

ARCHITECTURAL STANDARDS POLICY FOR THE **DORSEY'S REGARD**
COMMUNITY OF THE NORTHGATE 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 **Dorsey's Regard** 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 and may not be changed. The original roof was ***Certainfeed "Walnut Brown"***. If "Walnut Brown" is not available, ***"Oakwood"*** may be used.
2. **Exterior Paint** - The trim color is standard and may not be changed. This color must match ***McCormick Paint #224 "Deep Forest Brown" (KS-19)***. The color of all elevated decks is also standard and must match ***McCormick Paint #224 "Deep Forest Brown" (KS-19)***. Exterior color change requests for house siding, front door, or storm door are reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific 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 material or design 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 must be full-view, $\frac{3}{4}$ glass design (including self-storing) and painted to match the front door or trim color of the house (see drawing). Bronze (dark brown) pre-finished storm doors are also acceptable. ***White storm doors will not be approved.***

Security Storm Door – Must be painted to match the front door color

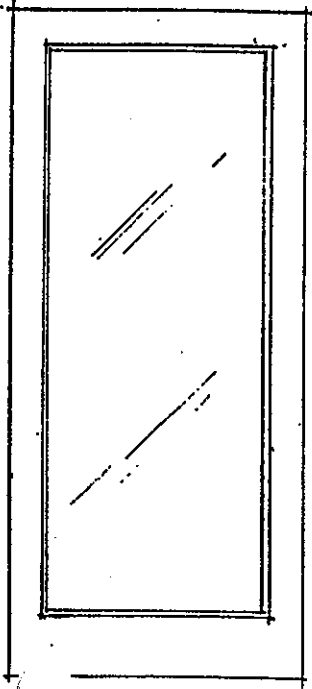
6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include motion sensor lights).*
7. **Elevated Deck** – Elevated decks as well as existing balconies must be stained to match the house trim color, *McCormick Paint #224 “Deep Forest Brown” (KS-19)*. Deck railing detail must match the railing on developer installed decks (see drawings).
Ground Level Deck – Should 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** – 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 split-rail design (see drawing).
Privacy Fencing - Closed fencing for screening purposes must extend from the rear corner of the house. The original privacy fence style was stockade. The updated design is now to 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. The color of the privacy fence is to be natural unstained cedar or natural unstained pressure treated lumber. (Privacy fence *must replace* split-rail if applicable.)
9. **Storage Shed** – Custom-built storage sheds will be permitted in the rear yard when built in accordance with attached plans (see drawings):
 - A 6' high and 16' long alternate board style privacy fence (with a recommended top rail cap) must be built as an integral part of the shed design. *If there is an existing split rail fence on the shared property line, this split rail fence section must be removed prior to installing the required privacy fence section in conjunction with the new shed.*
 - If 4' – 6' high bushes have been planted on the side property line, a shed may be installed without the requirement of adding two sections of privacy fence to screen the shed. If the bushes are no longer there, two sections of fencing will be required.
 - Sheds are to be natural in color or stained to match *Behr “Chatham Fog” Solid Stain #DP-540*. (Privacy fences in conjunction with sheds must remain natural wood color even if sheds are stained.)
 - Sheds may be approved to be located under elevated decks and will be required to be stained house siding color.
 - Requests for smaller sheds in alternate locations will be considered on an individual basis.
 - Alternate styles and materials may also be considered on an individual basis however metal or vinyl sheds are prohibited.

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.

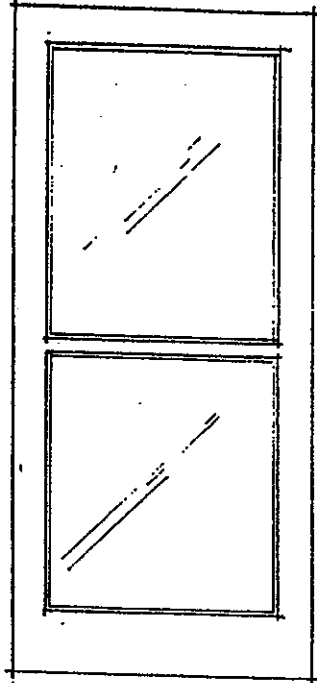
Additional guidelines for exterior modifications are available at the MVF office.

Approved by the MVF Board of Directors - 11/28/78
Revised, 1984, 1985, 1994, 1995, 1998, 1999, 2001, 2005, 2008

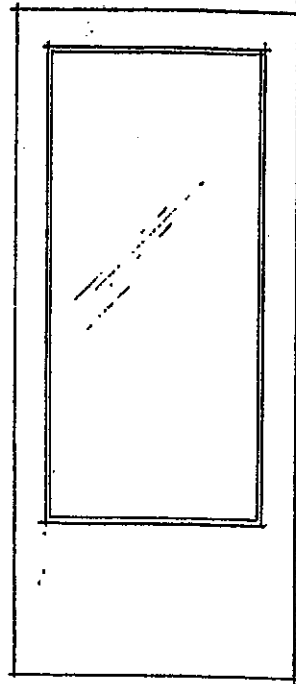
Storm Door Styles



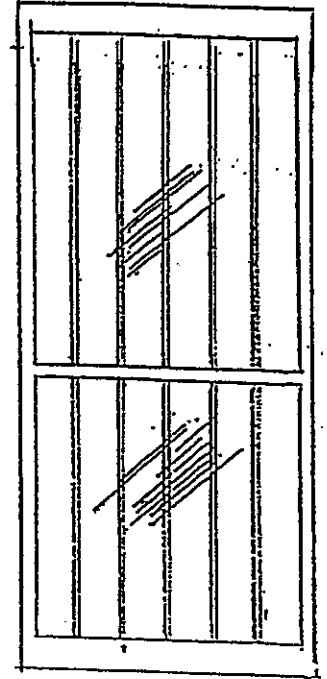
Full-view



Self-storing



3/4 Glass



Security Door

Storm doors must be painted to match the front door or house trim color. Bronze (dark brown) pre-fabricated doors are also acceptable.

Security storm doors must be painted front door color.

DORSEY'S REGARD

Natural cedar plywood with grooves
4" o.c. or shed to be stained Behr Solid Stain
"Chatham Fog" #DP-540.

6' HIGH CEDAR
FENCE (NATURAL COLOR)

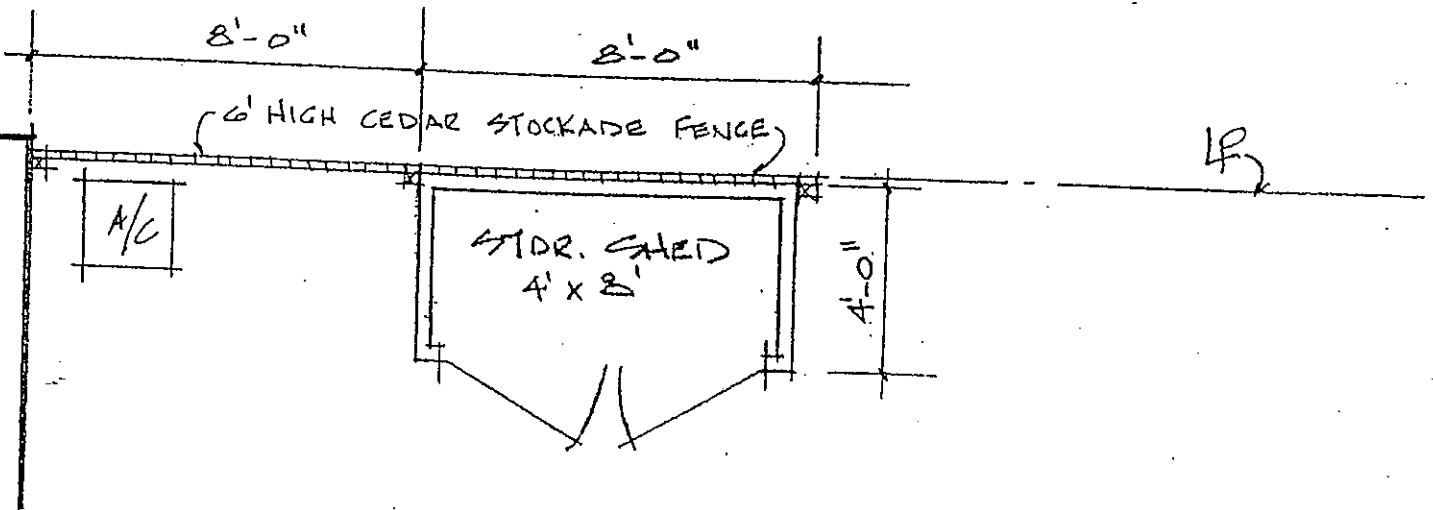
1x6

1x6 ALTERNATING 60°

WOOD SHINGLE ROOF:
(MACHINE-CUT)

HEIGHT OF SHED
NOT TO EXCEED
FENCE HEIGHT

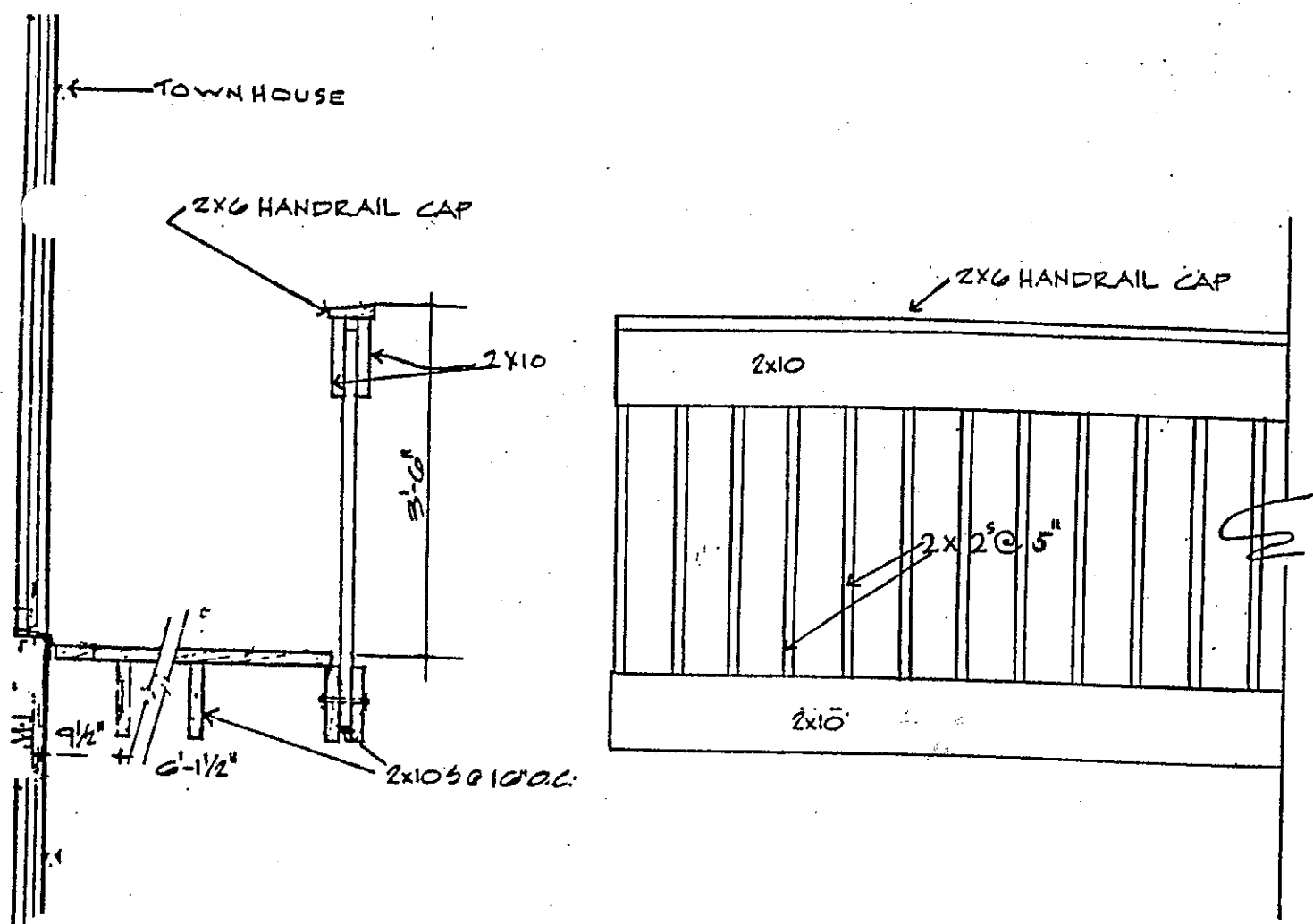
4' x 8' STOR. SHED
NATURAL CEDAR PLY'WD. WITH GROOVES 4" O.C.



HOUSE

Storage Shed Design

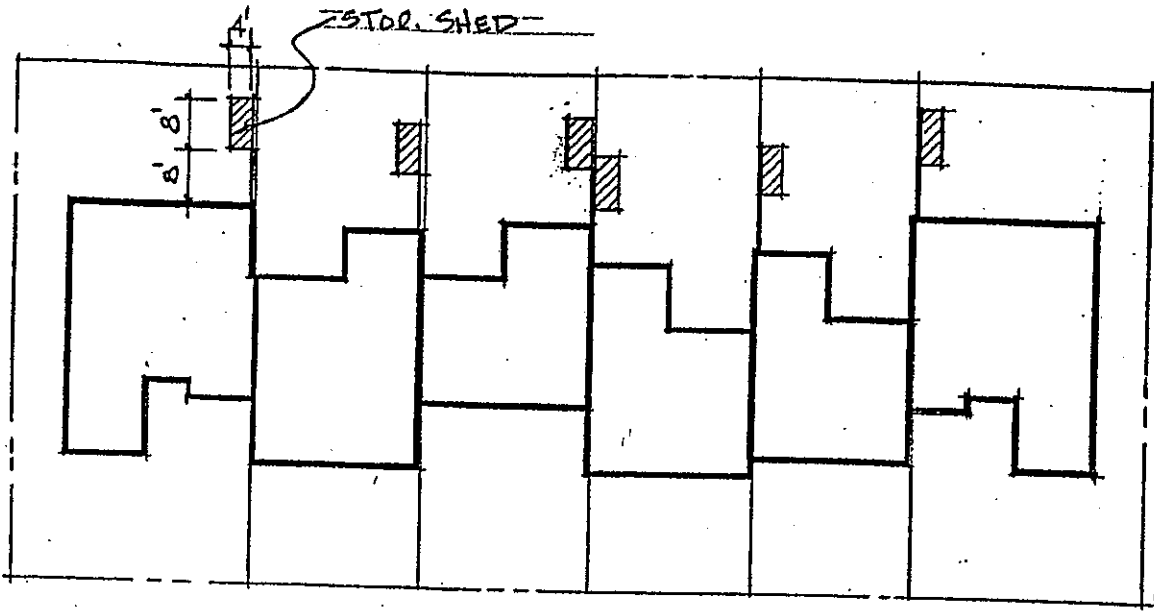
DORSEY'S REGARD



Deck Rail Design

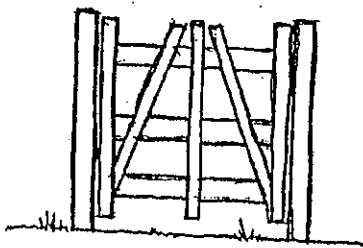
Elevated decks as well as existing balconies must be stained to match the house trim color McCormick #224 (KS-19).

DORSEY'S REGARD

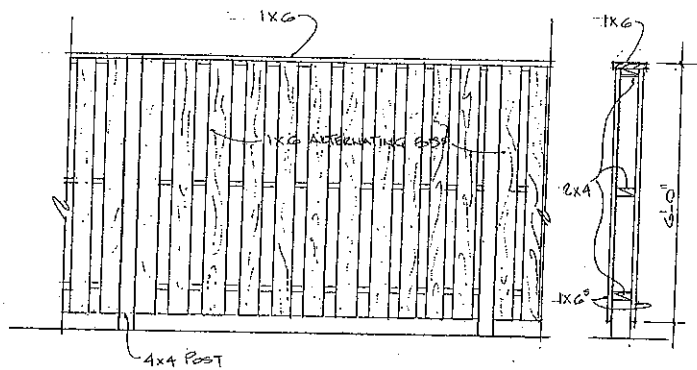


Storage Shed – typical layout

Gate – typical design



Split-rail design



Unfinished treated lumber or Cedar wood

Privacy fence detail

DORSEY'S REGARD