

ARCHITECTURAL STANDARDS POLICY FOR THE **HIGHFIELD**
COMMUNITY 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 **Highfield** 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 original mansard roof is ***Wood Cedar Shingle*** (machine cut), natural in color and is the community standard.
Roof gravel guards/downspouts - Roof gravel guards and downspouts must be painted either house trim color **McCormick KS-5**, **McCormick #224 “Deep Forest Brown”**, **McCormick #KT-13**, or they may be pre-finished ***bronze*** in color.
2. **Exterior Paint** –The original trim color is **McCormick Paint #KS-5**. This color must be maintained unless the trim is covered with an approved replacement material. Exterior color change requests for house siding, 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. **Siding/Trim/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be bronze sliders without grids. ***White replacement windows will not be approved.***
Storm Windows – Must be bronze sliders. ***White storm windows will not be approved.***
5. **Replacement Front Door** – Must be approved **prior** to installation. Style and color will be determined on an individual basis. If community front door guidelines have been established, the guidelines will be referred to when considering a replacement door.

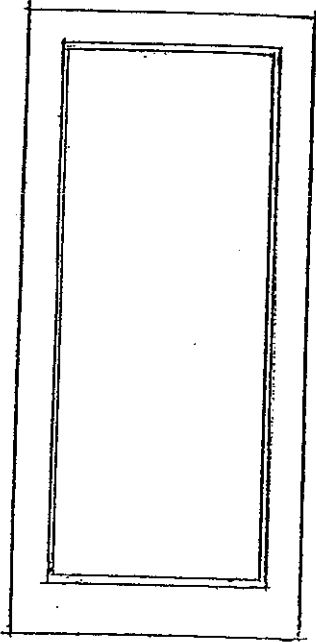
6. **Storm/Screen Doors** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be front door color. Other colors will be considered upon request. *White storm doors will not be approved.*
Security Storm Door – Must be the front door color.
7. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include motion sensor lights).*
8. **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 stain or colored preservatives to be reviewed on an individual basis.
9. **Fence** – Must be 3 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 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 or the alternate arched top design (see drawing).
Privacy Fencing - Closed fence for screening purposes to be alternating wood board design, 6 feet in height, extending from the rear corner of house. This fence must not exceed 8 feet in length. Color to be natural wood.
10. **Storage Shed** – Will be approved in accordance with attached Shed Guidelines. (See attachment.)
11. **Air Compressor Vents** - May be replaced with one of the following:
 - A. siding to match existing house
 - B. galvanized cap metal painted **McCormick KS-5**(house trim color)
 - C. no change to original appearance
12. **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.
13. **Basketball Backboards** – Are not permitted.
14. **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.

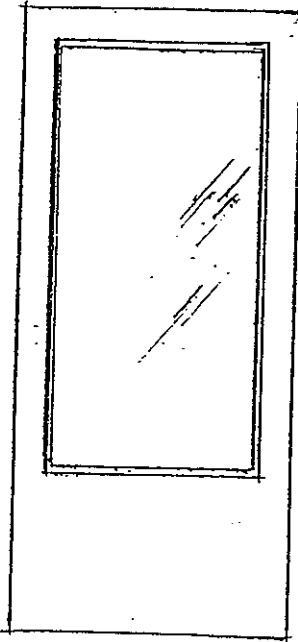
Revised, 1985, 1986, 1990, 1994, 1995, 1996, 1999, 2001, 2004, 2008, 2010 (storm door), 2011 (gate, shed)

Recommended Storm Door Styles

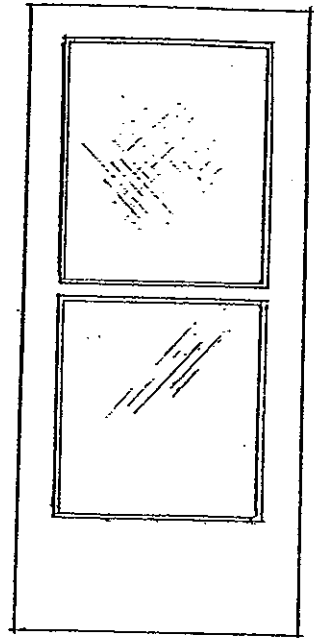
7-22-2010



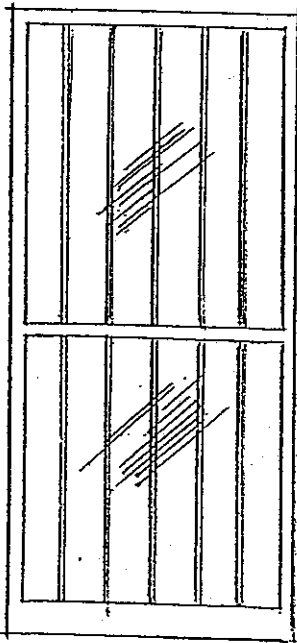
Full-view



3/4 Glass



Self-storing



Security Door

Security storm doors must be painted front door color.

Highfield

Fence/Gate Design

SPLIT RAIL style

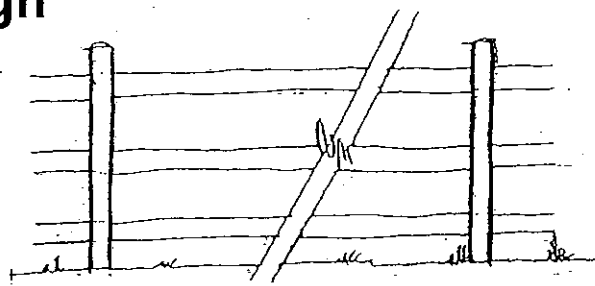
WOOD materials

NATURAL finish/color

48" FT. RAIL height dimensions

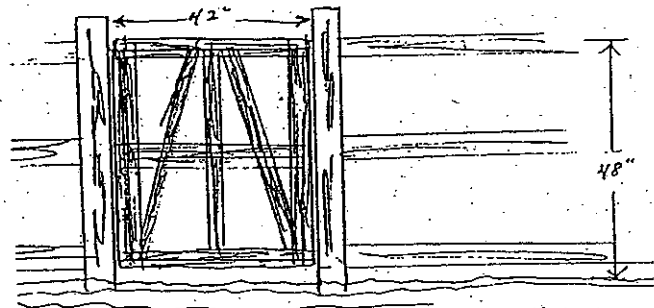
42" WIDE size of gate
48" HEIGHT height

design of gate

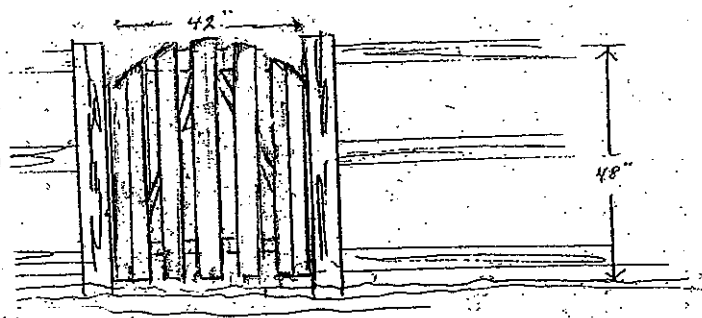


Split-rail Fence

Split-rail Gate

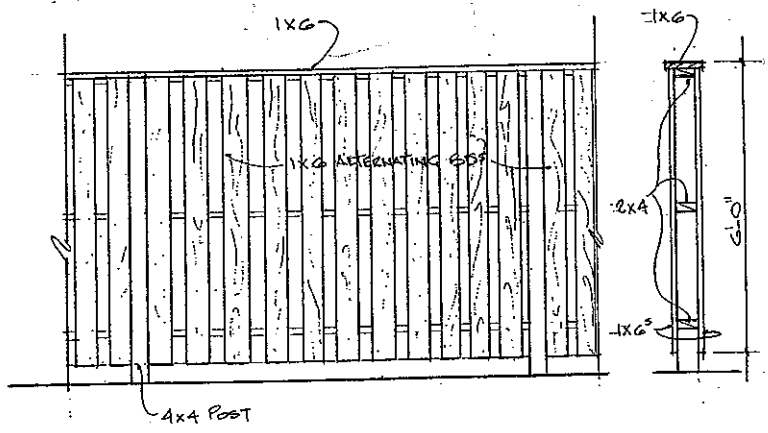


Arched Gate



Privacy fence

Alternating Boards

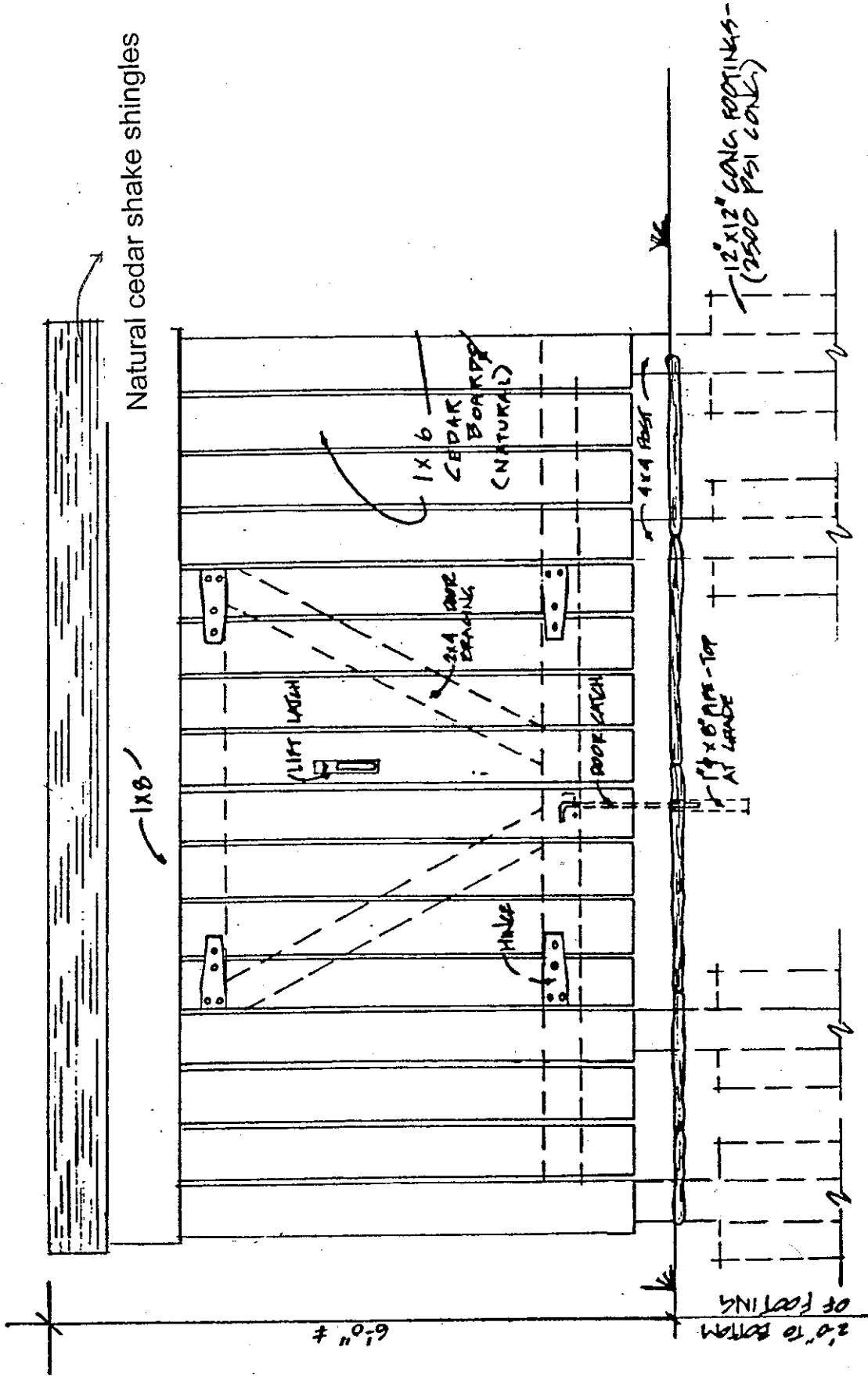


Unfinished Treated Lumber or Cedar

Highfield

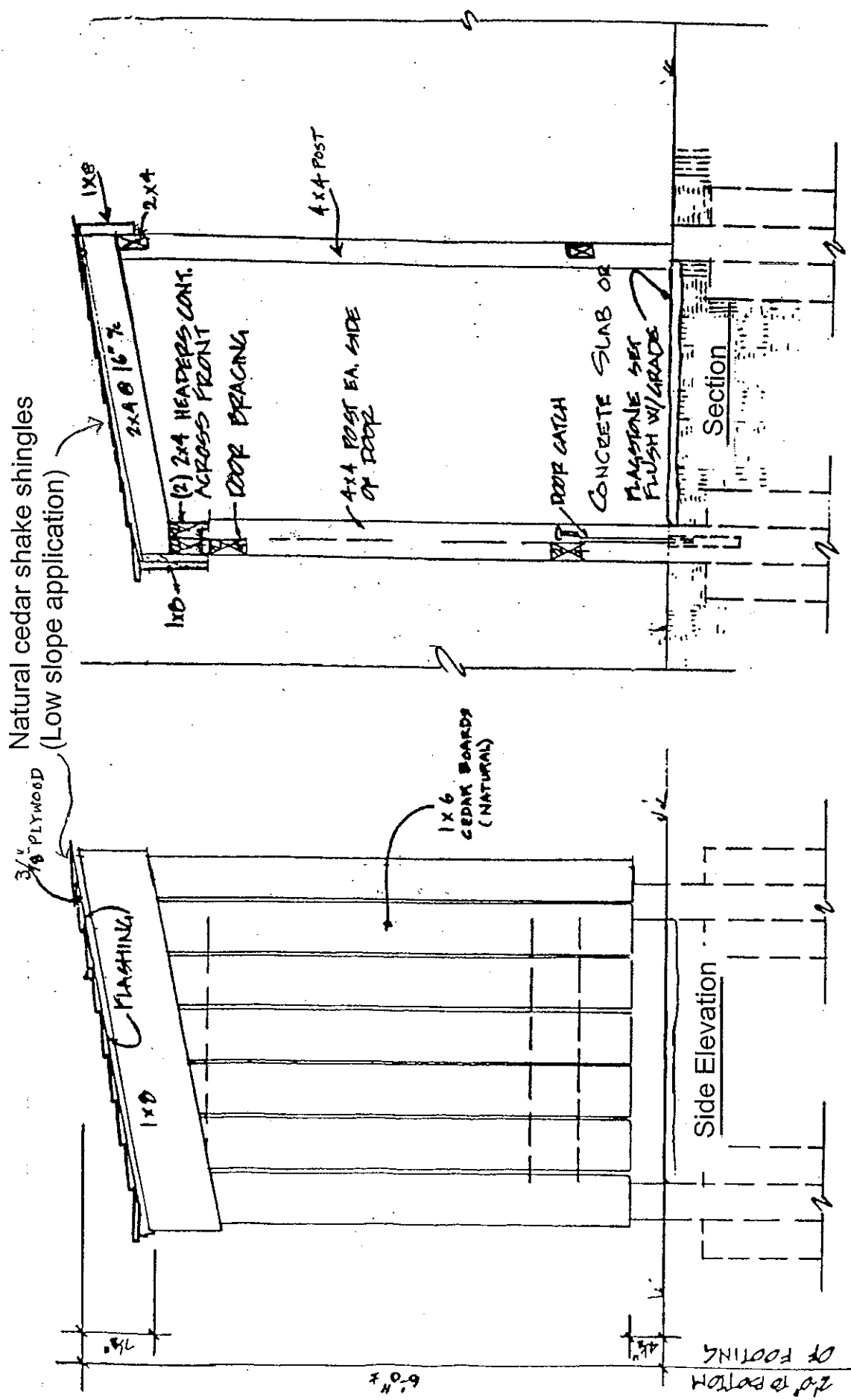
Recommended Shed Design

8'-0"



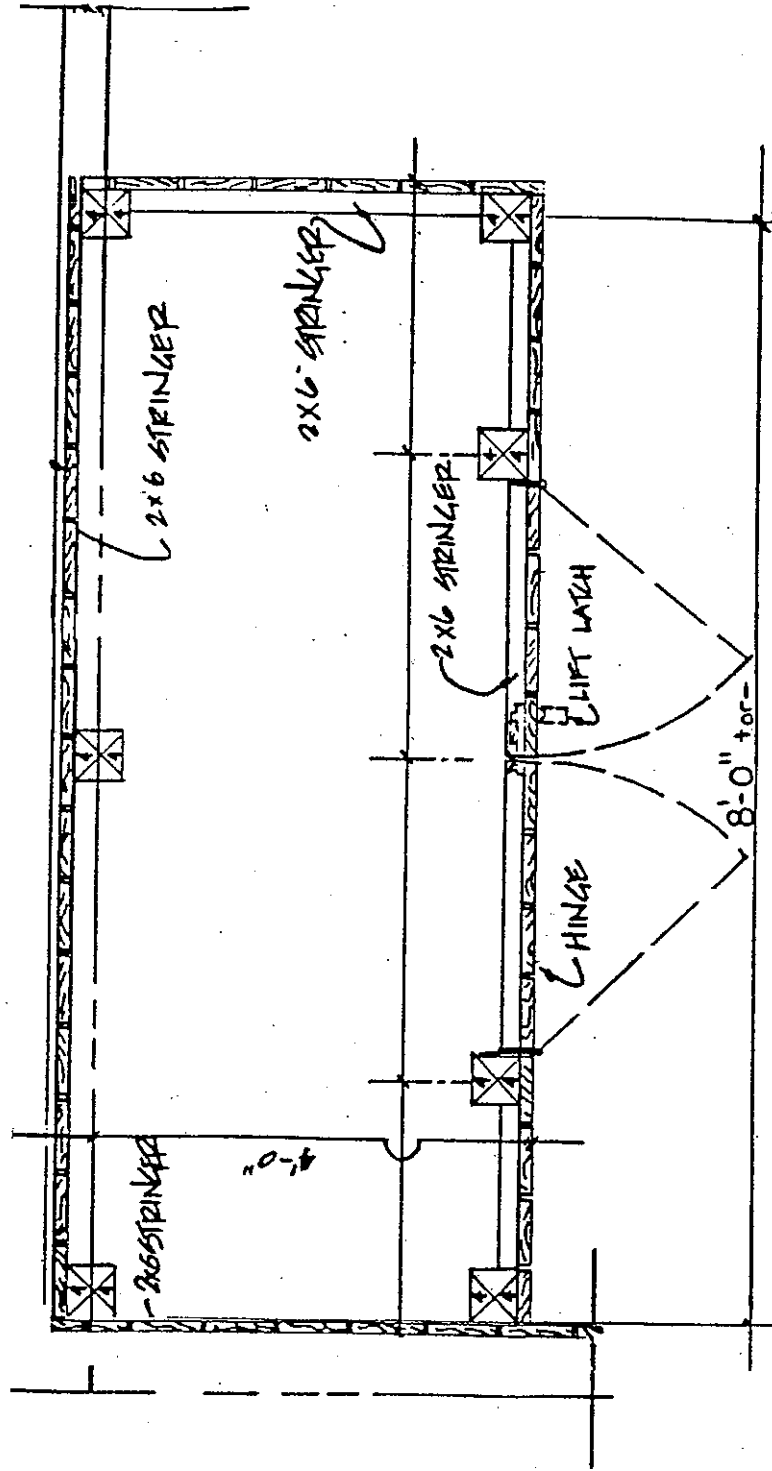
Highfield

Recommended Shed Design



Highfield

Recommended
STORAGE SHED PLAN



Highfield



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MONTGOMERY VILLAGE, MARYLAND 20886-1000

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ARCHITECTURAL STANDARDS DEPARTMENT

VILLAGE-WIDE SHED GUIDELINES

Wood or Pre-fabricated

These new guidelines may replace existing shed criterion for some homes corporations or it may serve only as an addendum to existing criteria. Because of the individuality of each community, sheds have to be reviewed on an individual basis. For the most part, these guidelines will be used as a Village-wide reference for staff, homeowners, for the Architectural Review Board, and the MVF Board of Directors.

1. Requisite: Only one shed per property will be approved.
2. Design and materials -
 - The roof style may be either gabled-framed or shed-framed (slanted). The roof material will be considered on an individual basis. The recommended roof material is either natural, unstained cedar wood shakes, or asphalt shingles in a color approved by the ARB.
 - Barn style roofs or other styles will not be approved.
 - Only one window is typically approved for a shed. Two windows may be considered on an individual basis.
 - Typically only one doorway is approved for a shed. Double doorways will be considered on an individual basis.
 - Although, originally, sheds were approved to be wood – Texture T-1-11 or grooved cedar – alternate shed materials will now be considered on an individual basis.
 - No shutters or window boxes will be approved for any shed.
3. Color –
 - If sheds are adjacent to the house, sheds are typically approved to be the color of the house siding or trim. The roof color is typically approved to be the same as the house. The siding and trim could be the same color.
 - If sheds are to be located in the rear yard, one solid, neutral color is preferred. All colors will be reviewed on an individual basis.
4. Location –
 - The location of the shed will be determined on an individual basis taking into account the lot configuration, lot size, relationship to the adjoining yard, and existing house and yard structures.

- Sheds to be located under elevated decks or in recessed areas of the house will have more flexibility as far as style and materials. Each application will be considered on an individual basis.

5. Size –

- **Single Family, Detached Home Communities:**
The recommended maximum width and length is 8'W x 10'L with a maximum height of 9' to the peak. Larger sheds will be considered on an individual basis.
- **Townhouse/ Zero-Lot-Line Communities with split-rail fences:**
The maximum width and length is 6'W x 8'L with a maximum height of 8' to the peak. Larger heights will be considered on an individual basis based on yard size.
- **Townhouse Communities with yard enclosure fences:**
The maximum width and length is 4'W x 8'L with the shed height not to exceed the fence height. Higher roof peaks will be considered on an individual basis.

These guidelines would not apply to communities which have a specific shed criterion (sheds constructed in conjunction with fences, etc.) or where sheds are prohibited.

Sheds prohibited in:

Dockside
Gablefield
Meadowgate
Highland Hall
Fairway Islands

Sheds prohibited if not built according to plan:

Millrace

Community Listings

Homes corporation	Communities with new shed guidelines	Communities where new shed guidelines will not apply (only existing criteria will apply)
Eastgate	Hickory Grove	Charlesgate
	Kings Point	
	The Meadows	
	The Mews	
	Ridgefield	
	Wood Edge	
East Village	Ashford	Candleridge
	The Downs	Gablefield
	The Estates	Glenbrooke
	The Estates- Section B	Holly Pointe
	Essex Place II	Meadowgate
	The Reach	Wethersfield
Maryland Place	Maryland Place	N/A
Middle Village	N/A	Clubsie
		Thomas Choice West
Northgate	The Points	Apple Ridge
	Shadow Oak	Dorsey's Regard
	William's Range	McKendree
		Overlea
North Village	Essex Place	Highland Hall
	Pleasant Ridge	McRory
	Salem's Grant	Perry Place
		Picton
Patton Ridge	Fairidge	Arrowhead
	Highfield	Fairway Island
	Partridge Place	Greentee I & II
Poplar Spring	Poplar Spring	N/A
South Village	Center Stage	Dockside
		Grover's Forge
		Hamptons
		Millrace
		Nathan's Hill
		Walker's Choice
Stedwick	Club Hill	Forest Brooke
	Clusters I, II & III	Frenchton Place
	The Heights	
	The Ridges	
Whetstone	Courts I, II & III	N/A
	Goshenside	
	Lakeside	
	The Ridges	