

ARCHITECTURAL STANDARDS POLICY FOR THE **GREENTEE I & II**
COMMUNITIES 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 **Greentee I & II** 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.*

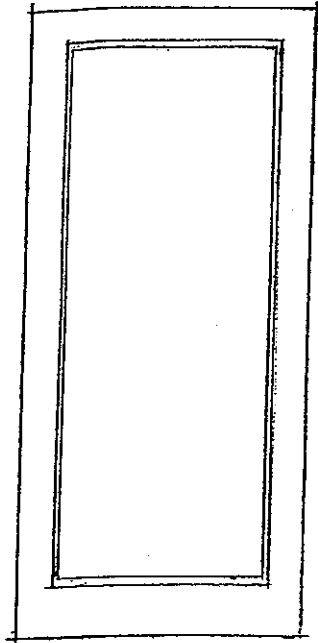
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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.
Bay Window Roof – The original color designated for the bay window roof was the house trim color and this color must be maintained. Standing seam metal or copper may also be considered for the bay roof.
2. **Exterior Paint** - In Greentee I and II where there are paired detached garages, the trim and siding color on the garages must match the trim color on one of the houses. 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. 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/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be double-hung with grids and the color will be considered on an individual basis.
Storm Windows – Must be white or the color of the window trim.
5. **Storm/Screen Doors** – 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 the front door color.

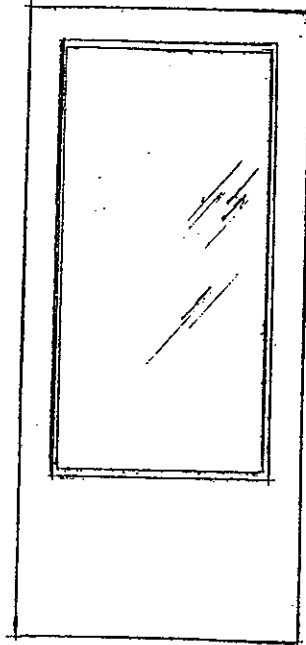
6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include sensor lights).*
7. **Ground Level Deck** – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12” in height.
Deck Color – Any tinted stain or colored preservatives will be reviewed on an individual basis.
8. **Fence** – Developer installed wood fence and brick wall must be retained. No fence style will be permitted in the front yard other than that originally installed by the developer. All fences must be cedar or pressure-treated, unstained wood. Wood fences in rear yards will be approved for installation on property lines when built in accordance with attached plans (see drawing).
Gate – Must match the fence style.
Privacy Fencing – Developer installed front yard privacy fence must be retained (see drawing for fence style). These fences must be natural unstained cedar or natural unstained pressure treated wood. Any tinted stain or colored preservatives will be reviewed on an individual basis.
9. **Storage Sheds** – Custom built sheds will be permitted in rear yards when built in accordance with attached plans (see drawing). The height of the shed ***must not exceed height of wall or fence***. 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.
11. **Basketball Backboards** – Are not permitted.
12. **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

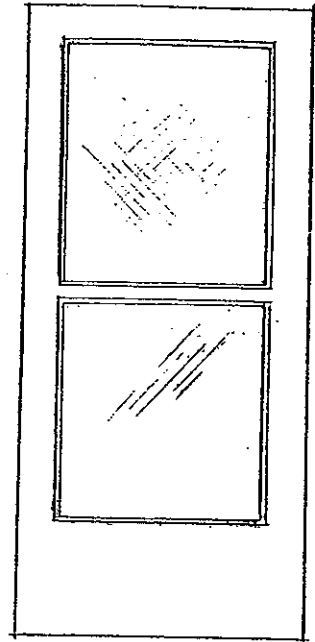
Recommended Storm Door Styles



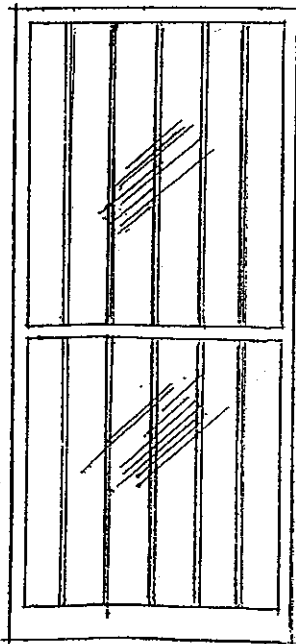
FULL VIEW



3/4 GLASS



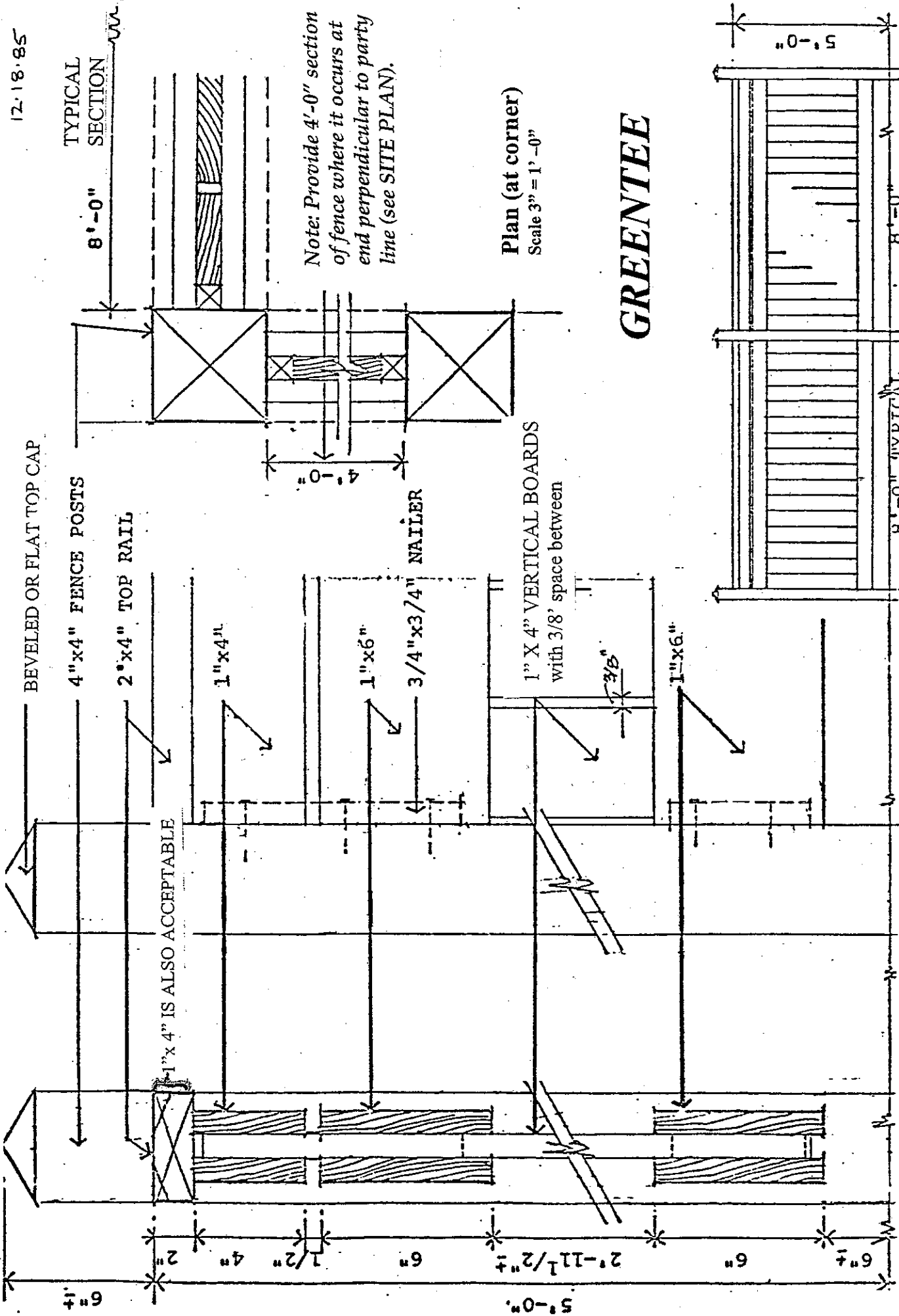
SELF-STORING



SECURITY DOOR

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

GREENTEE



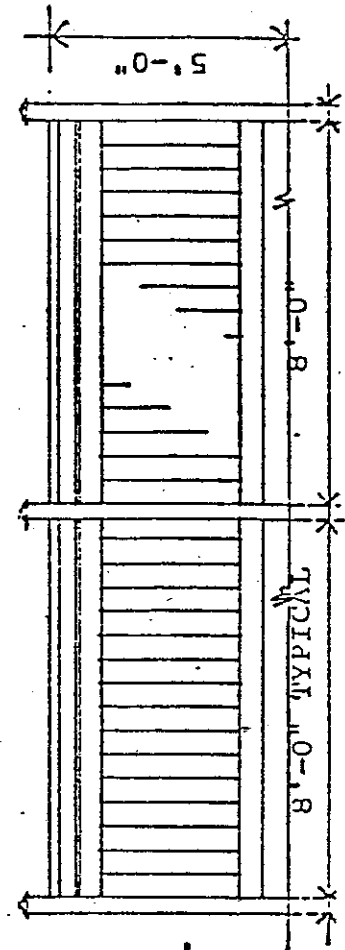
TYPICAL SECTION

8'-0"

Note: Provide 4'-0" section of fence where it occurs at end perpendicular to party line (see SITE PLAN).

Plan (at corner)
Scale 3" = 1'-0"

GREENTEE



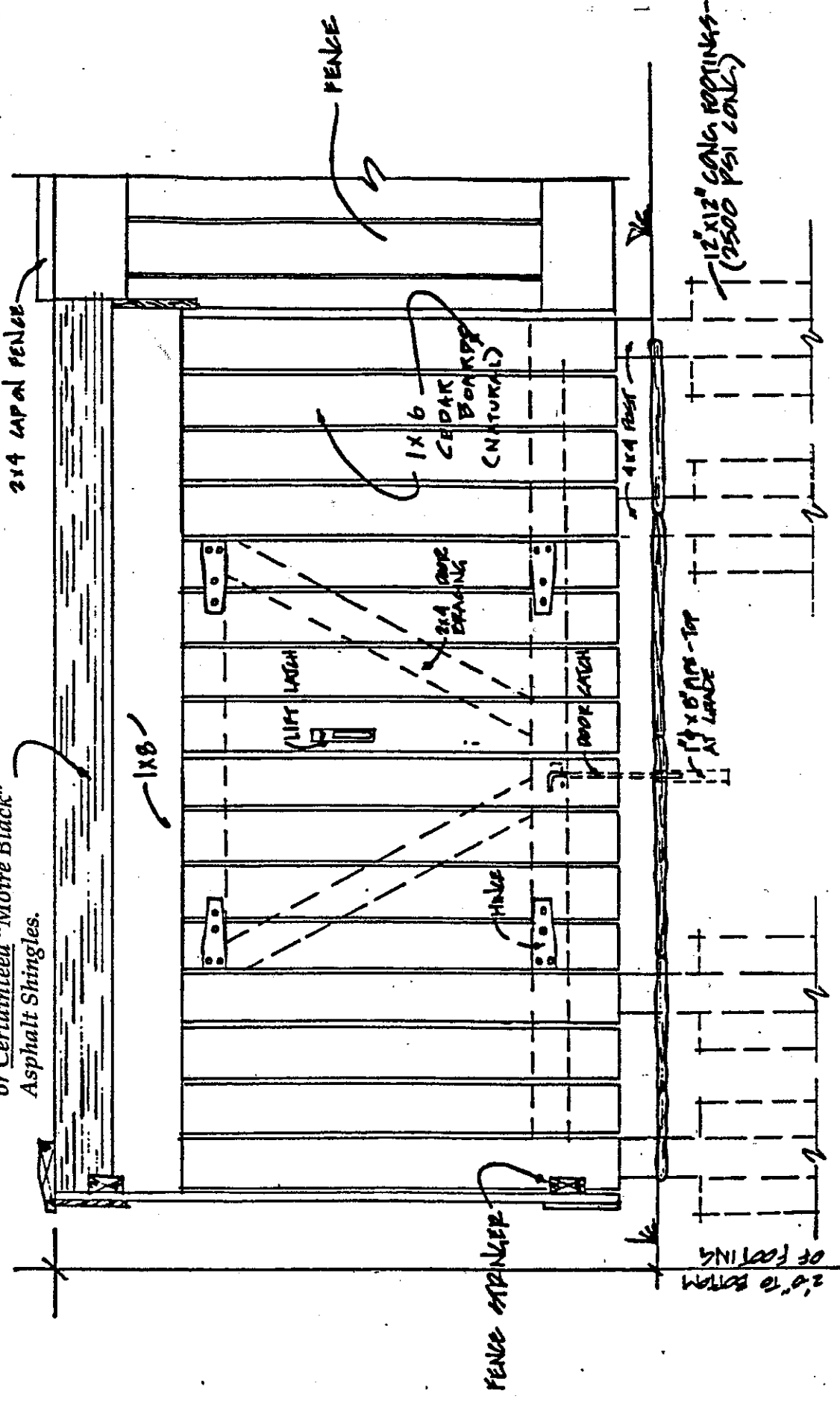
Partial Elevation
Scale 1/2" = 1'-0"

Fence Detail

Details
Scale 3" = 1'-0"

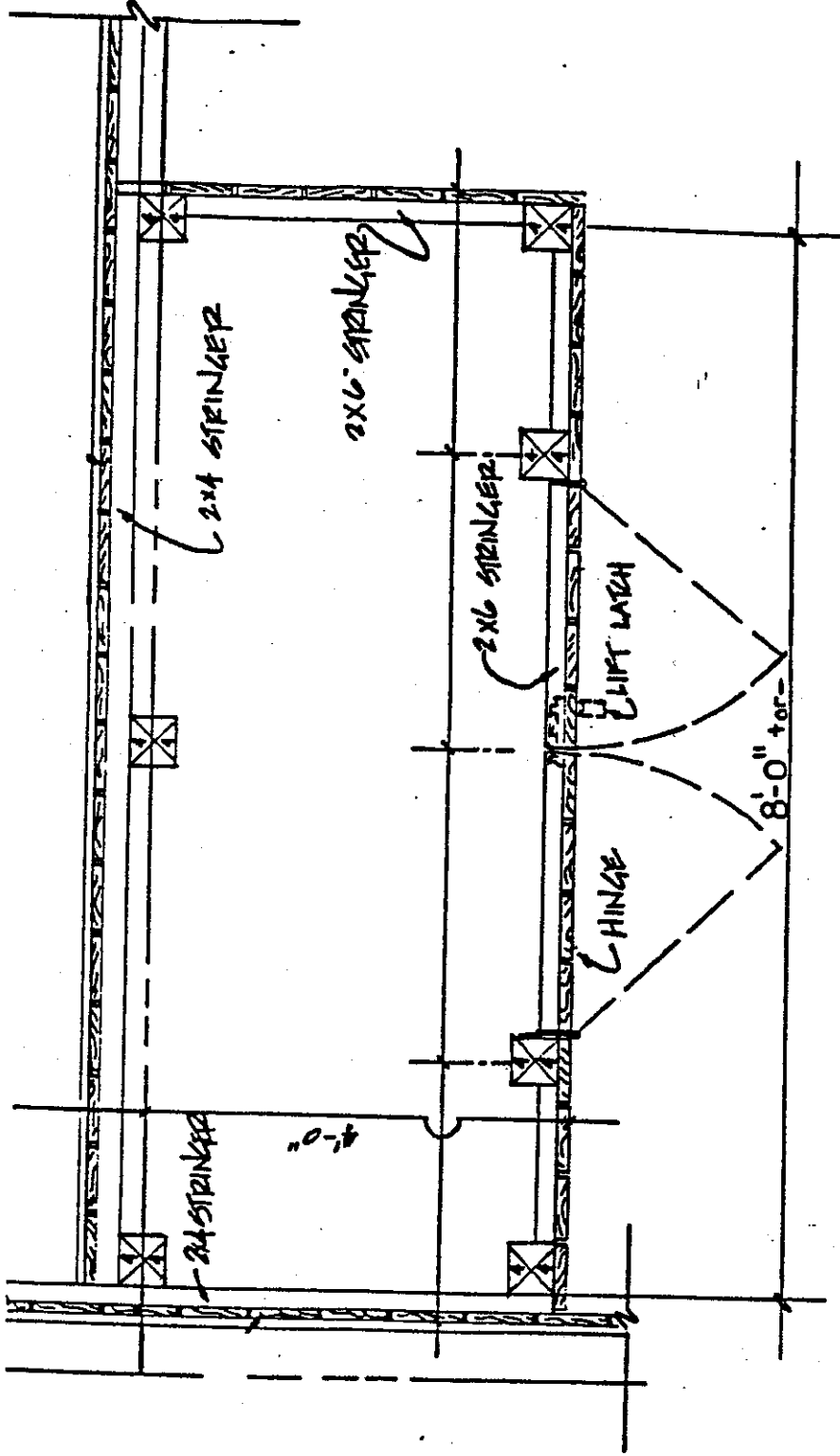
Section
Scale 3" = 1'-0"

Natural Cedar Shingles
or Certaineed "Moire Black"
Asphalt Shingles.



Storage Shed Design

GREENTEE



4

PLAN

Storage Shed Plan

GREENTEE