

ARCHITECTURAL STANDARDS POLICY FOR THE FAIRWAY ISLANDS
COMMUNITY OF THE PATTON RIDGE 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 **Fairway Islands** 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.*

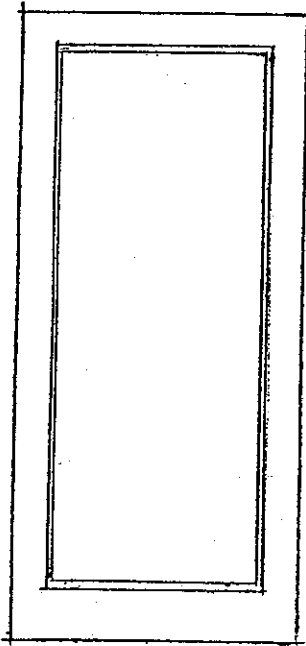
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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** – Any change in color or style from original requires prior approval.
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. **Siding/Trim/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be white, double-hung with grids or other colors to be reviewed on an individual basis.
Storm Windows – Must be white or mill-finished aluminum or they must be painted the color of the window trim. Other color selections are to be considered on an individual basis.
5. **Front Balcony French Doors** – French door design must be retained. Color to be house trim color.
Front Balcony Patio Door Storm Doors – Must match the house trim color.
6. **Storm/Screen Doors** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended style). The color of the door must be front door color or a color determined by the ARB.
Security Storm Door – Must be painted to match the front door color.

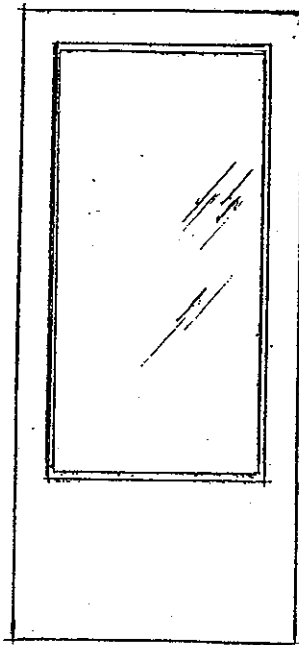
7. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include motion sensor lights).*
8. **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Deck – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12” in height.
Deck Color – Any tinted stain or color preservatives will be reviewed on an individual basis.
9. **Fence** –
Front Yard Privacy Fence – Developer-installed front yard fence must be retained. Color to be natural wood color. Original criteria required fences to be stained either **McCormick #KCS-3** or **#KCS-9** however replacements may be natural cedar or pressure treated wood.
Rear Yard Fence – Fencing along the rear side property lines must be solid board, 5’ in height and natural unstained wood (see drawing). This same fencing may also be installed along the rear property line. Any tinted stain or color preservatives will be reviewed on an individual basis.
Gate – The gate must be natural, unstained wood to match the side property line fence. It must also be the same design as the fence but may have either a flat or rounded top (see drawing).
Yards backing to Golf Course – For properties where rear yards back to the Montgomery Village golf course, there are two options for rear property line fence designs. The original 5’ high wood fence, cedar or pressure-treated unstained wood is one option; black 5’ high wrought iron or metal in the design shown on the attached drawing is the second option. *This metal fence must not have any ornamental designs in it nor can it have spokes on the tops of the bars.*
10. **Storage Sheds** – Are not permitted on properties that have garages. Alternate styles and materials may be considered for properties that have no garages.
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.
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.

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

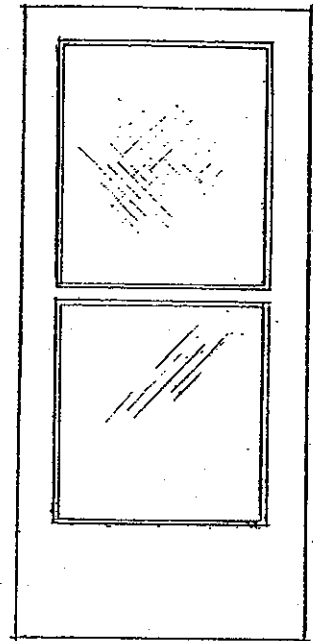
Recommended Storm Door Styles



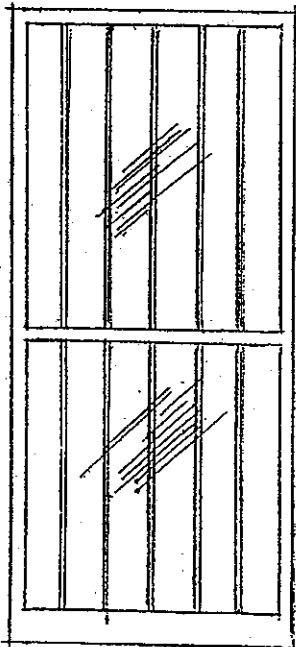
FULL VIEW



3/4 GLASS



SELF-STORING

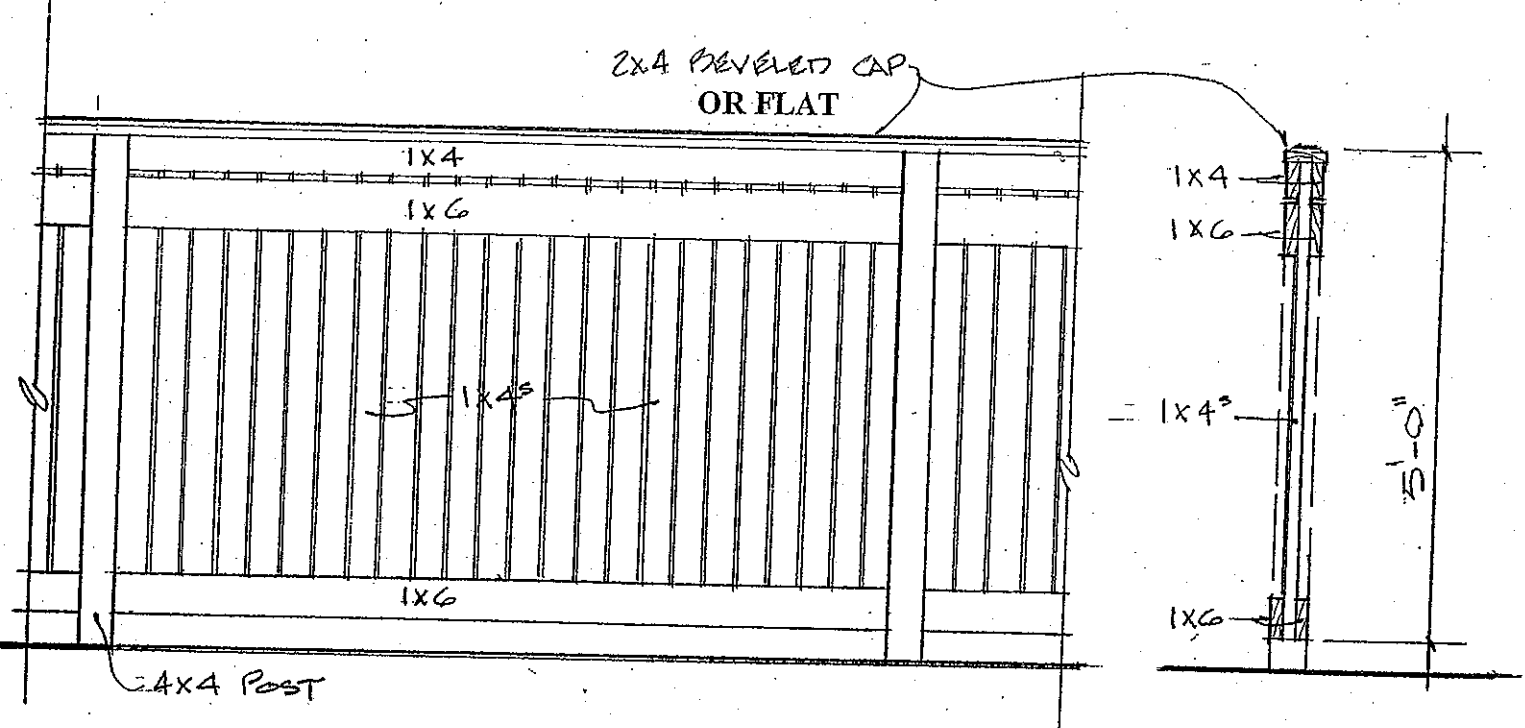


SECURITY DOOR

Security storm doors must be painted front door color.

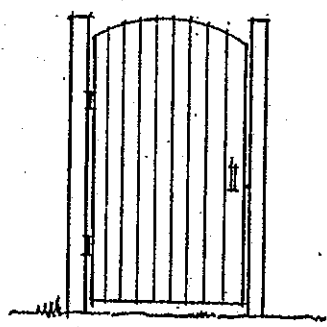
FAIRWAY ISLANDS

*Design for
Front Yard Privacy Fence &
Rear Side Property Line and Rear Property Line Fence*

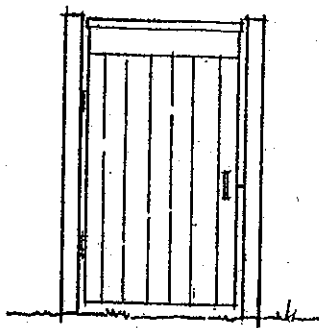


Unfinished Treated Lumber or Cedar

Gate designs



CONVEX

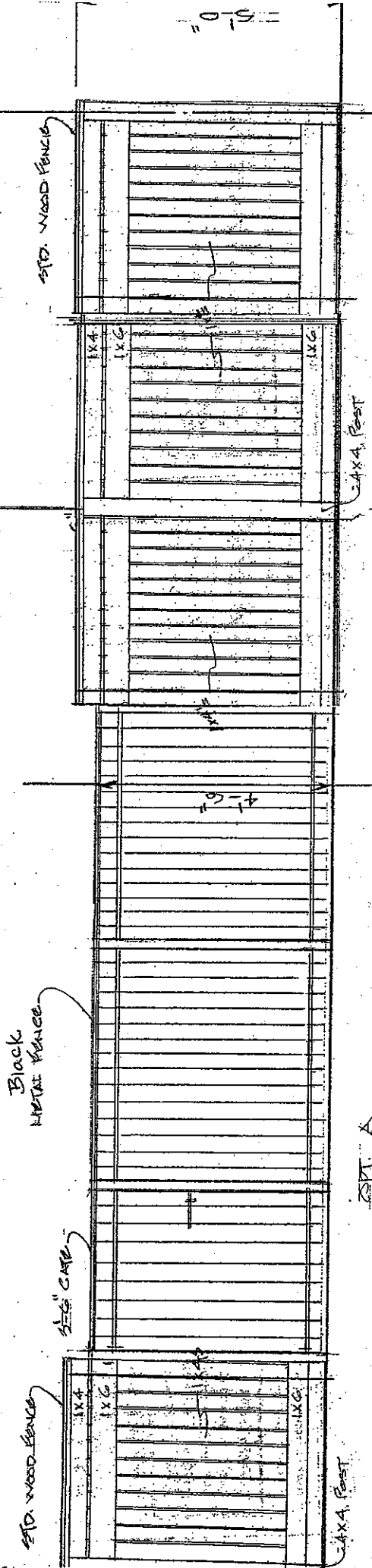


FLAT TOP

FAIRWAY ISLANDS

B. 03.06

Black Wrought Iron and Metal Fence Design For Rear Property Line that Backs to Golf Course



(ROAK IF FENCE)

FAIRWAY ISLANDS