

ARCHITECTURAL STANDARDS POLICY FOR THE **FOREST BROOKE**
COMMUNITY OF THE STEDWICK 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 **Forest Brooke** 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 is ***Elk Prestique II “Weathered Wood”*** color. Replacement shingles must be ***ELK/GAF Timberline Natural Shadow “Weathered Wood”***.
2. **Exterior Paint** – The original trim color is ***McCormick White #500***. This color must be maintained unless the wood is covered with a replacement material. Exterior color change requests for house siding, trim, 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. 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.
4. **Replacement Windows** – Must be white double-hung windows with grids to match existing grid pattern.
Storm Windows – Must be white in color.
5. **Storm/Screen Door** – Must be full-view, 3/4 glass or self-storing and painted to match the color of the door it covers. White is also acceptable (see drawings).
Security Storm Door – Must be painted the front door color.
6. **Front Door Entrance Lights** - Photocell lights located in the atriums must be maintained and retained. Original light fixtures by garage doors are black aluminum cylinders. This style and color fixture must be maintained when a replacement is needed. (See attached information on all original light fixtures.)

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** – Must be built in accordance with standard option rear deck plan (see drawings). Certain conditions may allow variances in deck length. No variance in depth will be allowed.

Ground Level Deck – To be screened with shrubs to enclose that portion between deck and grade that is greater than 12” in height.

Ground Level Deck Color – Any tinted stain or colored preservatives to be reviewed on an individual basis.

8. **Fences** - Additional fencing may be installed along the sides and rear property and must match the existing developer installed fence. The fence style is to be solid wood board, 6 feet in height and natural wood color (see drawing) *Note: All non-garage units will have a standard fence color, Sherwin Williams #SW-3002 “Belvedere Tan” (the previous color McCormick Solid Stain #856 is no longer available).*

Gate – Same style as fence.

Privacy Fencing – To be retained for screening purposes and to be solid wood board style (see drawing).

9. **Storage Sheds** – Custom-built storage sheds will be permitted when built in accordance with attached storage plans (see drawings). *Please note: sheds must be built with the 8’ by 6’ privacy fence extension.* Alternate styles and materials may be considered on an individual basis.

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.

House Number Note: Additional house numbers in the style of the original property address numbers may be installed directly above the garage door. The numbers must be mounted on a board painted the house trim color, *McCormick Paint #100 “Super White” (KT-3).*

11. **Driveways and Walkways** – The original garage driveways and entrance walkways are aggregate concrete. The aggregate concrete must be maintained and retained. No other types of materials are approved.

12. **Basketball Backboards** - Will not be permitted.

13. **Composting** - No residential composting of yard waste is permitted in the **Forest Brooke** community.

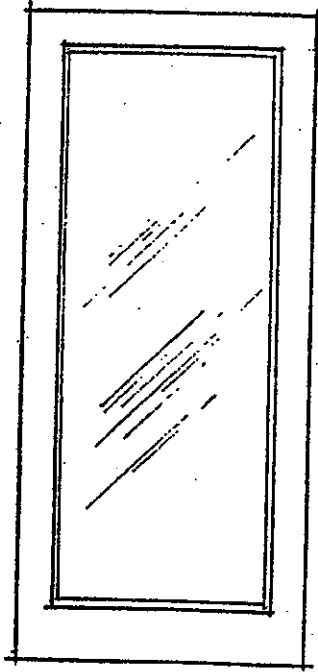
14. **Atrium Entrance Feature** – These entrance features are a shared responsibility among the 4 unit owners in the atrium. They must be retained and maintained by the 4 owners.

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

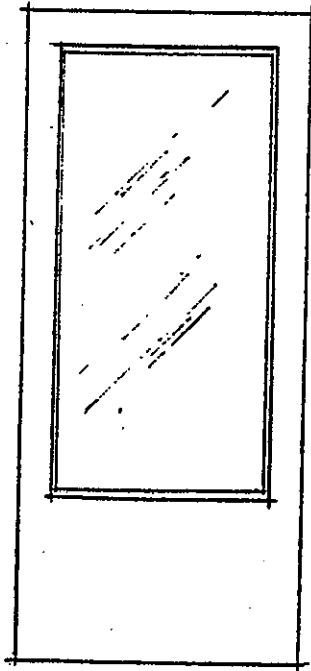
Approved by MVF/BOD - 4/23/92

Revised 1993, 1995, 1999, 2001, 2004, 2008, 2009

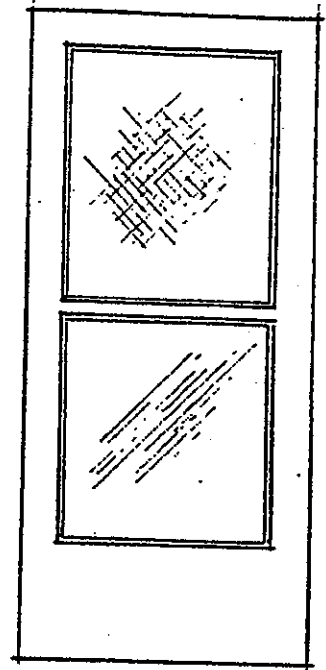
Storm Door Styles



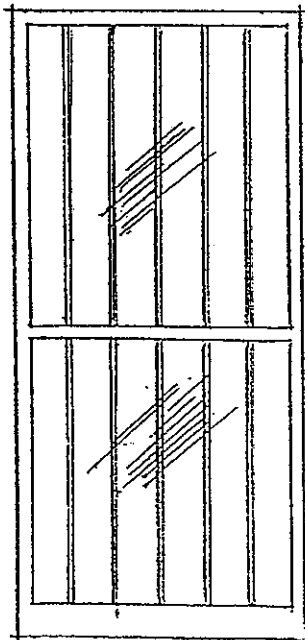
Full view



3/4 Glass



Self-Storing



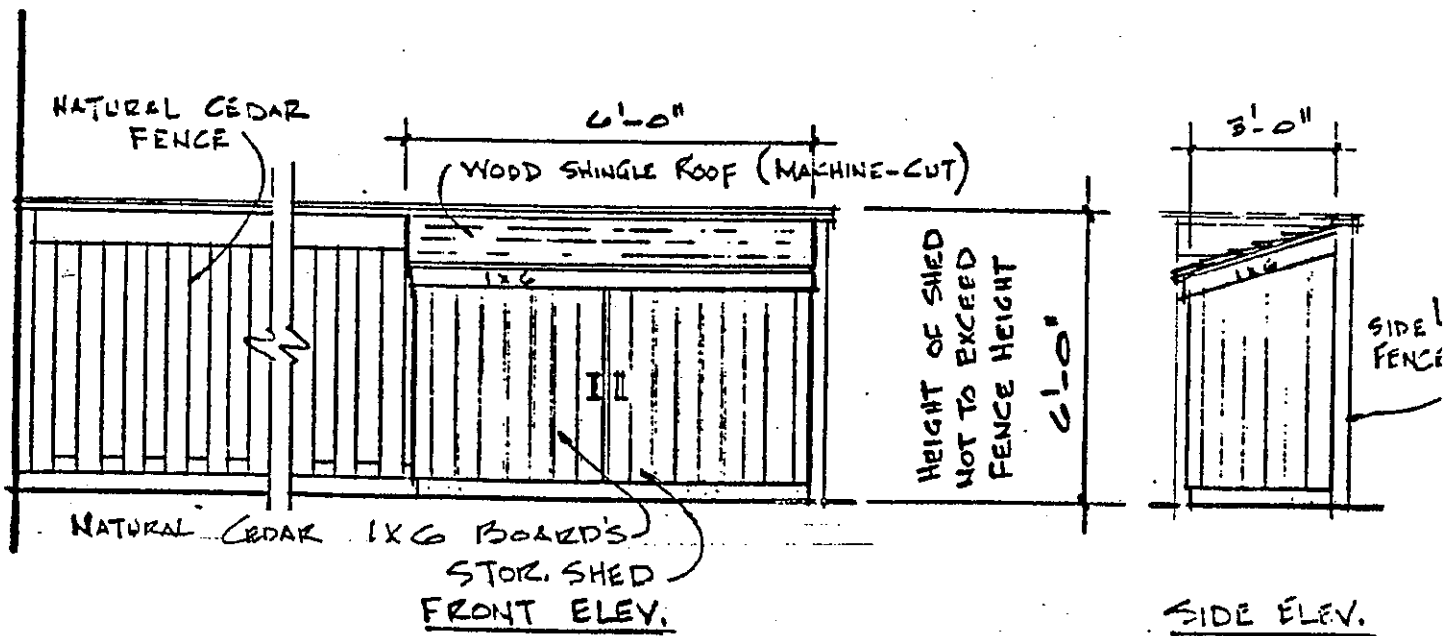
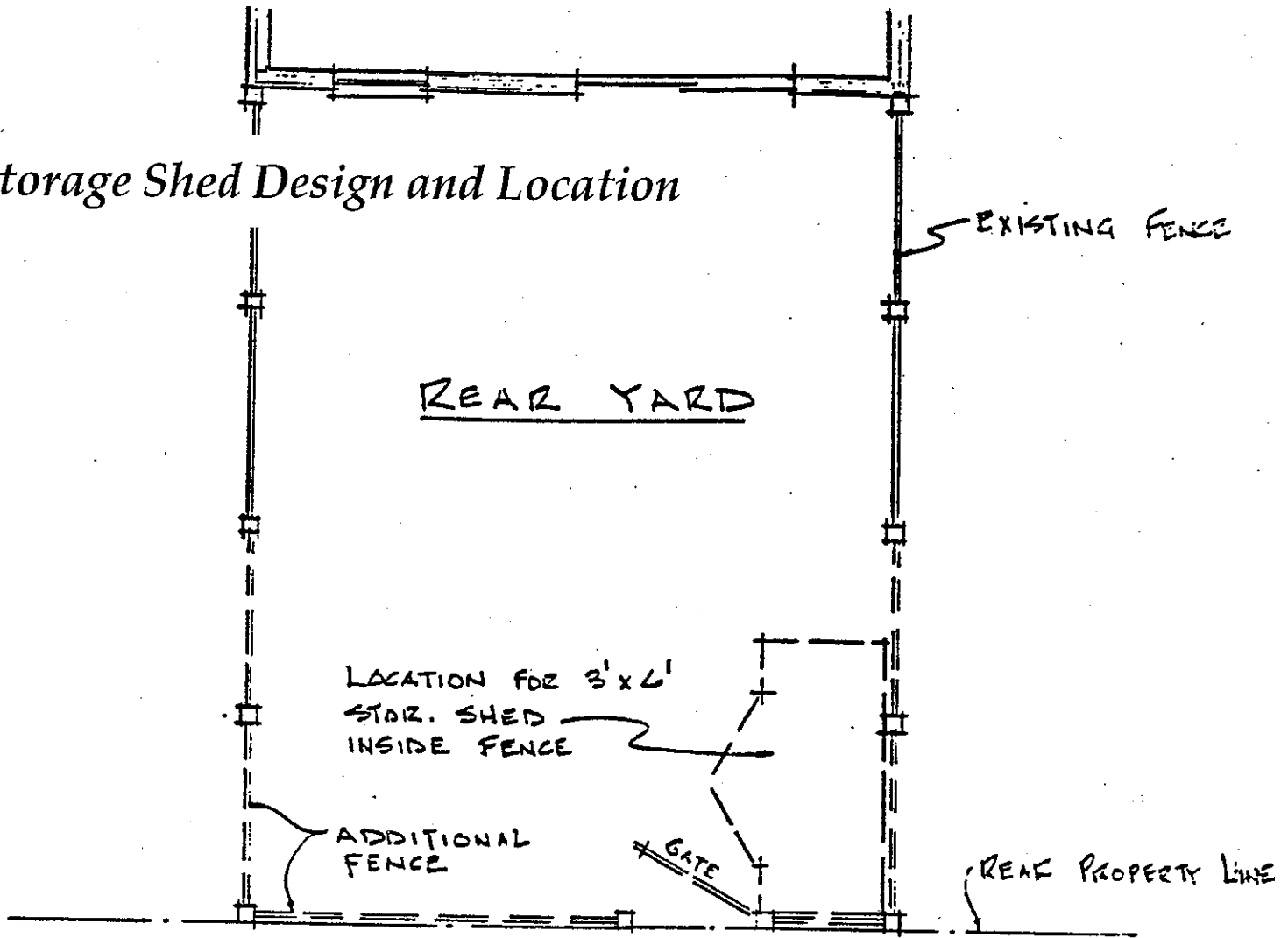
Security Storm Door

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

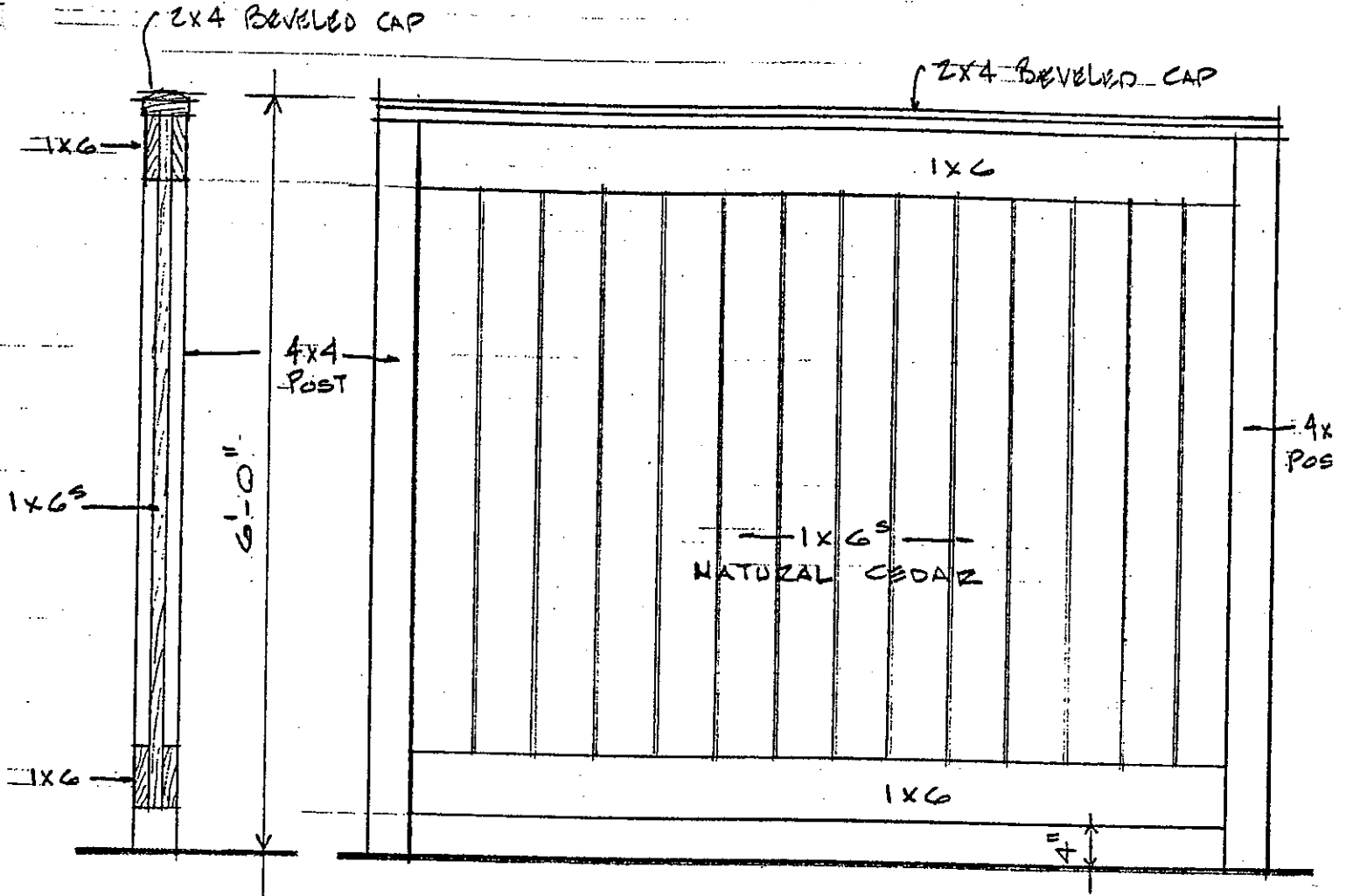
FOREST BROOKE

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Storage Shed Design and Location

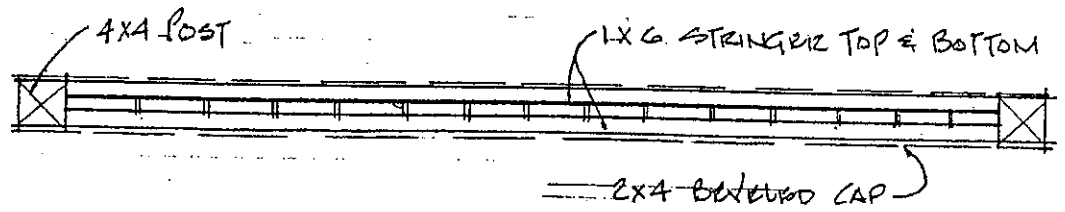


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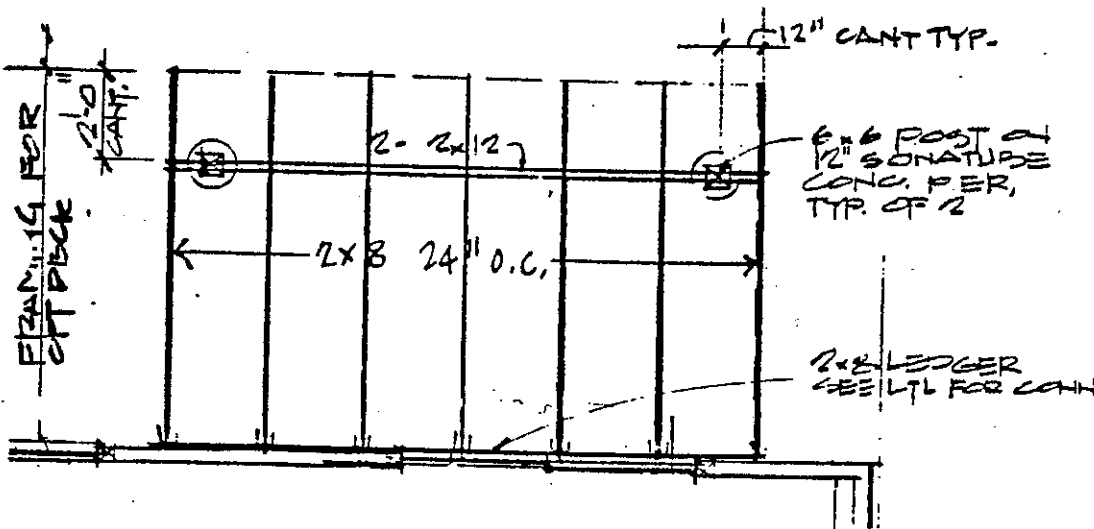
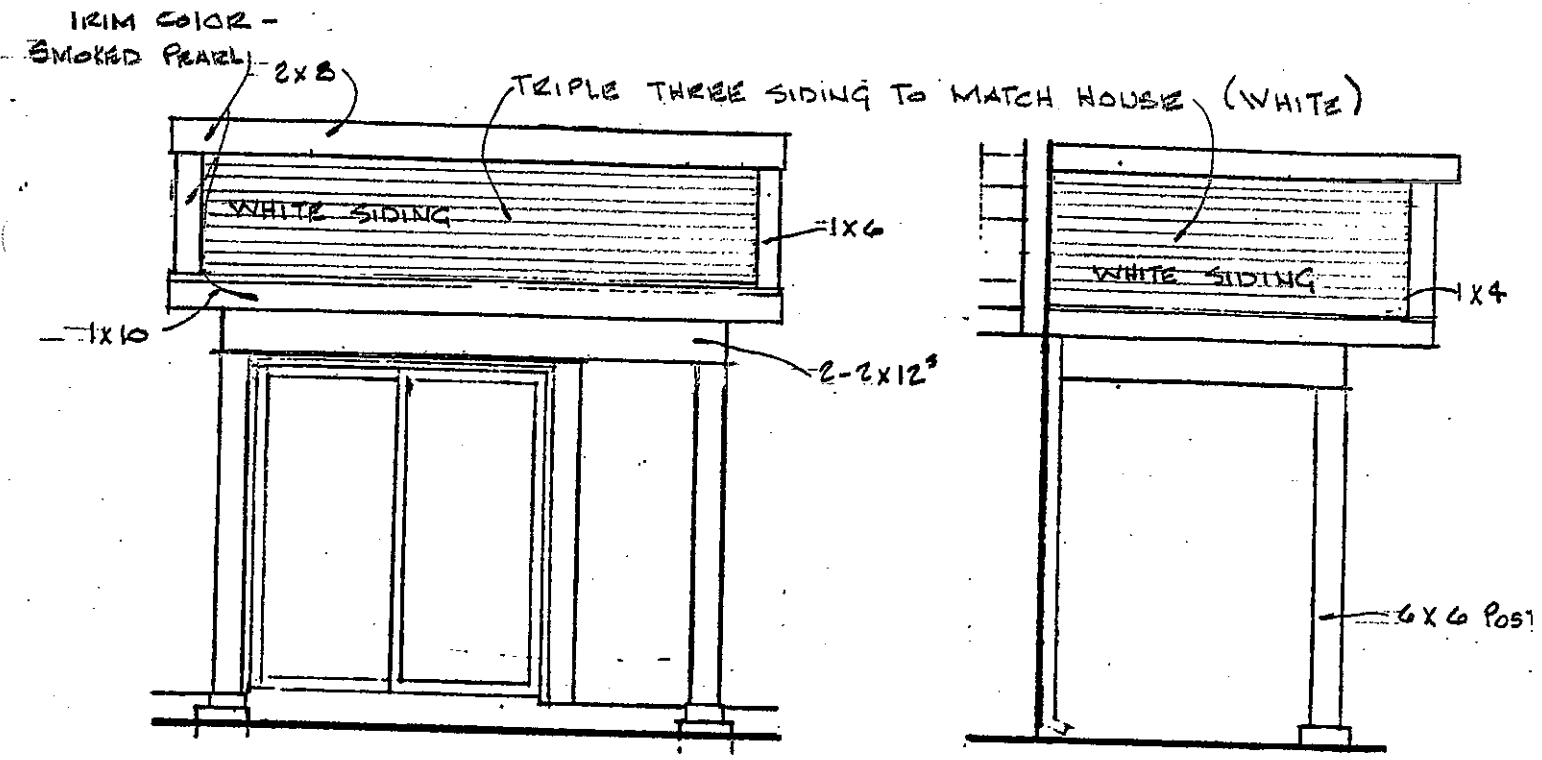
SECTION

PARTIAL ELEV.



PLAN

Rear Yard Fences



FOREST BROOKE

Rear Deck Design and Plan

