

ARCHITECTURAL STANDARDS POLICY FOR THE CLUSTERS III
COMMUNITY OF THE STEDWICK 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 **Cluster III** 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 flat roof style with the cedar shingled mansard must remain. The shingles must remain a natural wood color. Only clear preservatives may be used. (Guidelines for a flat roof replacement are available at the MVF office.)
2. **Exterior Paint** –The fascia and trim color for **Cluster III** is a standard color, **McCormick Paint KT-24**. Other colors for the trim may be considered upon application including **Duron “Chadwicke Tan”** or **McCormick #KT-30**. ***White or Super-white colors will not be allowed at any time.*** When the wood trim is covered with a replacement material, the color of the trim at that time will be determined by the ARB. The roof gravel guard and downspouts must be one of the following colors: ***Bronze*** (dark brown), **McCormick KT-24** (house trim color) or **McCormick KT-13** (weathered wood color). ***White downspouts are prohibited.*** No approval is required if the exterior paint colors are not changed from these recorded colors. Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office.

Exterior color change requests will only be considered for house siding, shutters (if applicable), front door, storm door, or garage door. These changes will be reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific community. The house and garage trim **MUST** remain the standard house trim color. The Architectural Standards staff is available to assist homeowners in their color selections.

3. **Replacement Siding/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be slider windows without grids and the color will be considered on an individual basis.
Storm Windows – Will be considered on an individual basis (without grids).

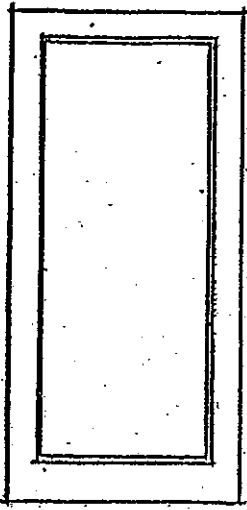
5. **Storm/Screen Door** –Front entrance storm/screen doors will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be front door or house trim color.
Patio Door – Replacement doors must not have grids in the glass.
Security Storm Door – Must be painted the front door color.
6. **Exterior Decorative Lighting** – Replacement lights will be considered on an individual basis. Small black or brass coach-style lights are preferred. White fixtures are not approved.
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** – Replacement of originally installed wrought iron deck railing with wood railing is permitted when erected in accordance with attached railing plan (see drawing). Any other deck modifications to be reviewed on an individual basis.
Ground Level Deck – Should be screened with shrubs to enclose that portion between the deck and the grade if greater than 12” in height.
Deck Color – Must be natural wood color or stained to match **McCormick Solid Stain KCS-3**, **Behr Solid Stain #DP-540 “Chatham Fog”** or **Olympic Solid Stain “Monterey Gray”**.
8. **Fences** – Must be three 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 – Must be the split-rail design or the alternate arched top design (see drawing).
Privacy Fencing – For screening purposes between units, the privacy fence is to be 6 feet in height, a maximum length of 8 linear feet, alternating board, or alternating board with crisscross lattice pattern on top (see drawing). Color to be natural wood or natural pressure-treated lumber.
Any existing split-rail fence must be removed if a privacy fence is approved and installed.
9. **Storage sheds** – Will be approved in accordance with attached Shed Guidelines (see attachment).
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.

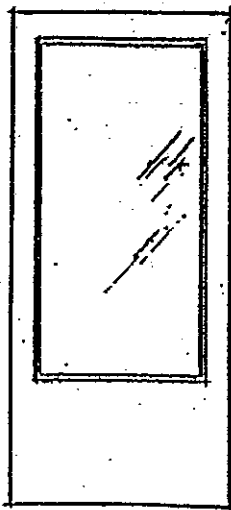
Adopted by MVF/BOD – 1975

Revised 1983, 1989, 1994, 1999, 2001, 2004, 2006, 2007, 2008, 2010 (trim colors, storm door), 2011 (gate, shed, exterior lights)

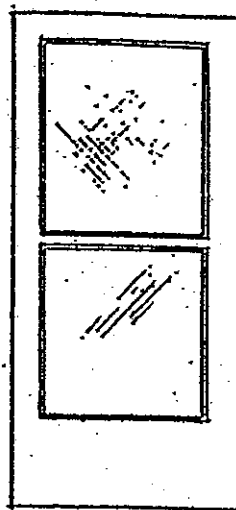
Recommended Storm Door Styles



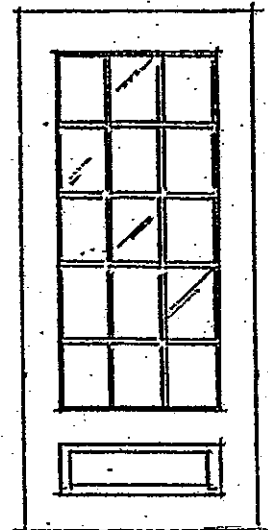
Full View



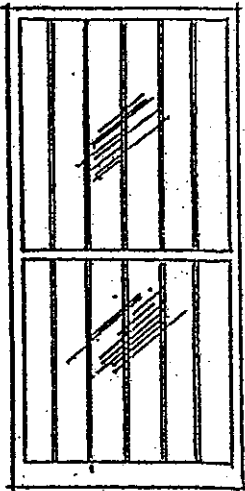
3/4 Glass



Self-storing



Wood & Lite

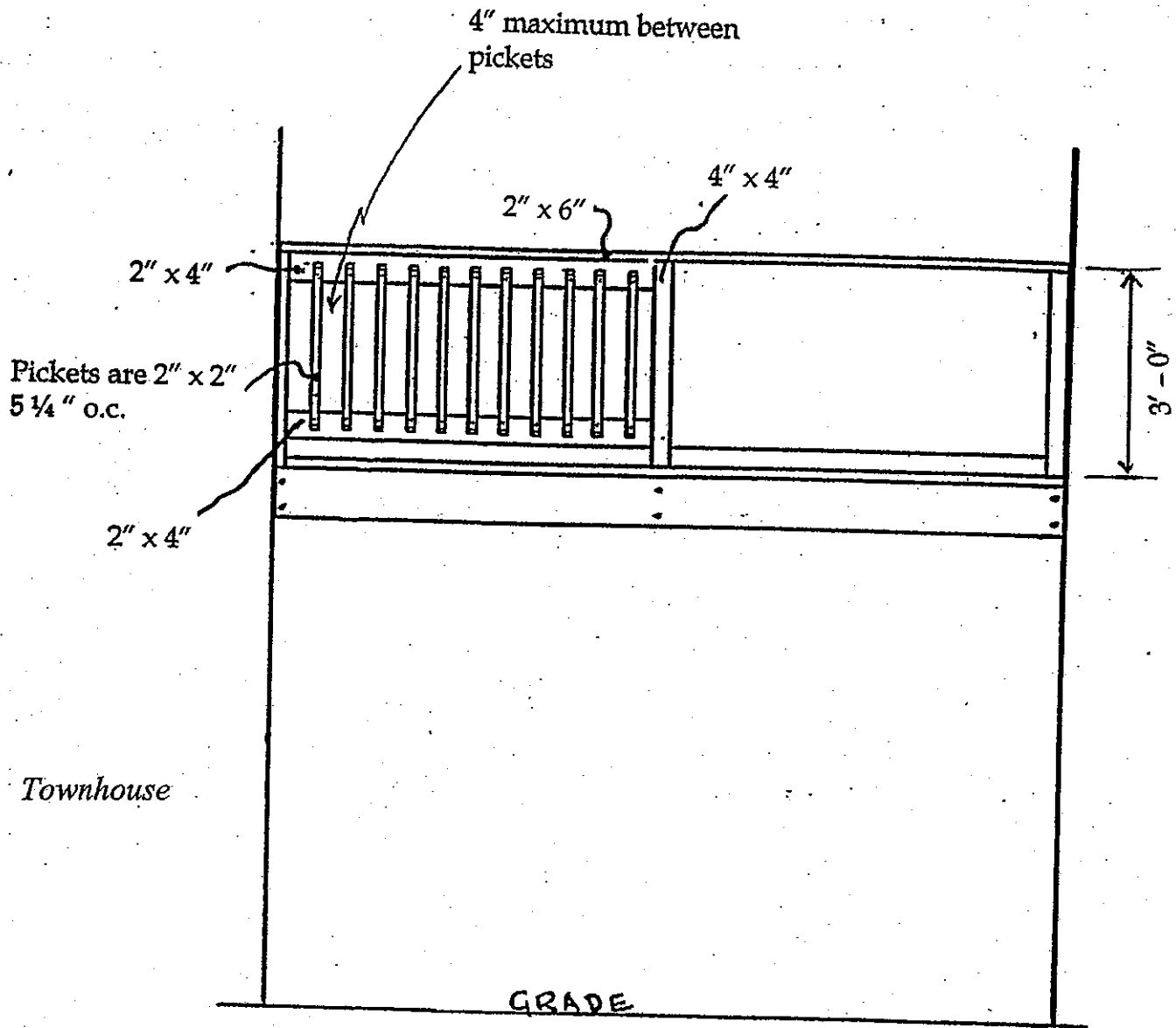


Security Storm Door

*Security storm doors
must be painted front
door color.*

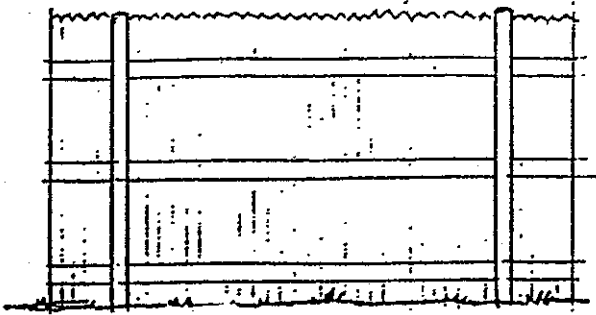
***STEDWICK
CLUSTERS III***

Alternate Wood Deck Rail



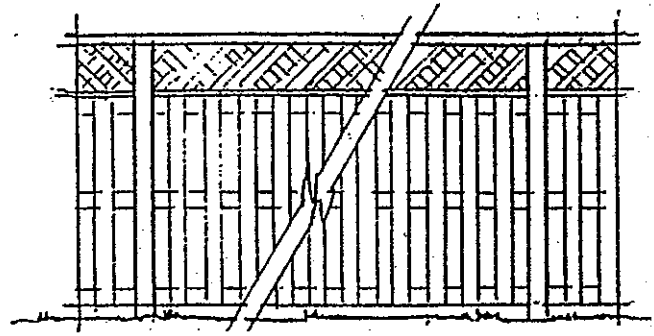
**STEDWICK
CLUSTERS III**

Privacy Screen Fence (8 linear feet to be installed between units)



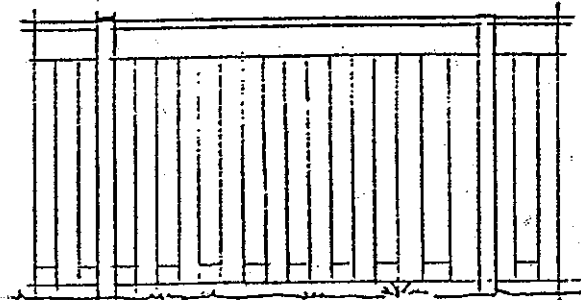
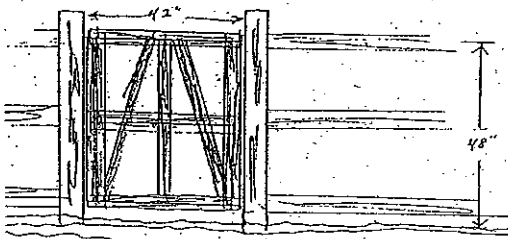
Stockade design

(Please Note: Although the stockade design is the original style, for a more updated look, choose the board-on-board or Wyngate design.)



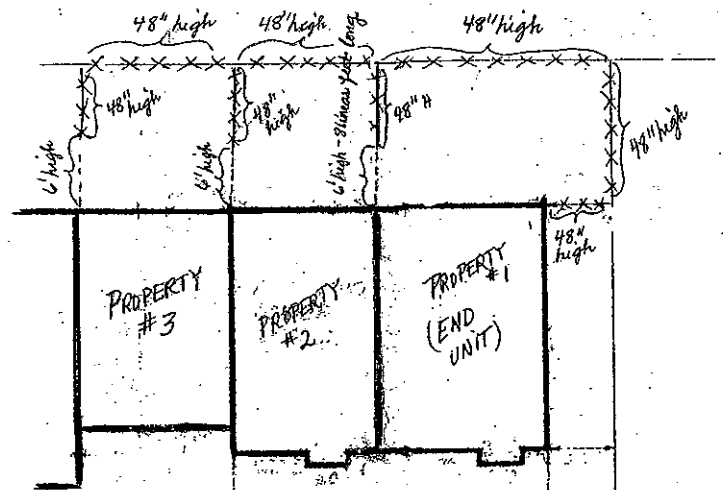
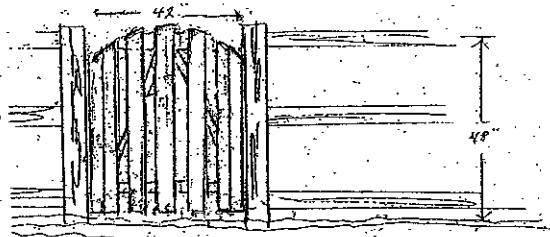
Wyngate - Alternating Board on Board Design with Criss-Cross on Top

Split-rail Gate



Alternating Board on Board Design

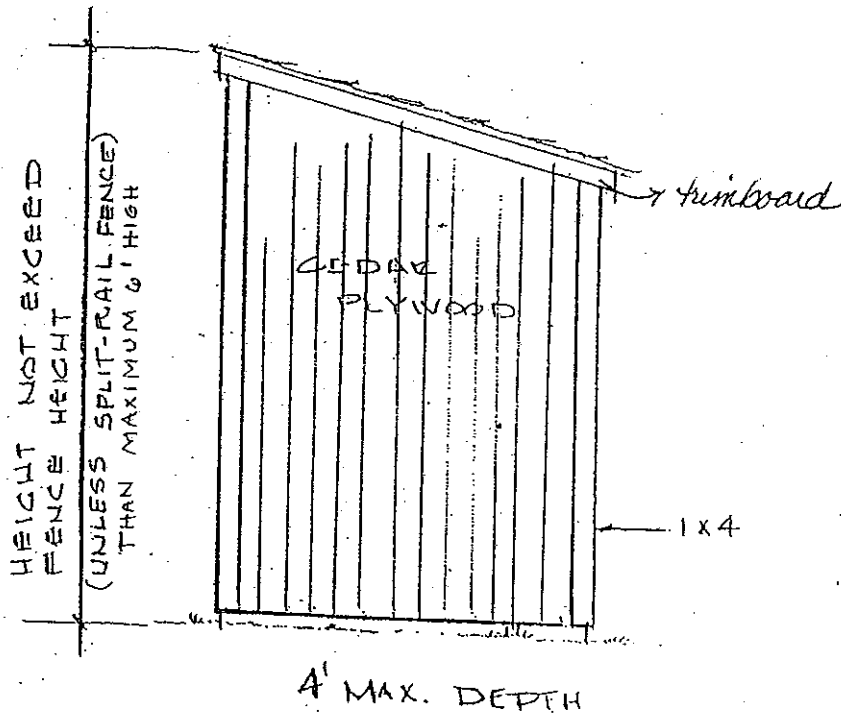
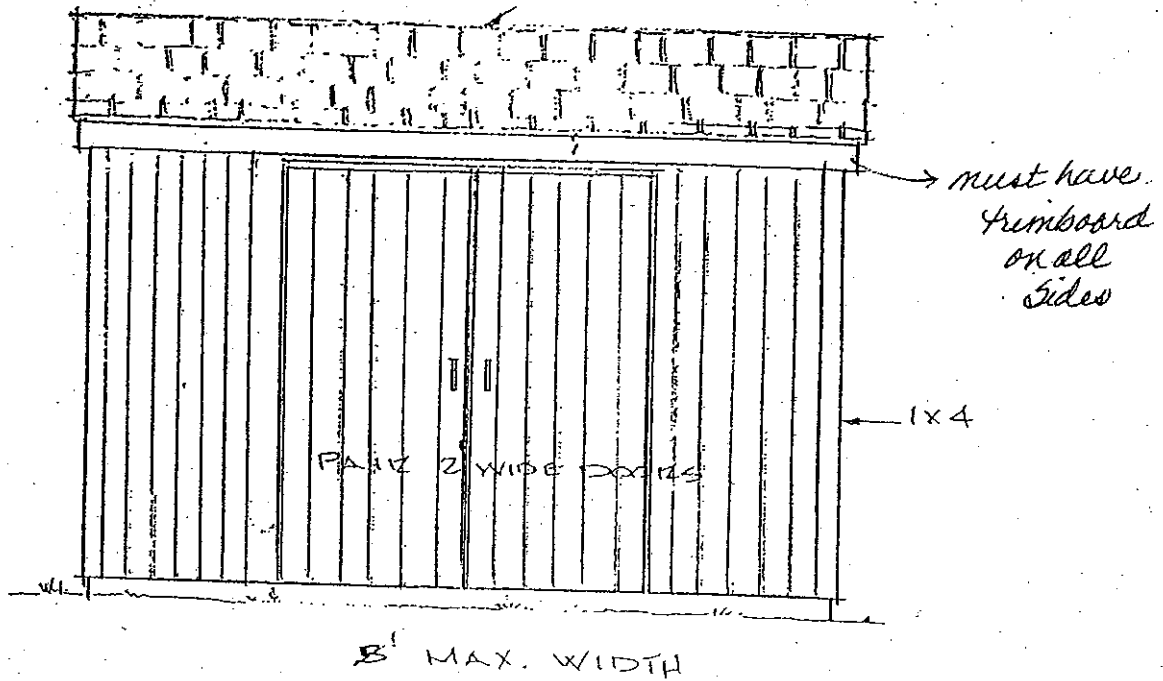
Arched Gate



Example: 48" fence + 6' privacy fence between units

STEDWICK CLUSTERS III

Recommended Shed Design



**STEDWICK
CLUSTERS III**



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071 www.mvf.org

ARCHITECTURAL STANDARDS DEPARTMENT

VILLAGE-WIDE SHED GUIDELINES

Wood or Pre-fabricated

These new guidelines may replace existing shed criterion for some homes corporations or it may serve only as an addendum to existing criteria. Because of the individuality of each community, sheds have to be reviewed on an individual basis. For the most part, these guidelines will be used as a Village-wide reference for staff, homeowners, for the Architectural Review Board, and the MVF Board of Directors.

1. Requisite: Only one shed per property will be approved.
2. Design and materials -
 - The roof style may be either gabled-framed or shed-framed (slanted). The roof material will be considered on an individual basis. The recommended roof material is either natural, unstained cedar wood shakes, or asphalt shingles in a color approved by the ARB.
 - Barn style roofs or other styles will not be approved.
 - Only one window is typically approved for a shed. Two windows may be considered on an individual basis.
 - Typically only one doorway is approved for a shed. Double doorways will be considered on an individual basis.
 - Although, originally, sheds were approved to be wood – Texture T-1-11 or grooved cedar – alternate shed materials will now be considered on an individual basis.
 - No shutters or window boxes will be approved for any shed.
3. Color –
 - If sheds are adjacent to the house, sheds are typically approved to be the color of the house siding or trim. The roof color is typically approved to be the same as the house. The siding and trim could be the same color.
 - If sheds are to be located in the rear yard, one solid, neutral color is preferred. All colors will be reviewed on an individual basis.
4. Location –
 - The location of the shed will be determined on an individual basis taking into account the lot configuration, lot size, relationship to the adjoining yard, and existing house and yard structures.

- Sheds to be located under elevated decks or in recessed areas of the house will have more flexibility as far as style and materials. Each application will be considered on an individual basis.

5. Size –

- **Single Family, Detached Home Communities:**
The recommended maximum width and length is 8'W x 10'L with a maximum height of 9' to the peak. Larger sheds will be considered on an individual basis.
- **Townhouse/ Zero-Lot-Line Communities with split-rail fences:**
The maximum width and length is 6'W x 8'L with a maximum height of 8' to the peak. Larger heights will be considered on an individual basis based on yard size.
- **Townhouse Communities with yard enclosure fences:**
The maximum width and length is 4'W x 8'L with the shed height not to exceed the fence height. Higher roof peaks will be considered on an individual basis.

These guidelines would not apply to communities which have a specific shed criterion (sheds constructed in conjunction with fences, etc.) or where sheds are prohibited.

Sheds prohibited in:

Dockside
Gablefield
Meadowgate
Highland Hall
Fairway Islands

Sheds prohibited if not built according to plan:

Millrace

Community Listings

Homes corporation	Communities with new shed guidelines	Communities where new shed guidelines will not apply (only existing criteria will apply)
Eastgate	Hickory Grove	Charlesgate
	Kings Point	
	The Meadows	
	The Mews	
	Ridgefield	
	Wood Edge	
East Village	Ashford	Candleridge
	The Downs	Gablefield
	The Estates	Glenbrooke
	The Estates- Section B	Holly Pointe
	Essex Place II	Meadowgate
	The Reach	Wethersfield
Maryland Place	Maryland Place	N/A
Middle Village	N/A	Clubsie
		Thomas Choice West
Northgate	The Points	Apple Ridge
	Shadow Oak	Dorsey's Regard
	William's Range	McKendree
		Overlea
North Village	Essex Place	Highland Hall
	Pleasant Ridge	McRory
	Salem's Grant	Perry Place
		Picton
Patton Ridge	Fairidge	Arrowhead
	Highfield	Fairway Island
	Partridge Place	Greentee I & II
Poplar Spring	Poplar Spring	N/A
South Village	Center Stage	Dockside
		Grover's Forge
		Hamptons
		Millrace
		Nathan's Hill
		Walker's Choice
Stedwick	Club Hill	Forest Brooke
	Clusters I, II & III	Frenchton Place
	The Heights	
	The Ridges	
Whetstone	Courts I, II & III	N/A
	Goshenside	
	Lakeside	
	The Ridges	