

ARCHITECTURAL STANDARDS POLICY FOR THE **GLENBROOKE**
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 **Glenbrooke** 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 shingle color is standard and may not be changed. The original color is Owens Corning "Weathered Wood". Any replacement roof shingle must match ***Certainteed "Forest Gray"***.
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. The original trim color is ***McCormick Paint #101 "Amber White"***. This color must be maintained unless the wood is covered with a replacement material. The color of the trim at that time will be determined by the ARB. Only the front door color may be changed upon application and approval. 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 windows with grids to match original grid pattern.
Storm Windows – Must be white.
5. **Storm/Screen Door** – Front entrance storm/screen door to be full-view, self-storing or $\frac{3}{4}$ glass design and painted the color of the front door or house trim. White pre-finished storm doors are also approved (see drawing).
Balcony Storm Door – Must be painted the color of the house trim.
6. **Exterior Light Fixture** – The style of the original light fixture that is attached to the entrance brick pier must be retained. This fixture is a black tubular bottom with a white

globe on top.

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).*

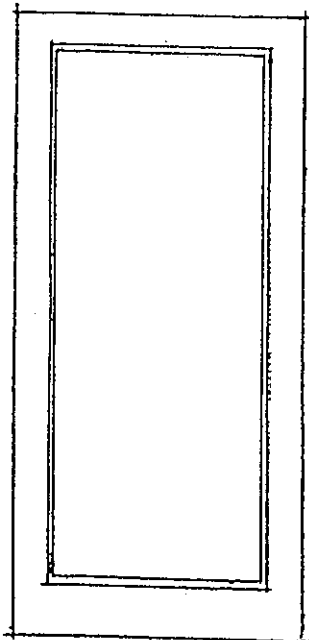
7. **Fence/Yard Enclosure** - Developer installed wood fence and natural, unpainted brick wall must be retained. The approved stain for the fence is *Benjamin Moore “Buckskin”*.
Wrought Iron/Wood Gate – Must be a 3` wide wrought iron or wood gate installed in the brick garden walls. The height of the gate should not exceed the fence height nor be lower than 6" below the wall height (see drawing).
8. **Storage Sheds** - Original developer installed storage sheds may be removed upon application and approval. No new storage sheds may be added unless prior approval is received.
9. **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 (original numerals were black and were attached to a board stained the color of the fence *Benjamin Moore “Buckskin”*. The boards were affixed to the entrance brick pier under the light fixture).
10. **Basketball Backboards** – Are not permitted.
11. **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.

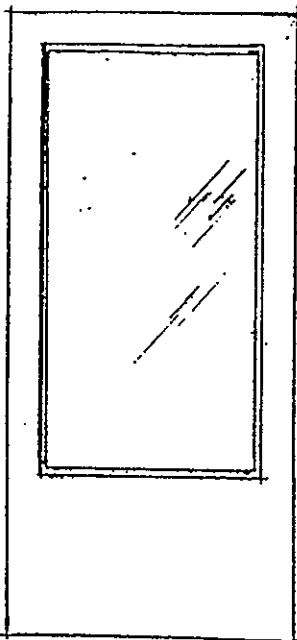
Approved by MVF/BOD - 6/25/87

Revised 1993, 2001, 2004, 2006, 2010 (fence/house number board)

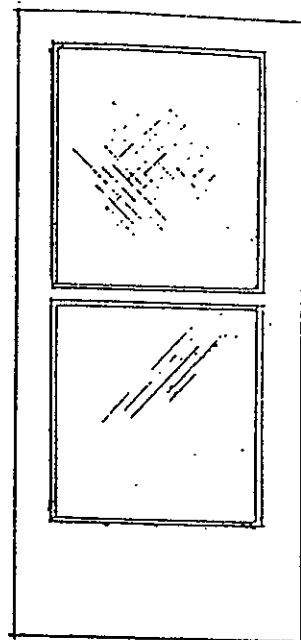
Storm Door Styles



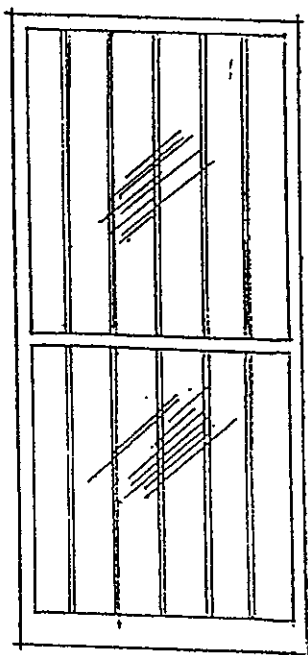
Full-view



$\frac{3}{4}$ Glass



Self-storing



Security door

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

Note: Balcony storm door must be painted to match house trim color.

GLENBROOKE

