

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. The original roof was **Certaineed** "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 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 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 the split-rail design or the alternate arched top 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** – All sheds must receive approval prior to installation. Only one shed per property will be allowed.
The following items will be reviewed on an individual basis:
 - Material and color
 - Location of the shed and its orientation on the rear of the property
 - Fencing and screening of the shed
 - The design of the shed provided the shed is similar in design to the attached two examples (**Sam’s Club** vinyl shed **Model# 17190268** and **Suncast** resin shed **Model #A03B04**)
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.

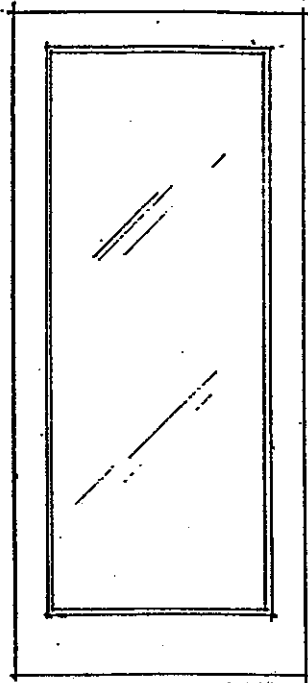
Additional guidelines for exterior modifications are available at the MVF office.

Approved by the MVF Board of Directors - 11/28/78

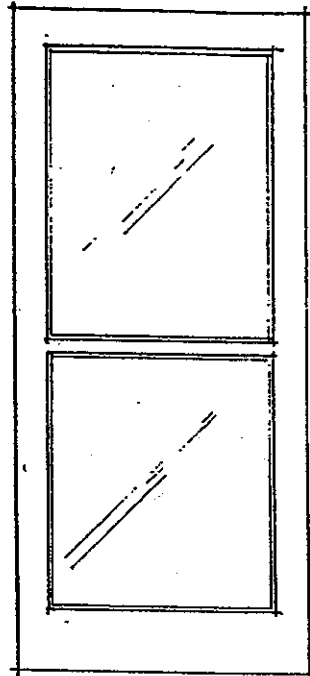
Revised, 1984, 1985, 1994, 1995, 1998, 1999, 2001, 2005, 2008, 2010 (storm door), 2011 (gate, shed)

Recommended Storm Door Styles

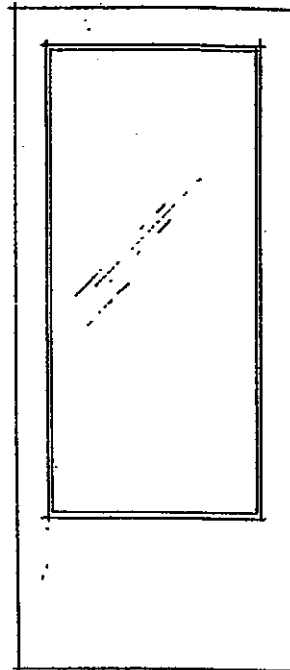
7-22-2010



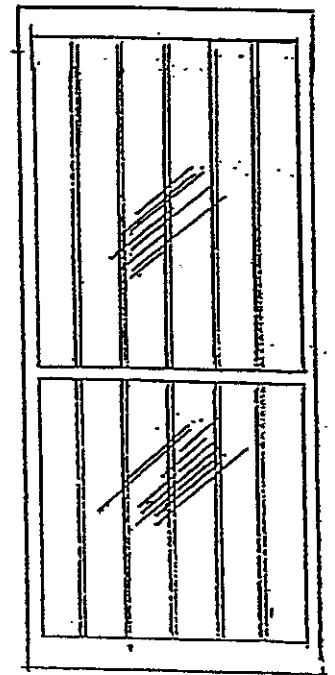
Full-view



Self-storing



3/4 Glass

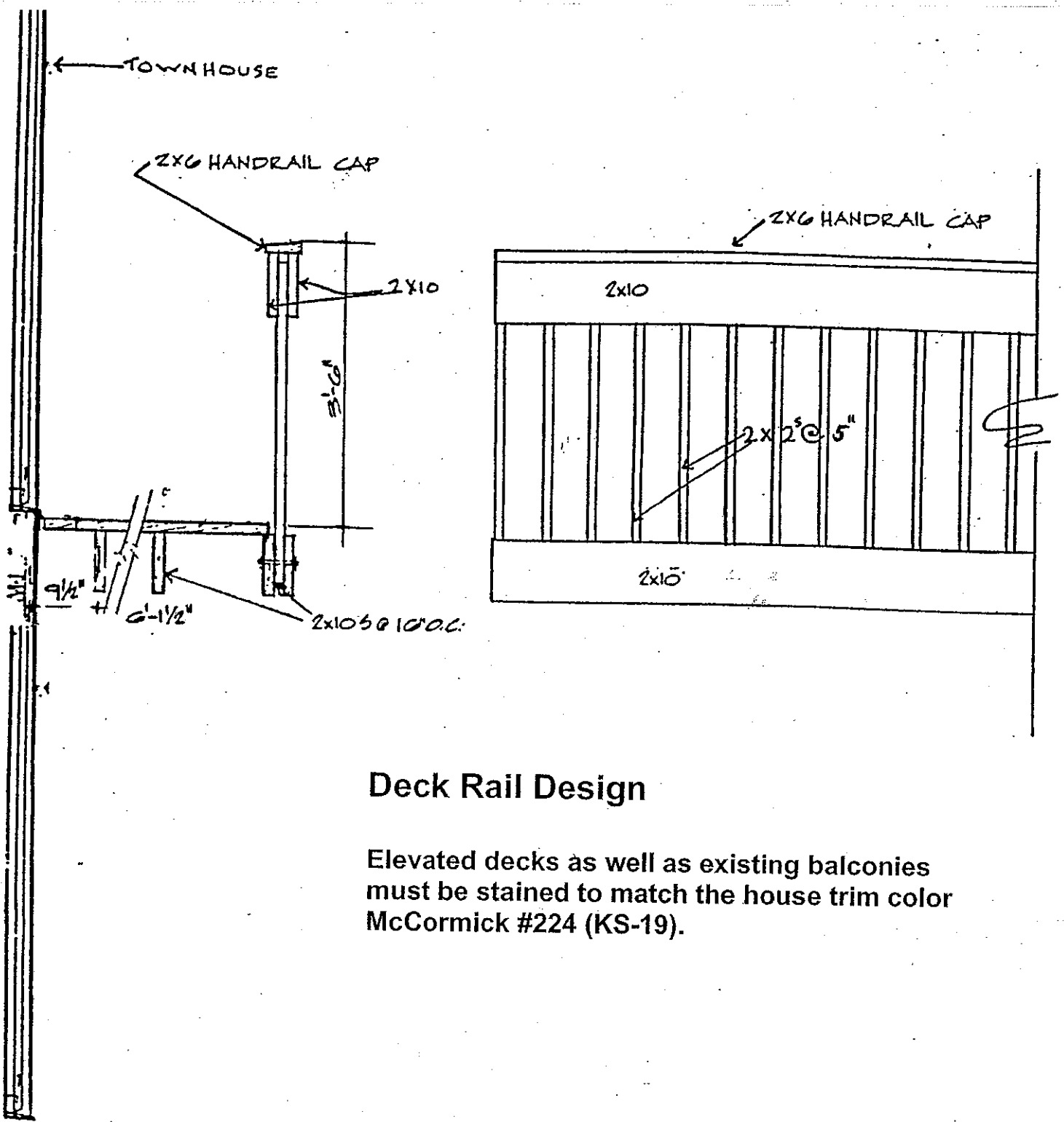


Security Door

Security storm doors must be painted front door color.

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

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

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

2'-0" HIGH CEDAR FENCE (NATURAL COLOR)

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.

8'-0"

8'-0"

6' HIGH CEDAR ALTERNATING BOARD FENCE

A/C

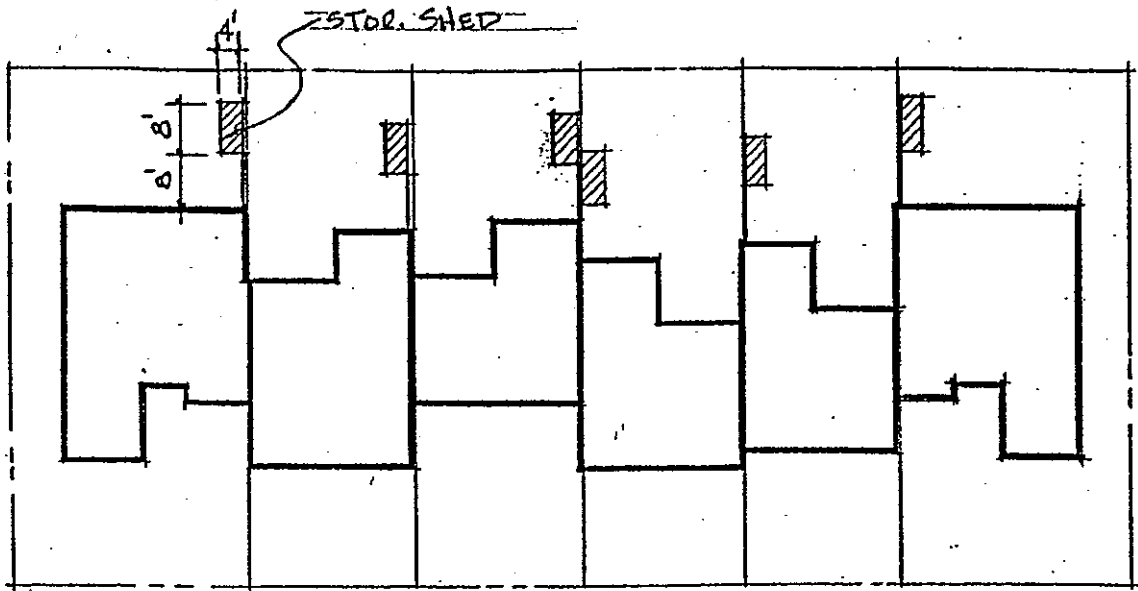
STOR. SHED
4' x 8'

4'-0"

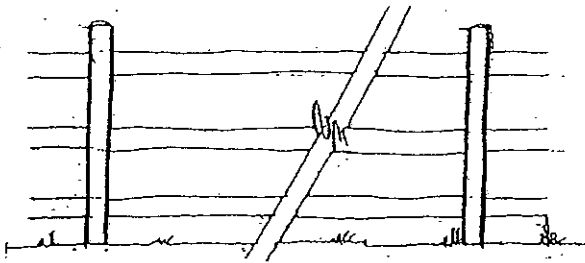
HOUSE

Storage Shed Design

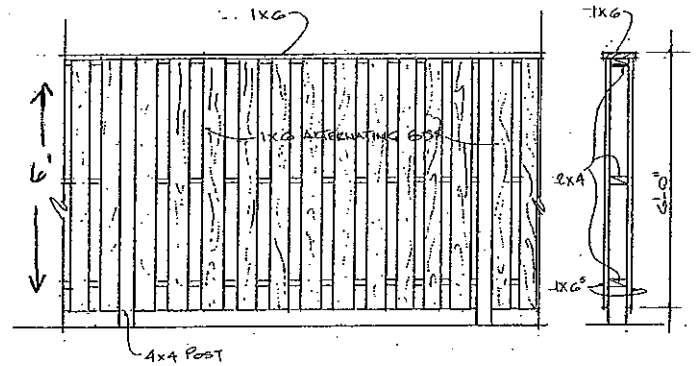
DORSEY'S REGARD



Storage Shed – typical layout



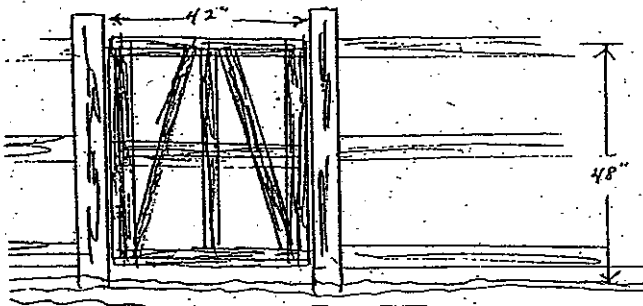
Split-rail Fence



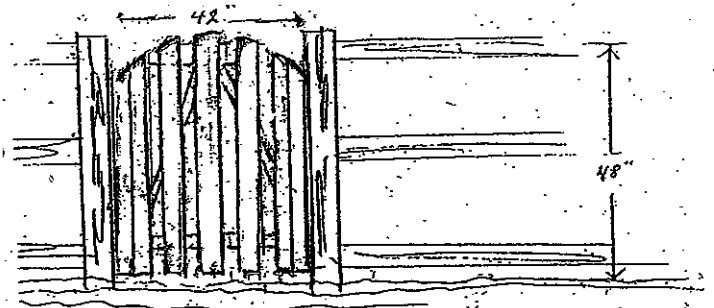
Unfinished treated lumber or Cedar wood

Privacy fence detail

Split-rail Gate



Arched Gate



DORSEY'S REGARD

Shed Styles for NG-Doresy's Regard/PR-Arrowhead

Sam's Club Vinyl Shed Model # 1719268



Suncast Resin Shed Model # A03B04

