

ARCHITECTURAL STANDARDS POLICY FOR THE **HIGHLAND HALL**
COMMUNITY OF THE NORTH 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 **Highland Hall** 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 roof shingle color was a standard community color Certaineed "Pewter Gray" which is no longer available. When roof replacement becomes necessary, ***Certaineed Independence "Georgetown Gray"*** will be required as a replacement shingle.
2. **Exterior Paint** - The original trim color is ***McCormick KT-3***. This color must be maintained unless the wood is covered with a replacement material. The original front door and garage door is a standard community color, ***McCormick KT-3***. 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** – Any change in color, style or material requires prior approval. Exterior color change requests or replacement material requests for the house siding are reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific community.
4. **Replacement Windows** – Must be white slider style with no grids.
Storm Windows – Must be white sliders with no grids.
5. **French Doors** – French doors must be white in color and have grids in the glass panes.
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 the front door color (white).
Security Storm Doors – Must be white in color (front door color).

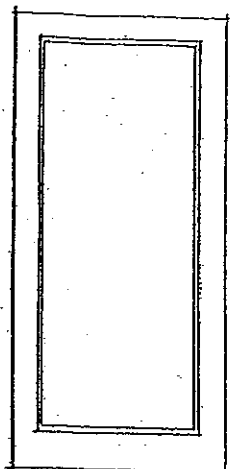
7. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor lights).*
8. **Ground Level Deck** – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.
Deck Color – Any tinted stain or colored preservatives must be reviewed on an individual basis. A clear preservative without a color tint is preferred.
9. **Fence** – The original developer installed fence solid board style is to be retained (see drawing for design). The fence is to be 6' in height and must be stained **McCormick Stain or Paint "Pewter"** or **Olympic Stain or Paint "Pewter"**.
Gate – Must be a solid board style to match the fence style (refer to fence drawing).
10. **Storage Sheds** – Will not be permitted.
11. **House Numbers** – Only black and brass metal numbers no higher than 5" will be permitted. The original design and location must be retained unless otherwise approved.
12. **Basketball Backboards** – Are not permitted.
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.

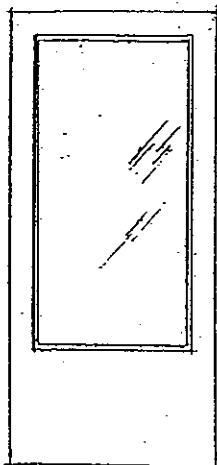
Adopted by MVF Board - 1/22/81

Revised 1982, 1991, 1993, 2001, 2005, 2008, 2010 (storm door)

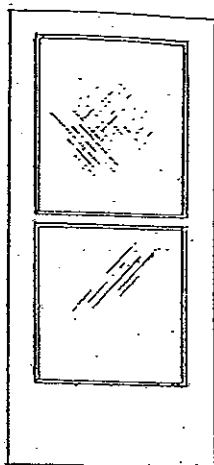
Recommended Storm Door Styles



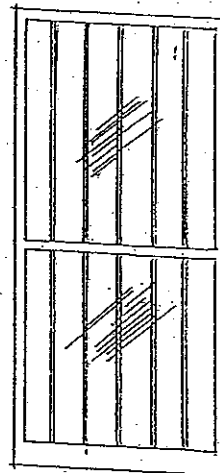
Full-view



3/4 Glass

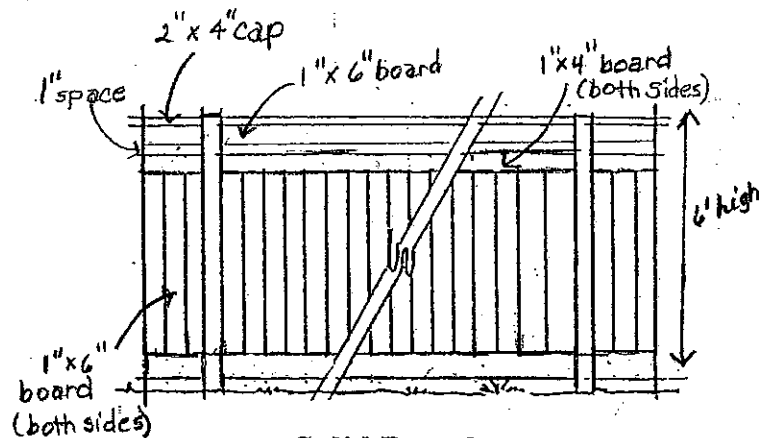


Self-storing



Security Storm Door

Fence Detail



Solid Board

HIGHLAND HALL