

ARCHITECTURAL STANDARDS POLICY FOR THE **HICKORY GROVE**
COMMUNITY OF THE EASTGATE 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 **Hickory Grove** 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.

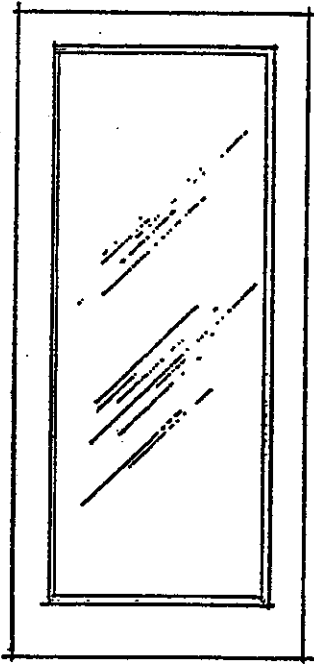
1. **Roof** - Any change in color or style from the original requires prior approval.
2. **Exterior Paint** - Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the exterior paint colors are not changed from these 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 the 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 double-hung style with grids to match original grid pattern and color to be considered on an individual basis.
Storm Windows – Must be white or the house trim color.
5. **Storm/Screen Door** - Front entrance storm/screen door must be full-view, 3/4 glass, or self-storing design (see drawing). If the front door is stained, the storm door should be painted the house trim color. If the front door is painted, then the storm door should be painted front door or house trim color. The side or rear storm/screen doors must be painted the house trim color.
Security Storm Doors - 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 or may not include motion sensor lights).*
7. **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Deck – Must 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** – Must be three rail, split-rail wood, 48" in height and natural in color. Galvanized welded wire mesh with 2" x 4" openings may be stapled to the inside of the fence. Black and dark green vinyl coated wire mesh is also acceptable (see drawing). Split-rail fencing must be installed on property lines.
Gate – Must be the split rail design (see drawing).
Privacy Fencing – Closed fencing for screening purposes must be a solid board design, natural in color, a maximum height of 6 feet and must not exceed 25 linear feet in total length (see drawing). Privacy fencing is *not* to be installed on property lines.
9. **Storage Sheds** – Must be located in the rear yard, constructed of wood board and batten siding or T-1-11 with a shingle roof. Sheds are to be a maximum size of 10 feet wide x 8 feet deep x 7 feet high and of colors that blend with the natural surroundings or house color. The structure should be screened with shrubs as required to maintain the aesthetics of the community. Alternate styles and materials may be considered on an individual basis. No metal or aluminum sheds will be permitted (see drawing).
10. **Mailboxes** - Optional mailbox with newspaper box must follow the attached design (see drawing). Alternate colors for the mailbox and post will be determined on an individual basis.
11. **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.
12. **Basketball Backboards** – Will be considered on an individual basis.
13. **Composting** - Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for these specific guidelines.

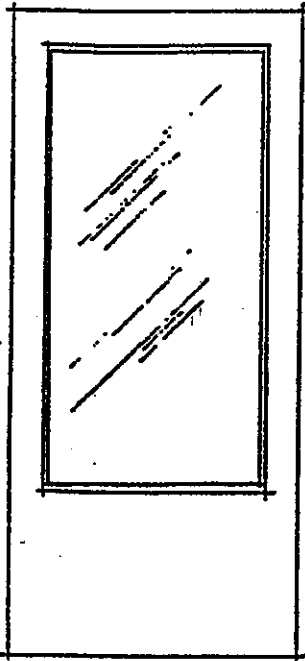
Additional guidelines for exterior modifications are available at the MVF office.

Approved by the MVF Board of Directors - January 28, 1993.
Revised 1994, 1999, 2001, 2004, 2007, 2009

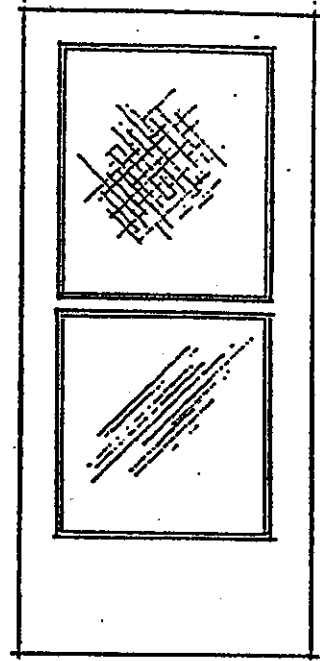
Storm Door Styles



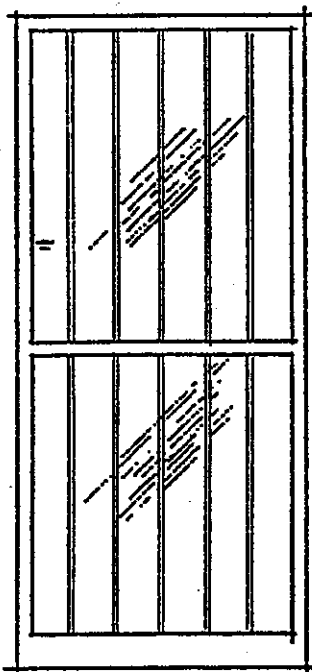
FULL VIEW



3/4 GLASS



SELF STORING

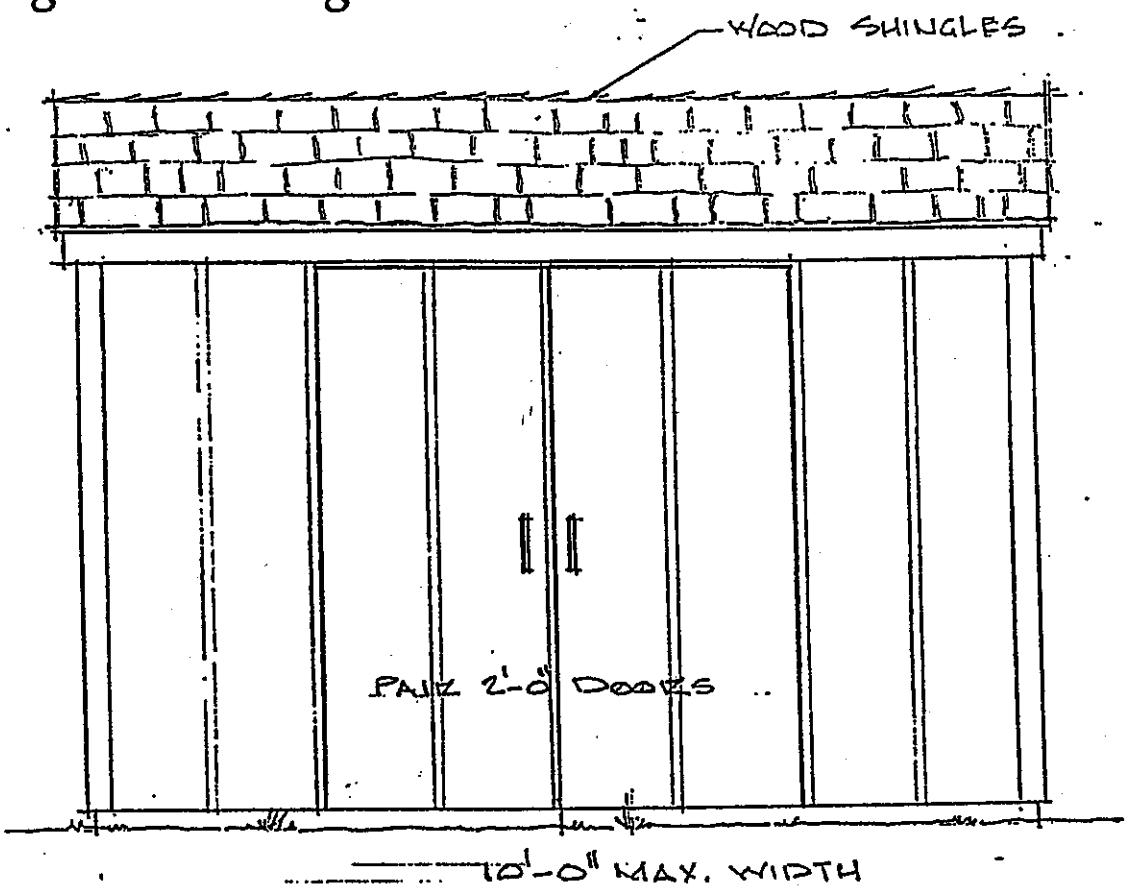


SECURITY DOOR

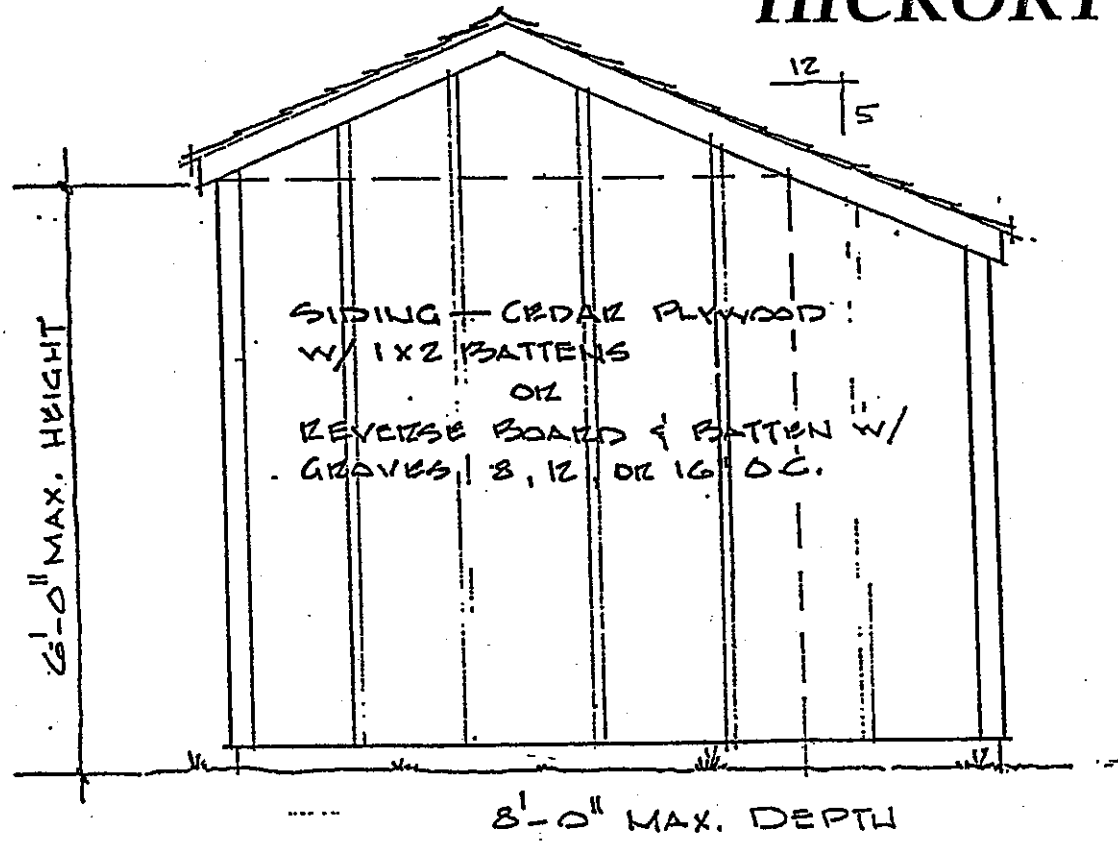
HICKORY GROVE

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

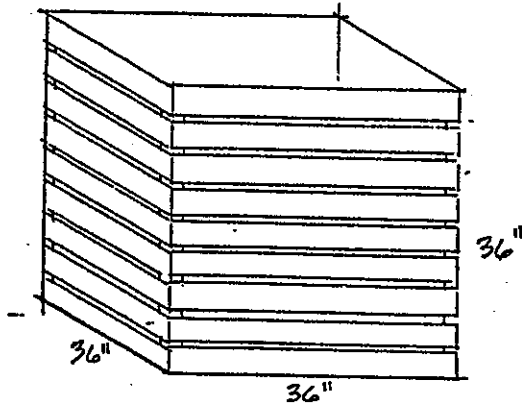
Storage Shed Design



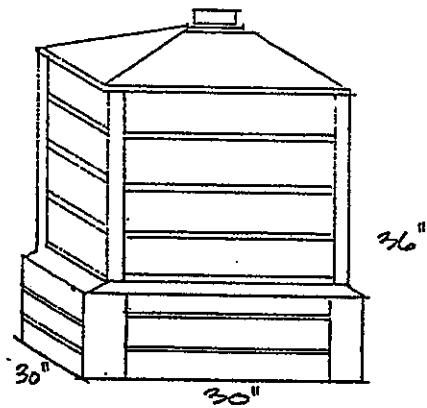
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Compost Containers



Wood Box - pressure treated wood.



Chambered Bin - vinyl in earth-tone colors

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