

ARCHITECTURAL STANDARDS POLICY FOR THE GROVER'S FORGE
COMMUNITY OF THE SOUTH 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 Grover's Forge 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 roof shingle color is standard. The original roof was Celotex "Shadow Black" and is no longer available. Any replacement roof shingle must be Certainteed "Moiré Black".
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 "Cocoa". 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. Exterior color change requests for house siding, front door and storm door 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** - Any change in color, style or material requires prior approval. The original siding is Reynold's double 4" non-beaded horizontal aluminum. An application is required prior to any replacement siding being installed.

Replacement Trim Note: When houses with box bay projections are resided with replacement material, the front of the box bay must be covered with flat trim material and not the vinyl siding. All original features of this box bay must be retained when using replacement material.

4. **Replacement Windows** - Must be bronze slider style windows with no grids. Additional colors may be considered and approved on an individual basis. **White windows will not be approved.**

Storm Windows – Must be bronze slider style with no grids. Additional colors may be considered on an individual basis. **White storm windows will not be approved.**

5. **Front Storm/Screen Door** – Front entrance storm/screen door will be reviewed on an individual basis (see drawing for recommended styles). The color of the door must be front door or house trim color. **White storm/screen doors will not be approved.**

Balcony Storm Door - Must be the color of the house trim. **White doors will not be approved.**

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. **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. **Yard Enclosure/Fence** - Developer installed wood fence and brick wall must be retained. The fence stain color is standard and must match ***Olympic Solid Stain "Beige Gray"*** or ***McCormick Paint "Beige Gray"***.

IMPORTANT NOTE: THE BRICK WALL AND BRICK PIER MAY NOT BE PAINTED. BOTH MUST REMAIN NATURAL BRICK COLOR.

Wrought Iron/Wood Gate – Must be 3' wide wrought iron or wood gate installed within the brick garden walls. The height of the gate must not exceed the fence height or be lower than 6" below the wall height. The color of the wood gate must match the fence color "***Beige Gray***" (see drawing).

9. **Storage Sheds** – Small wood or pre-fabricated sheds may be considered if the height does not exceed the height of the fence. Any shed originally installed by the developer must be kept in good condition. All new sheds must receive prior approval.

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.

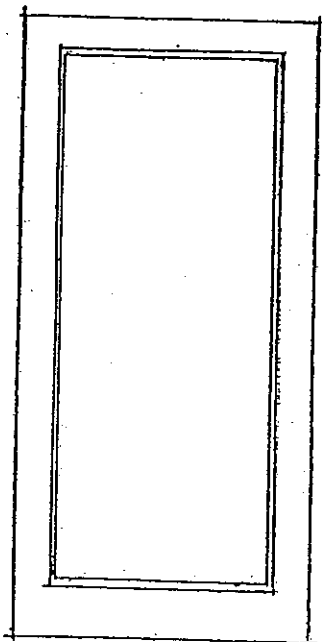
12. **Composting** - Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for these specific guidelines.

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

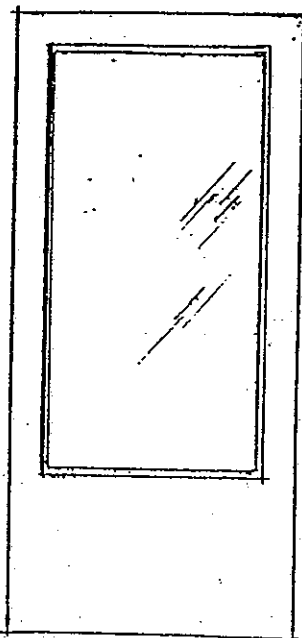
Approved MVF/BOD - 11/29/83

Revised - 1985, 1986, 1989, 1993, 1996, 2001, 2005, 2010 (storm door)

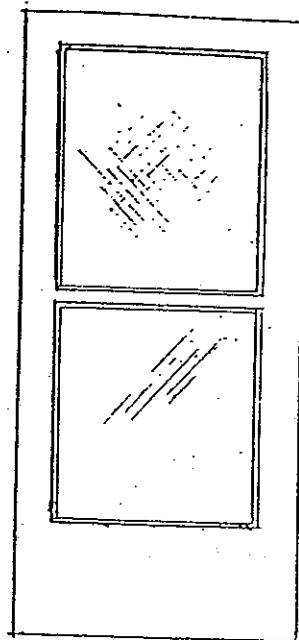
Recommended Storm Door Styles



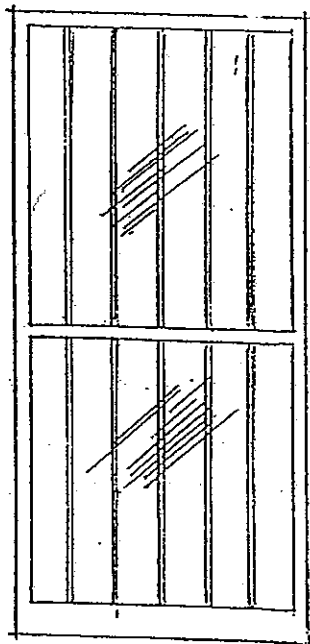
Full-view



$\frac{3}{4}$ Glass



Self-storing



Security Door

Security storm doors must be painted front door color.

GROVER'S FORGE

