

ARCHITECTURAL STANDARDS POLICY FOR THE DOCKSIDE
COMMUNITY OF THE SOUTH 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 **Dockside** 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.

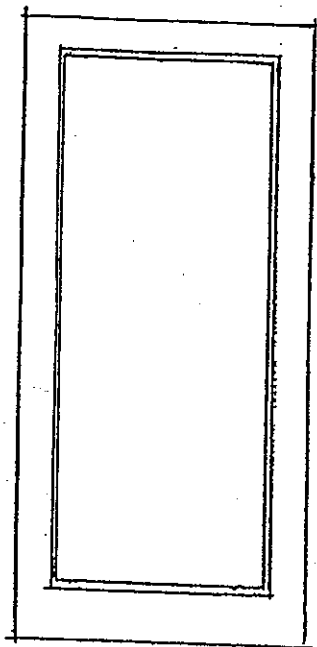
1. **Roof** - the original roof shingle color is standard. The original roof was Owens-Corning "Weathered Wood" and is no longer available. Any replacement roof shingle must now be Certainteed "Forest Gray".
2. **Exterior Paint** -. The original trim color is McCormick #100 "Super White" (KT-3). This color must be maintained unless the wood is covered with a replacement material; the color of the trim at that time will be determined by the ARB. Exterior color change requests for house siding, front door, and storm door are reviewed by the ARB on an individual basis and must be compatible with the style and design of the community. 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. The Architectural Standards staff is available to assist homeowners in their color selection.
3. **Replacement Siding/Trim** – Any change in color, style or material requires prior approval. The original siding is 5" double hardboard. Replacements would have to be double 5" non-beaded horizontal vinyl or aluminum but an application is required prior to installation.
Note: When replacement siding/trim is requested for a house that shares a front chimney wall with an adjacent neighbor, the entire chimney must be sided or the chimney must remain painted an approved color. Signatures from both homeowners will be required if replacement material is used.
4. **Replacement Windows** - Must be white slider style windows to match the original design.
Storm Windows – Must be white slider style.

5. **Awnings**- Developer installed awnings over balconies must be retained year round. The original awning manufacturer is ***Calabana "Terrace Red, #6909"***. A replacement to this original awning is ***Glen Raven Sunbrella "Terracotta, #4622"***
6. **Storm/Screen Door**- 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 front door or house trim color, ***McCormick KT-3 (#100 Super White)***. Pre-finished white storm doors are also acceptable.
Balcony Storm Door – Must be white in color.
7. **Exterior Lighting** – Replacement light fixtures at the entrances into the atriums and above the garage doors (black cylinder fixtures) must remain similar to the original developer-installed light fixtures. Changes in style will not be approved.
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).***
8. **Ground Level Deck** (if applicable) – 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 to be reviewed on an individual basis.
9. **Yard Enclosure** - Developer installed wood fence with gate and brick wall must be retained and maintained. Original gates must be retained per Montgomery County fire code for safety accessibility. No other wood or metal fencing will be permitted except those originally installed. Hedge type landscape material will be permitted with 2" x 4" galvanized welded wire mesh on the inside and not to exceed height of hedge. Developer installed wood fence screening of air conditioning unit must also be retained. Replacement fences and gates must be stained ***McCormick Stain #41-22.***
10. **Storage Sheds** – Are not permitted.
11. **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.
House Number Note: Additional house numbers in the style of the original property address numbers may be installed directly under the black tube light over the garage door. The numbers must be mounted on a board painted the house trim color, McCormick Paint #100 "Super White" (KT-3).
12. **Basketball Backboards** – Are not permitted.
13. **Composting** - Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for these specific guidelines.
14. **Atrium Walkways** – The walkway within an atrium is a shared responsibility among the four unit owners and must be maintained.

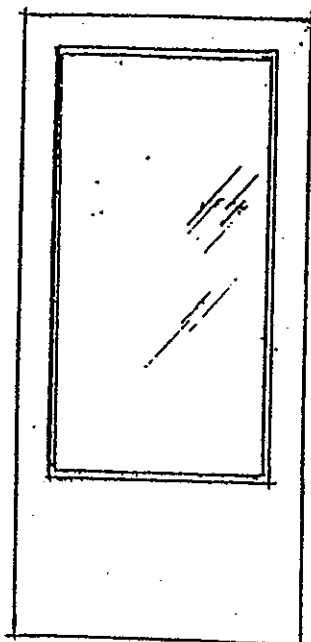
Additional guidelines for exterior modifications are available at the MVF office.

Approved by MVF/BOD - 2/28/85, Revised 1985, 1987, 1989, 1993, 2001, 2005, 2007, 2008, 2010 (storm door)

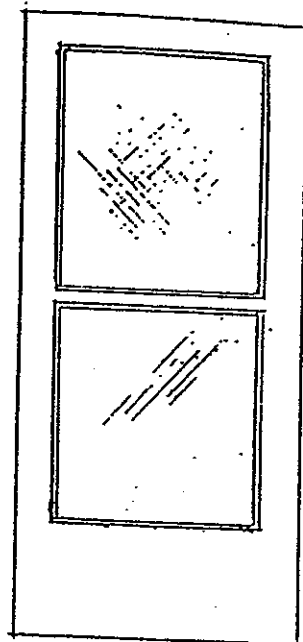
Recommended Storm Door Styles



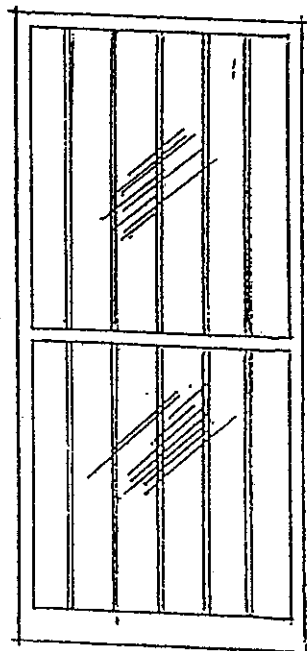
Full-view



3/4 Glass



Self-storing



Security Door

Security storm doors must be painted front door color.

DOCKSIDE