

ARCHITECTURAL STANDARDS POLICY FOR THE **GABLEFIELD**
COMMUNITY OF THE EAST 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 **Gablefield** 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.

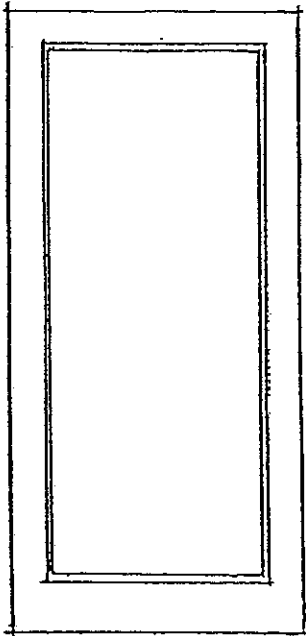
1. **Roof** - Any change in color from original requires prior approval.
2. **Exterior Paint** - Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the exterior paint colors are not changed from these recorded 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 style, with grids to match the original grid pattern.
Storm Windows – Must be **only** white in color.
5. **Storm/Screen Door** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be the front door color. *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 or may not include motion sensor lights).***

7. **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 or colored preservatives to be reviewed on an individual basis.
8. **Fences** – Must be 1” x 4” alternating pressure treated natural wood board with crisscross lattice pattern on top. Total height of the fence is 6 feet (see drawing). No fences will be permitted in the front yard other than those installed by the developer.
Front Gate – Original gate design must be retained and maintained (see drawing).
Rear Gate - May be either the fence style gate or the convex gate (see drawing).
9. **Storage sheds** - No outside storage sheds will be permitted.
10. **Mailboxes** - Developer installed mailboxes and posts must be painted **McCormick Paint #108 “Wheat”** and must be maintained and retained. (See attached drawing for required design.)
11. **House Numbers** – Brass or black metal address numbers, no higher than 5”, same design and size as the original, must be maintained on the house trim board at the top of the front porch facing the street 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.

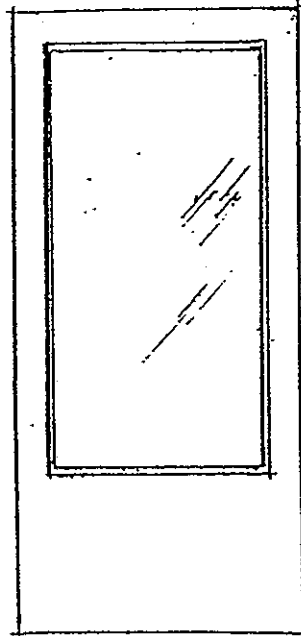
Additional guidelines for exterior modifications are available at the MVF office.

Recommended Storm Door Styles

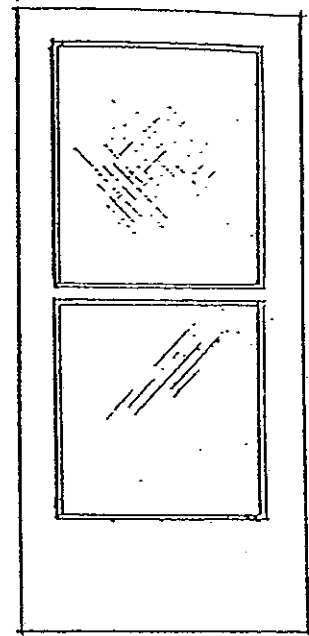
7-22-2010



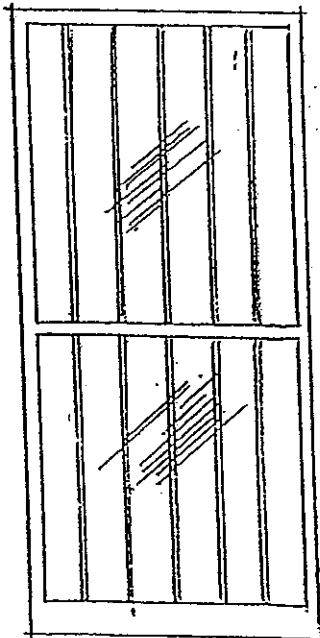
Full-view



$\frac{3}{4}$ Glass



Self-storing

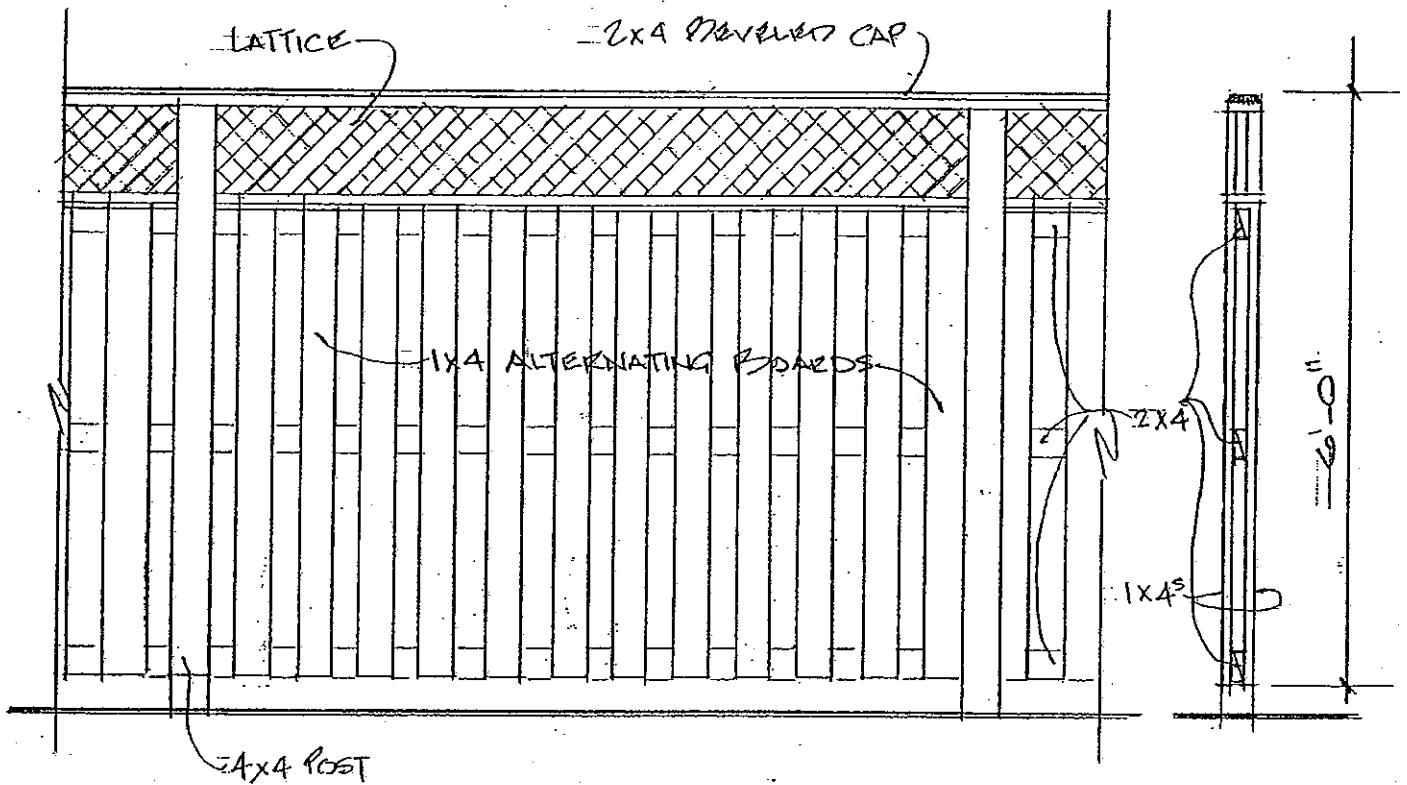


Security Door

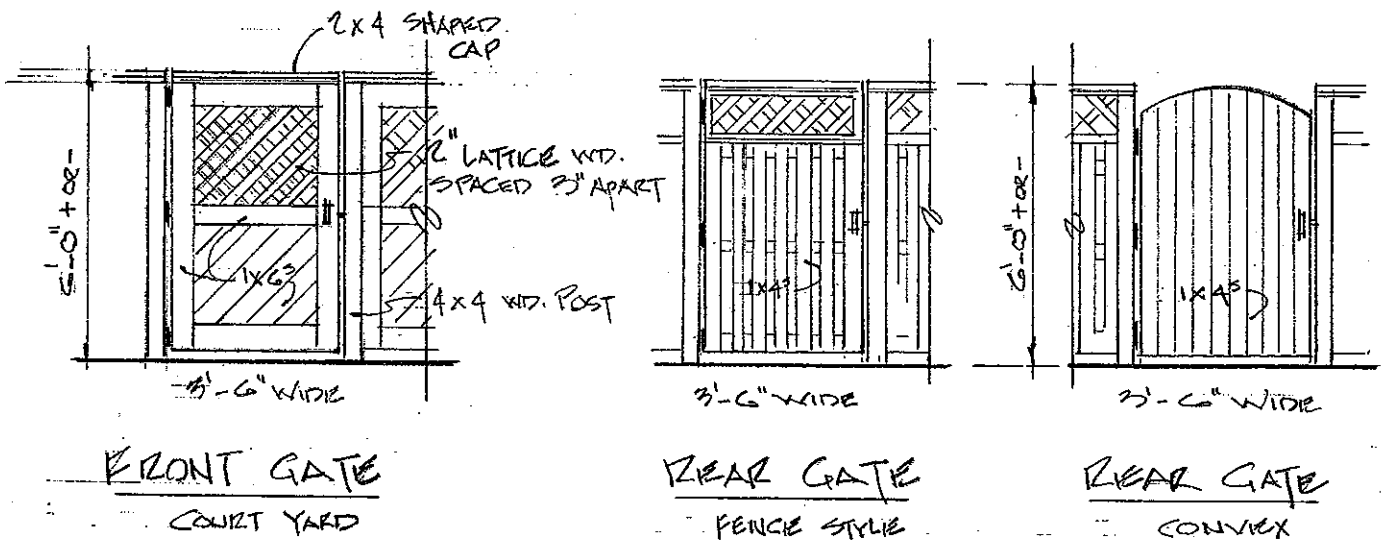
Security storm doors must be the color of the door they cover.

GABLEFIELD

Fence and Gate Style



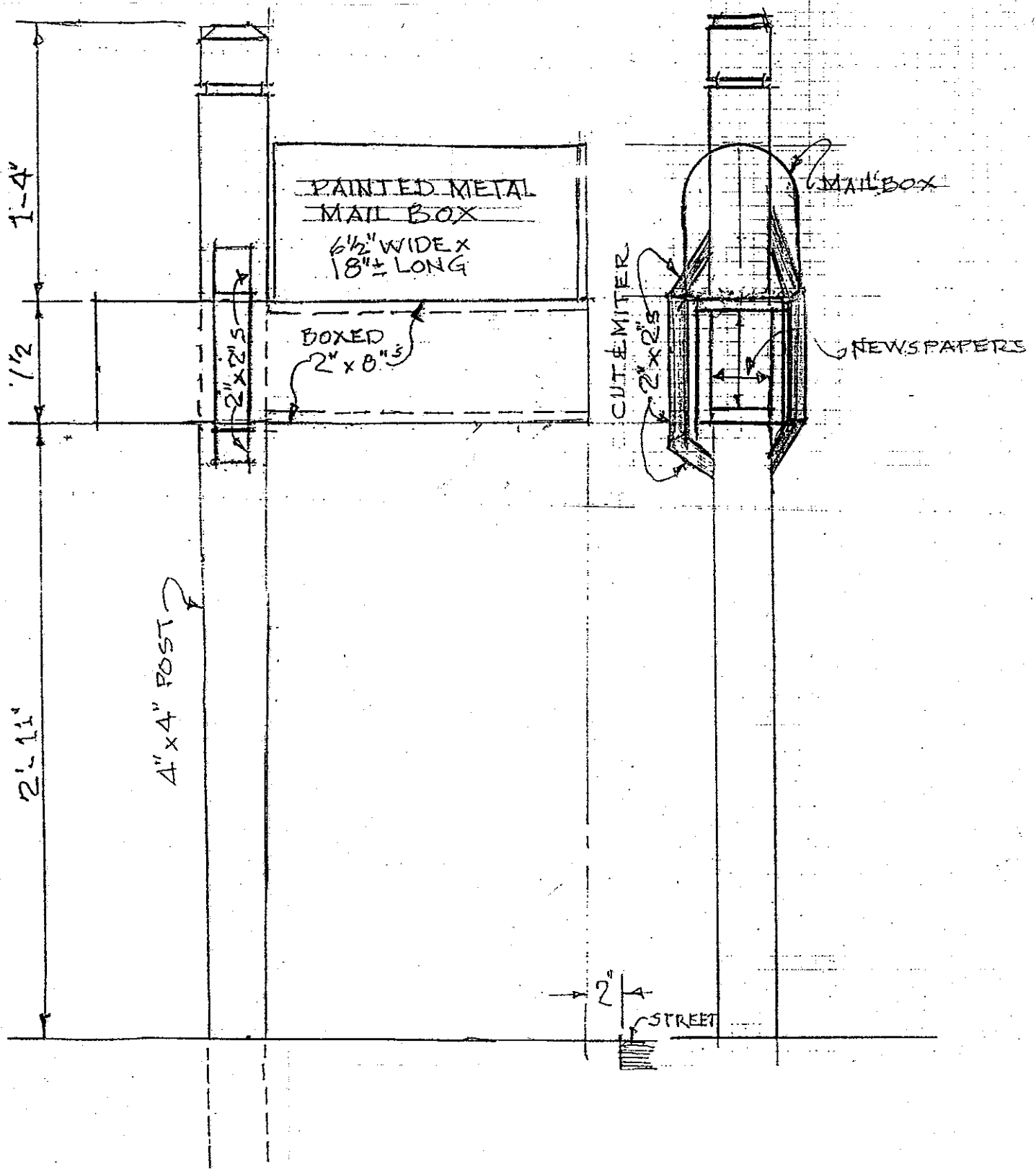
Unfinished Treated Lumber or Cedar



Unfinished Treated Lumber or Cedar

GABLEFIELD

Required Curbside Mailbox Design



GABLEFIELD