

ARCHITECTURAL STANDARDS POLICY FOR THE **ESSEX PLACE** COMMUNITY
OF THE NORTH 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 **Essex Place** 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.

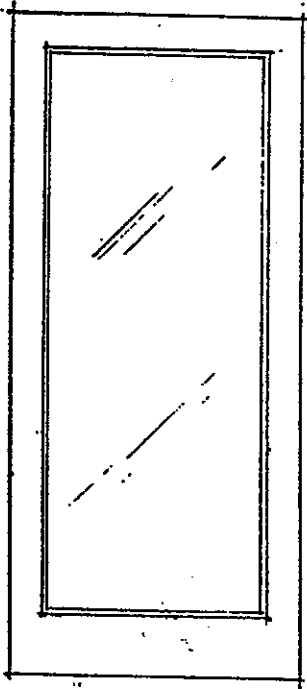
1. **Roof** – The standard roof shingle color is *Certainteed "Moiré Black"* and may not be changed.
2. **Exterior Paint** - Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the exterior paint colors are not changed from these recorded colors. Exterior color change requests for house siding, trim, shutters, front door, storm door, garage door or garage trim are reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific community. The Architectural Standards staff is available to assist homeowners in their color selection.
3. **Front Entrance Metal Bay Roofs** – Original weathered copper standing seam metal roofs may be painted McCormick Paint #216 “Hearthstone”.
4. **Replacement Siding/Trim/Shutters** – Any change in color, style or material requires prior approval. All original house details must be retained when replacement siding or trim material is used or when the original wood trim boards are capped. Replacement material colors will be determined upon application. The areas above the dormer windows which original had flat wood material must be replaced with **flat replacement material**.
5. **Replacement Front Door** – Must be approved **prior** to installation. Style and color will be determined on an individual basis. If community front door guidelines have been established, the guidelines will be referred to when considering a replacement door.
6. **Replacement Windows** – Must be double-hung style with grids to match the original grid pattern and color to be considered on an individual basis.
Storm Windows – Must be white in color or painted the color of the window trim.

Window Grids – Must be retained in the glass panes of all windows.

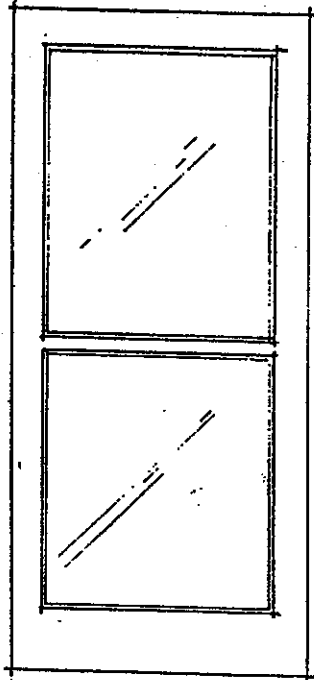
7. **Storm/Screen Door** – Front entrance storm/screen door must be a full-view, $\frac{3}{4}$ glass or a self-storing design (see drawing) and the color must be front door color.
Security Door – Must be front door color.
8. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor lights).*
9. **Elevated “Walkout Model” Deck** – Must not exceed 10’ in depth from the rear of the house (see drawing). The enclosing or covering of a deck will not be permitted. The design, including railings, must follow the attached deck plans (see drawings).
Elevated “Half-Walkout Model” Deck - Must not exceed 12’ in depth from the rear of the house (see drawing). The enclosing the area beneath the deck will be permitted when built in accordance with the attached plan (see drawing). *Decks must be enclosed on all sides.*
Ground Level Deck – Should be screened with shrubs to enclose that portion between the deck and the grade that is greater than 12" in height.
Deck Color – The original deck color was McCormick Stain #KCS-3. When repainting the deck, the new color must match *Olympic “Eiffel Tower”*. Clear preservatives may be used. Any tinted stain or color preservative must be reviewed on an individual basis.
10. **Fence** – Developer installed wood fences must be retained. The alternating board style fence must be the same style, height, and color as originally installed by the developer (see drawing). The original fence color was McCormick Stain #KCS-3. When repainting the fence, the new color to be used is *Olympic “Eiffel Tower”*.
Gate - May have a flat top or a rounded top (see drawing).
Privacy Fencing – Developer installed wood privacy fencing must be retained.
11. **Storage Sheds** – Will be permitted when erected in accordance with attached storage shed plans (see drawings). The color of the shed must be *Olympic “Eiffel Tower”*; the shed roof shingle must be *Certainteed “Moire Black”*. Alternate styles and materials may be considered on an individual basis.
12. **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.
13. **Basketball Backboards** – Are not permitted.
14. **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.

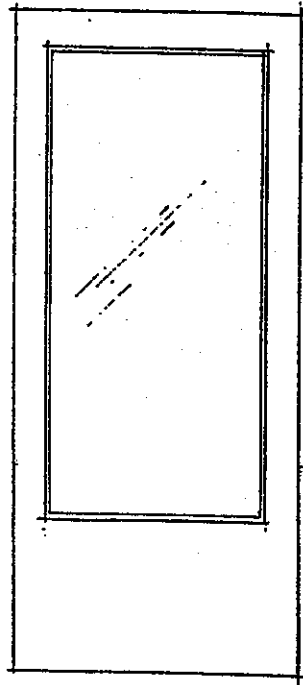
Storm Door Styles



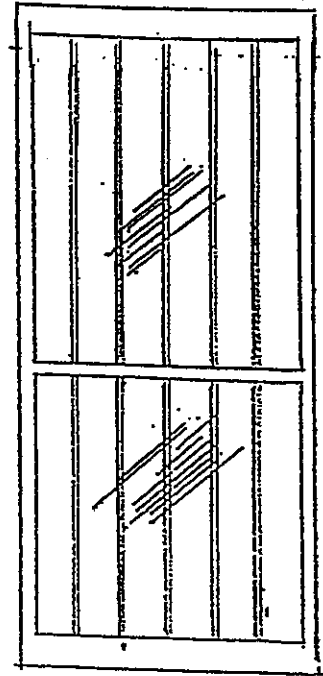
FULL-VIEW



SELF-STORING



3/4 GLASS

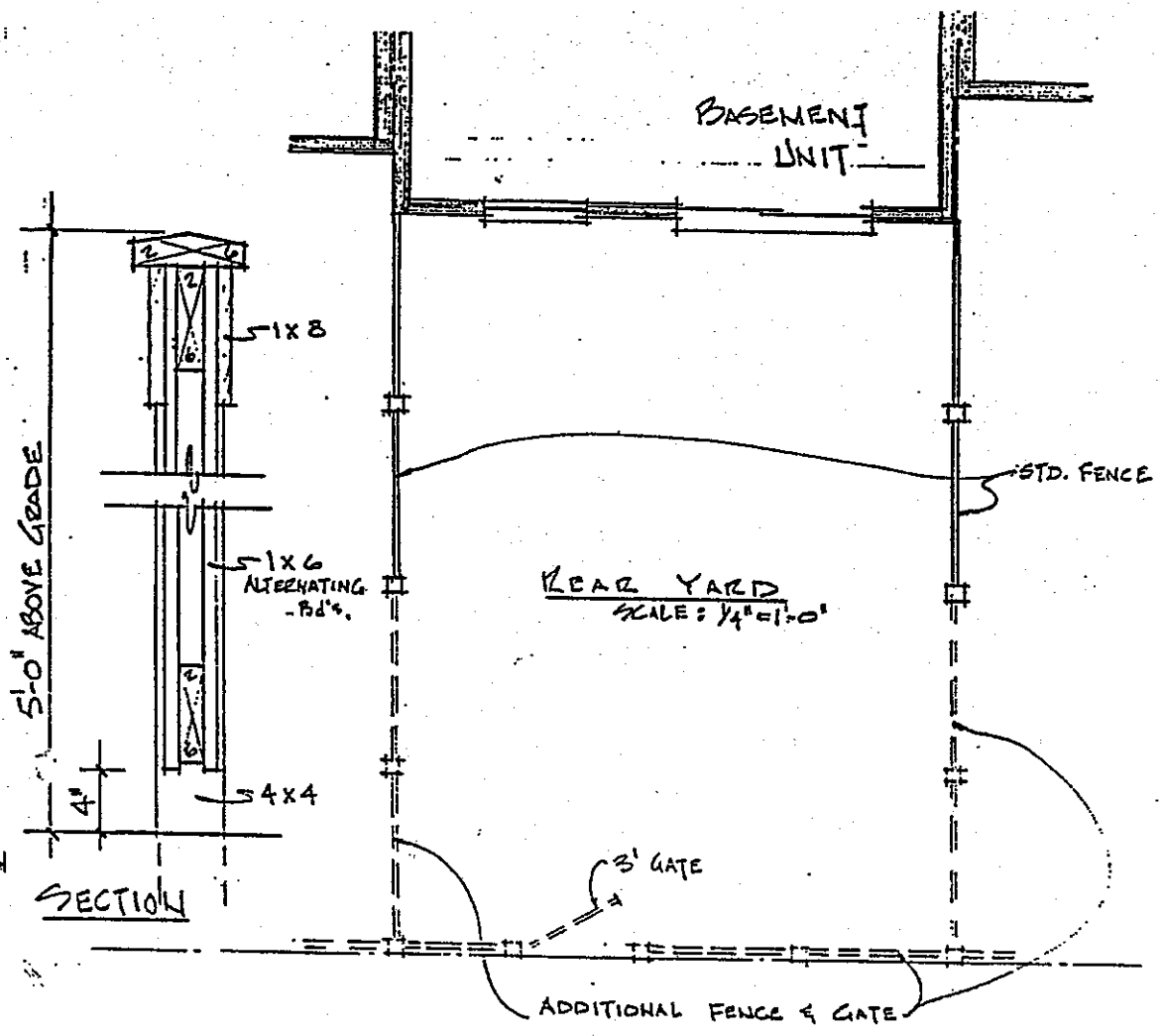


SECURITY DOOR

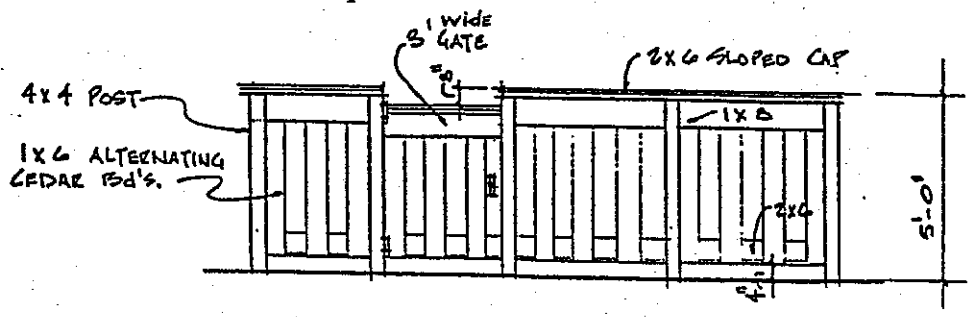
*Security storm doors
must be painted front
door color.*

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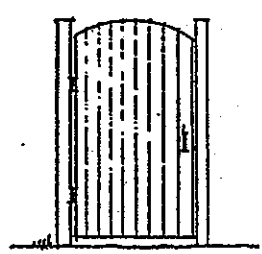
Fence Detail and Location



Gate Styles



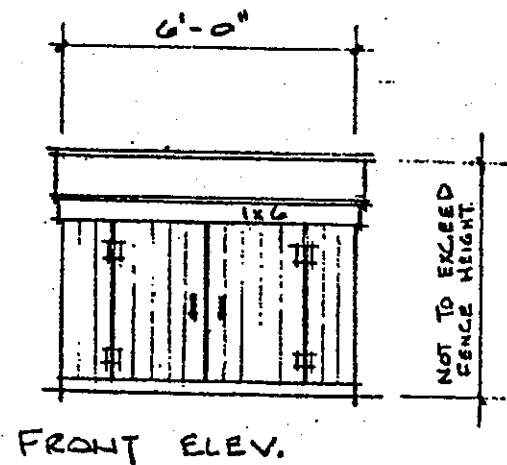
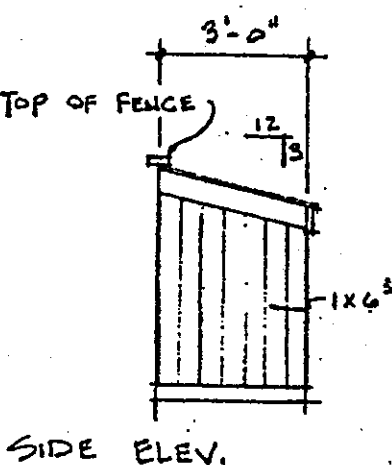
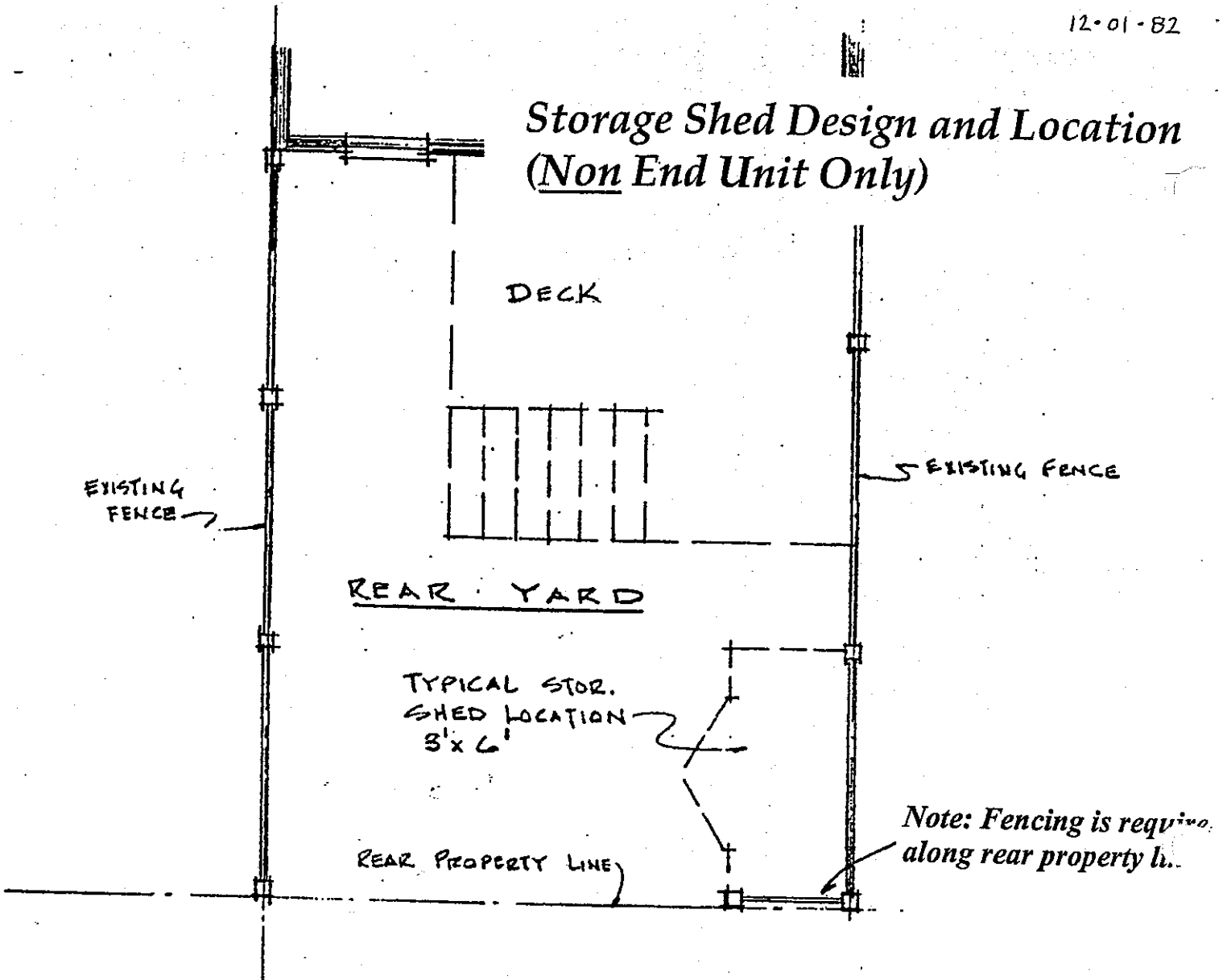
Flat Top



Convex Top

ESSEX PLACE

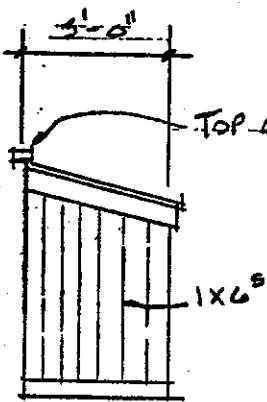
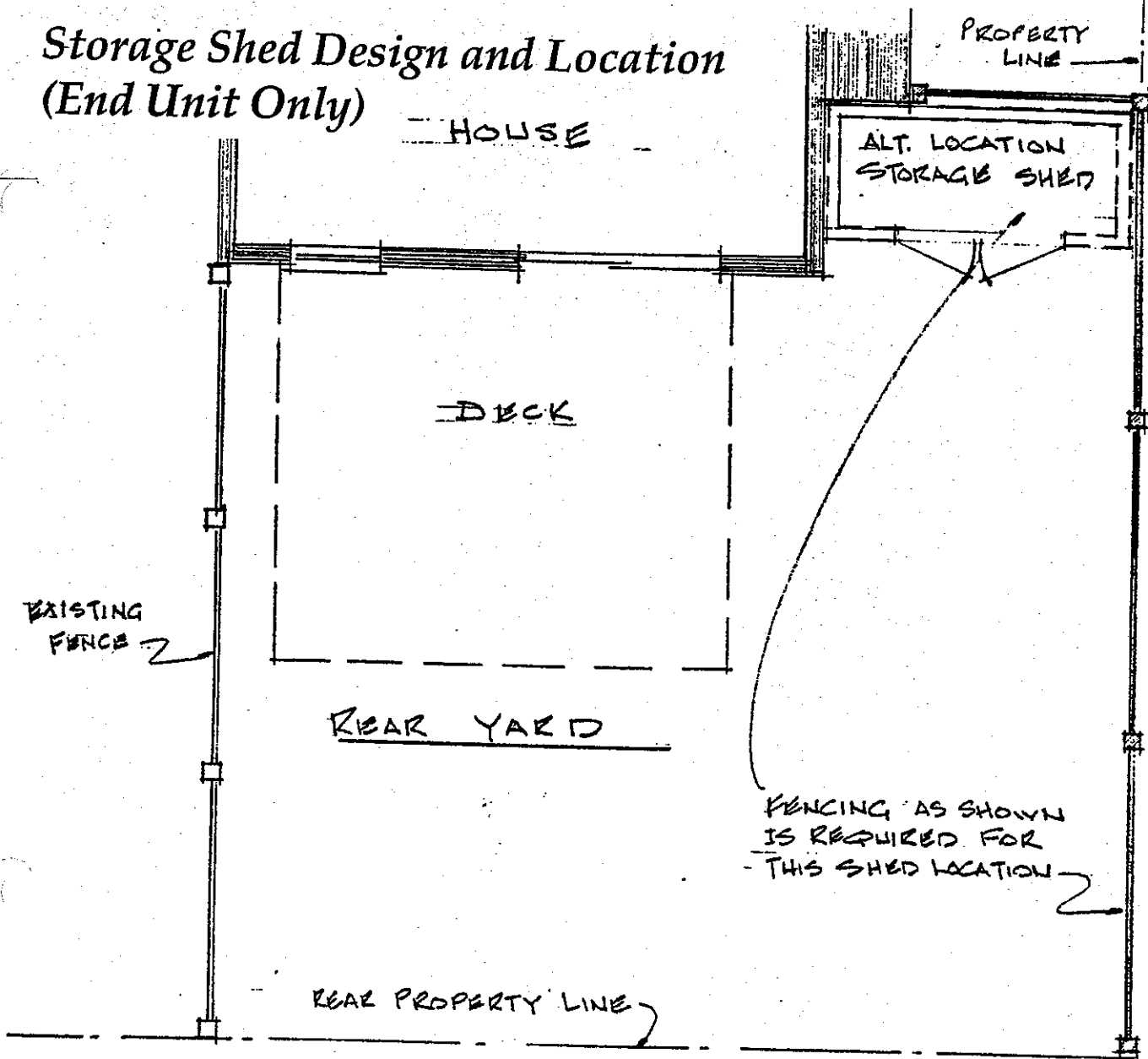
Storage Shed Design and Location (Non End Unit Only)



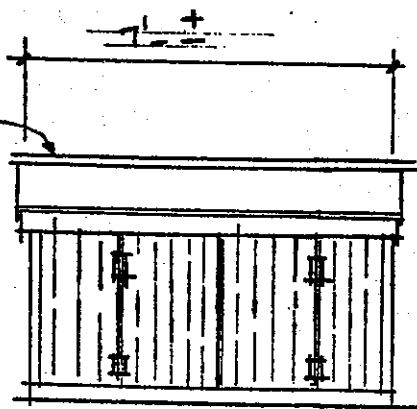
- NOTE:**
1. SHINGLES - TO MATCH HOUSE
 2. SHED STAIN - TO MATCH FENCE

ESSEX PLACE

Storage Shed Design and Location (End Unit Only)



SIDE ELEV.

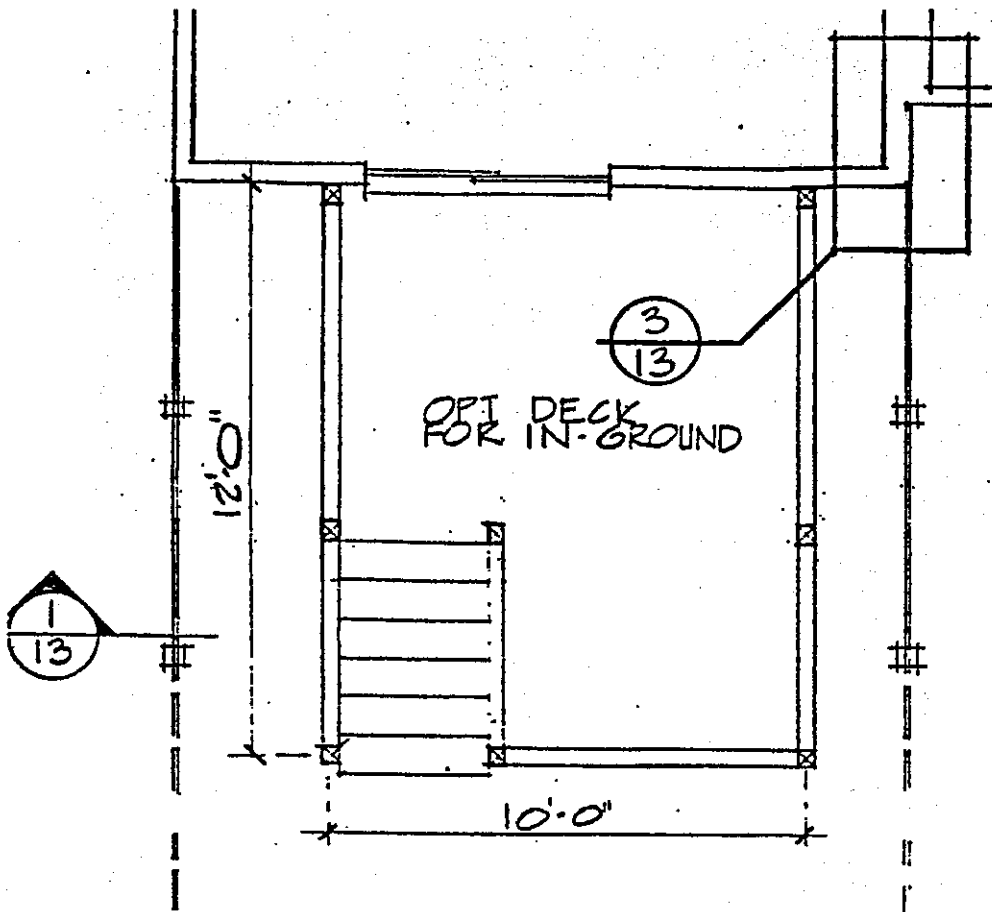


FRONT ELEV.

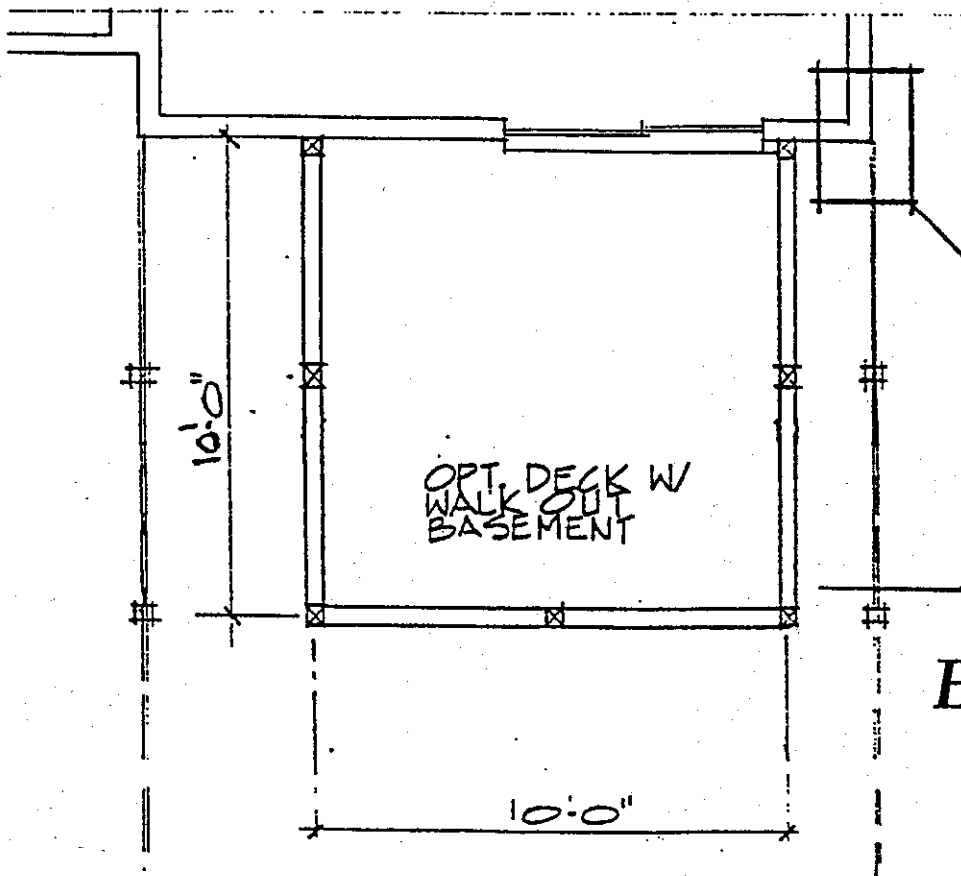
NOTE:

- SHINGLES - TO MATCH HOUSE
- SHED STAIN - TO MATCH FENCE

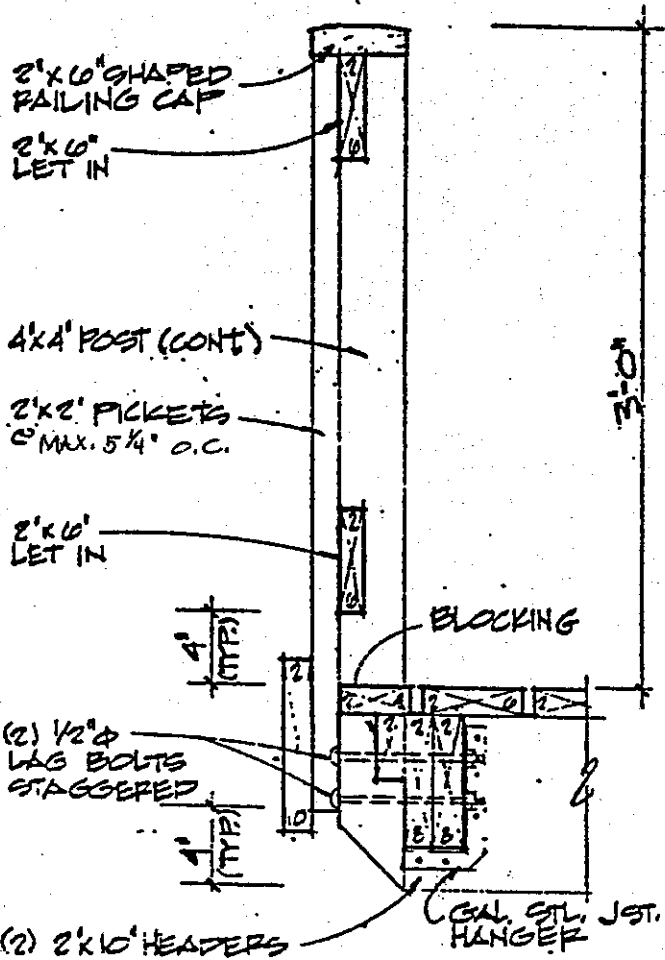
ESSEX PLACE



Rear Deck Plan



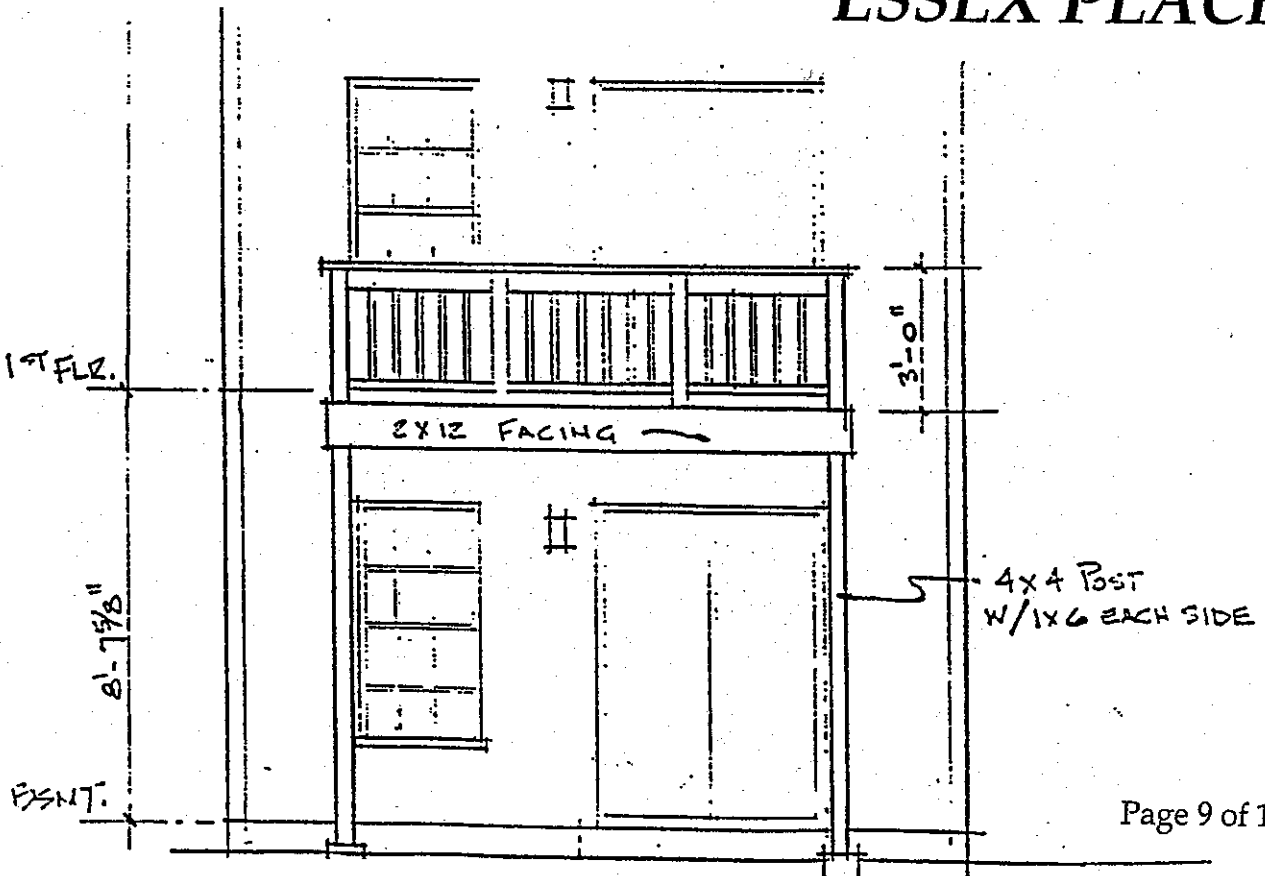
ESSEX PLACE



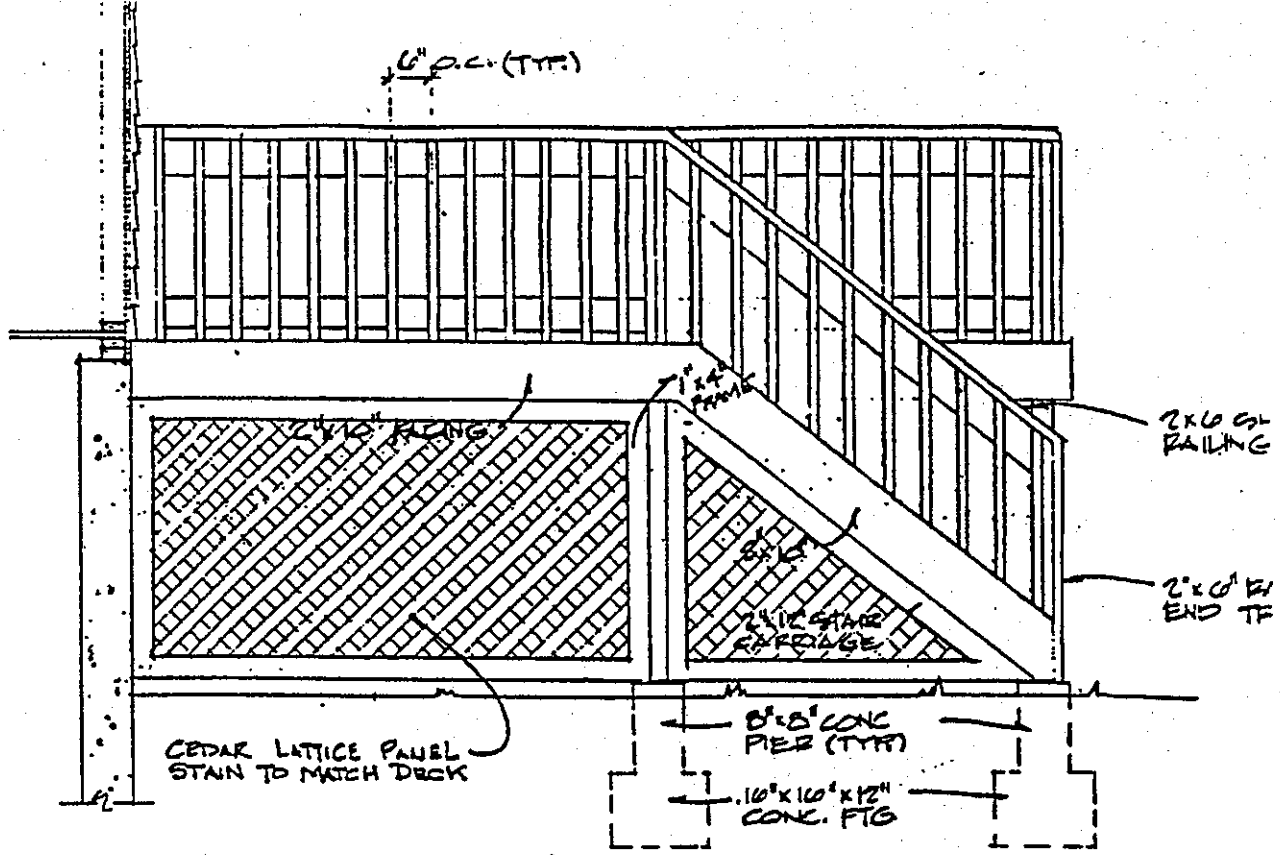
Elevated Deck Rail Detail

Remember to check local building codes.

ESSEX PLACE



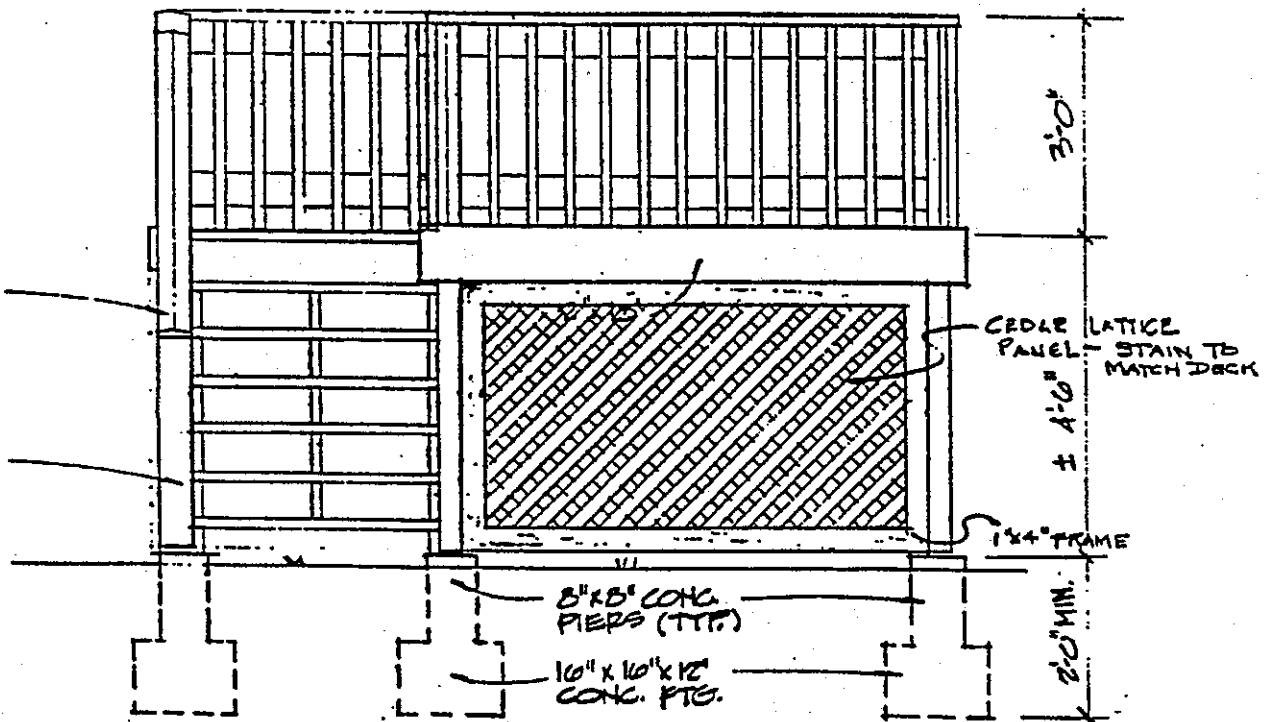
Rear Elevation - Elevated Deck



Side Elevation - Half Walkout

1/2" = 1'-0"

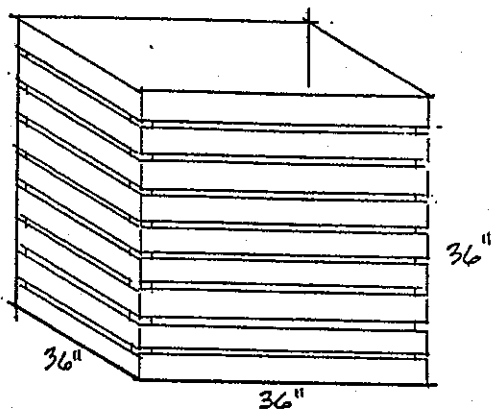
ESSEX PLACE Deck Enclosures



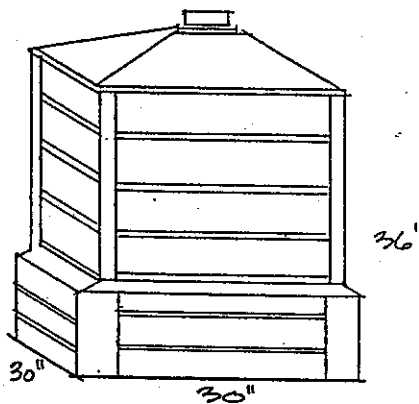
Front Elevation - Half Walkout

1/2" = 1'-0"

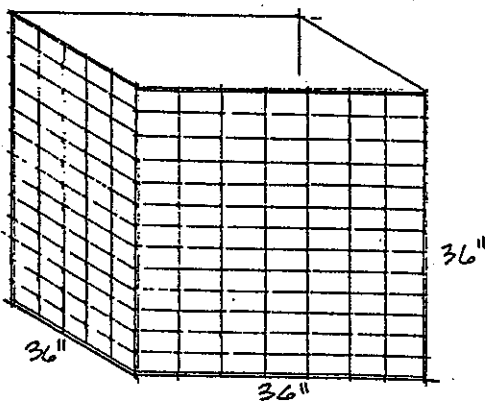
Compost Containers



Wood Box - pressure treated wood



Chambered Bin - vinyl in earthtone colors



Wire Cage - galvanized wire or green vinyl coated

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