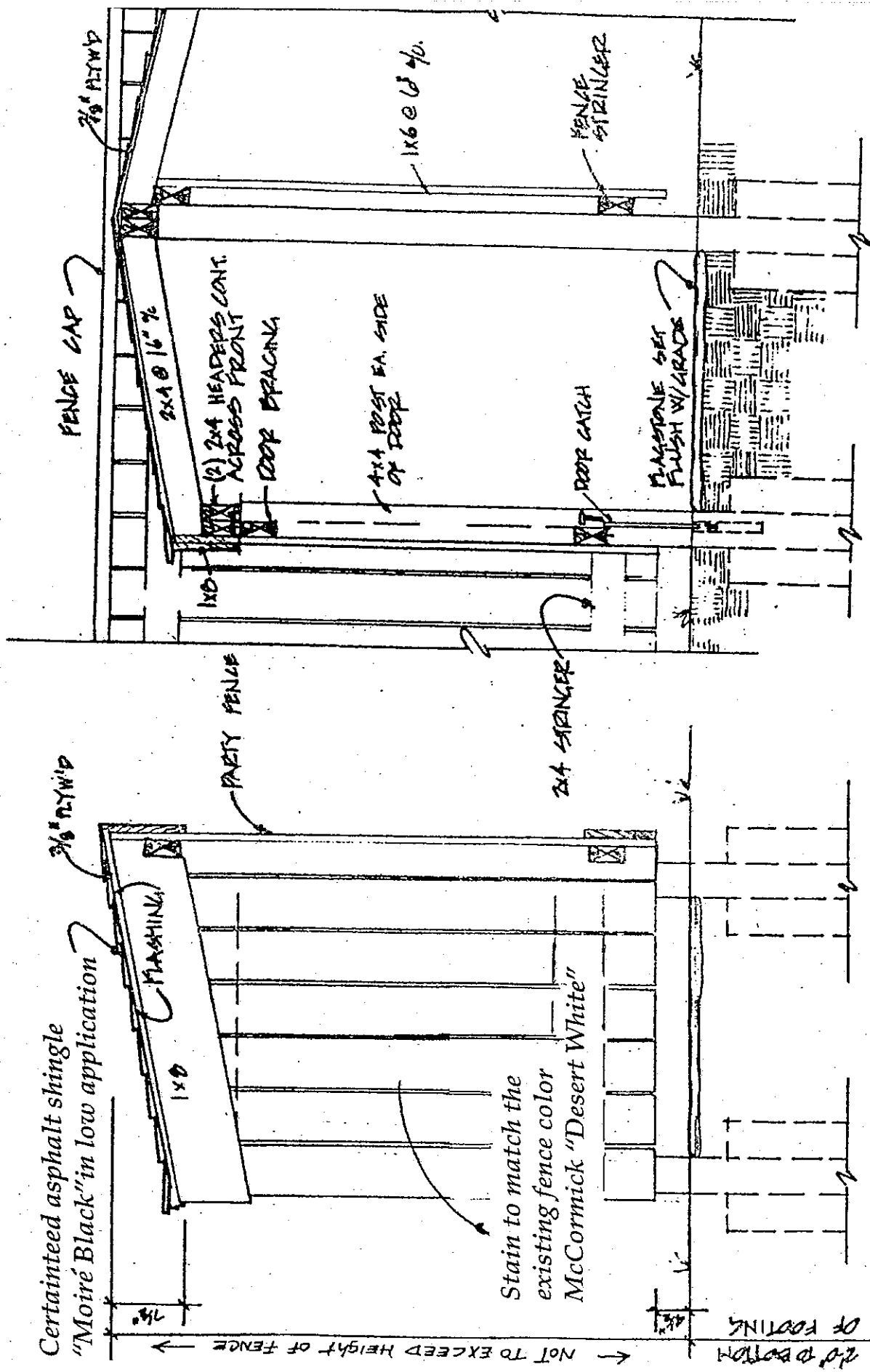
12x12 CONC. FOOTINGS (2500 PSI CONC.)

2'0" TO BOTTOM OF FOOTING

Shed Design

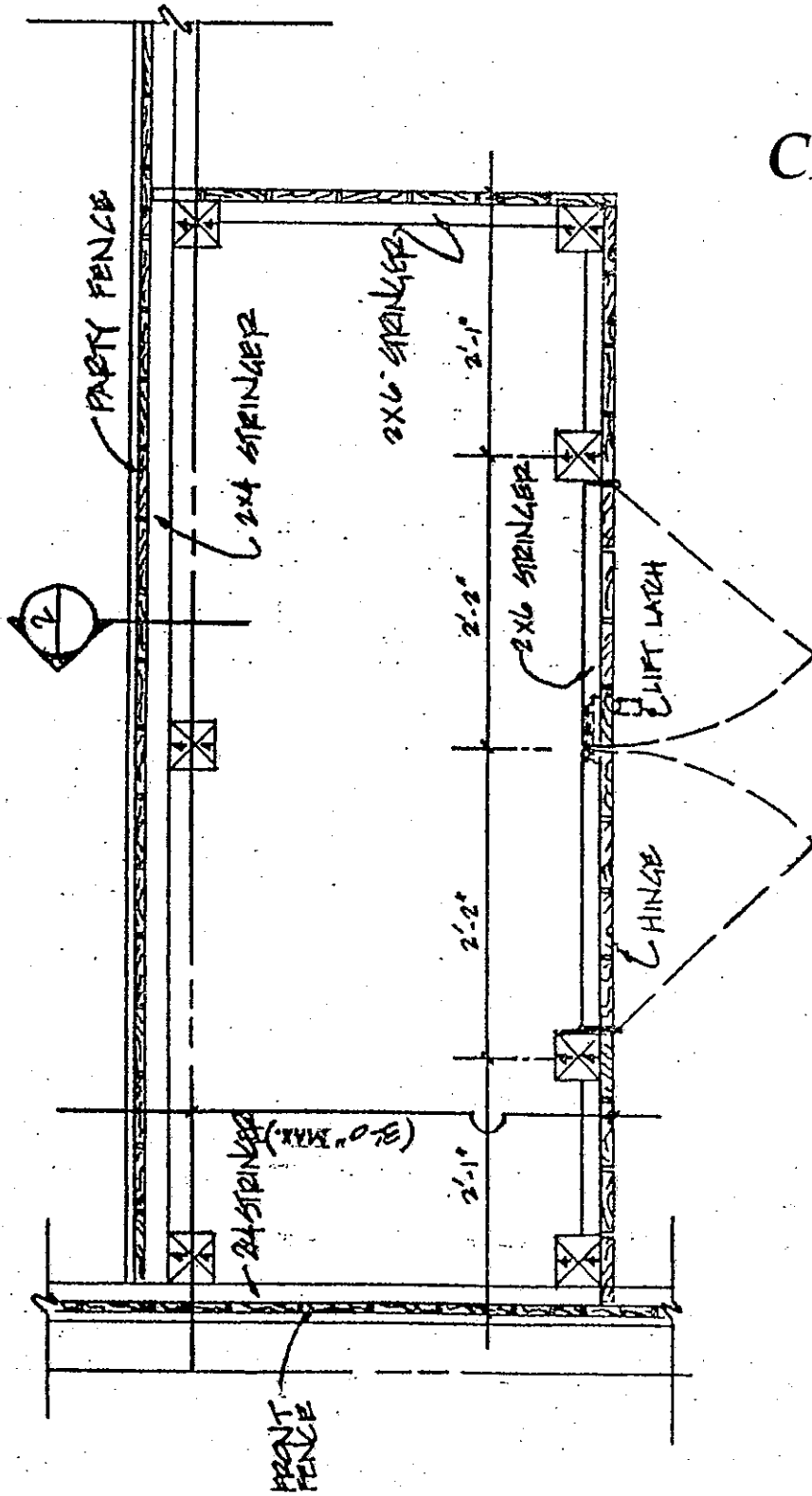


# CLUBSIDE



Storage Shed Design

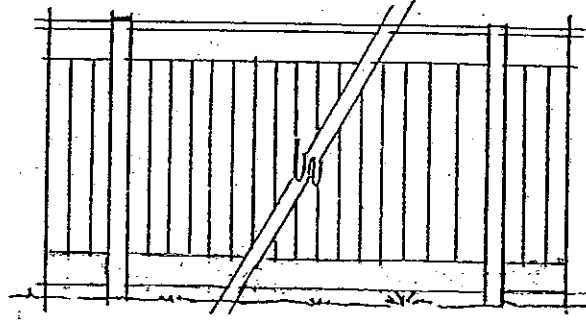
# CLUBSIDE



Storage Shed Plan

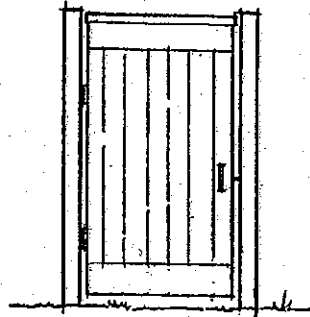
SCALE: 3/4" = 1'-0"

*Fence style*



BOARD ON BOARD

*Gate style*



**CLUBSIDE**