

ARCHITECTURAL STANDARDS POLICY FOR THE **HOLLY POINTE**  
COMMUNITY OF THE EAST 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 **Holly Pointe** 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.***

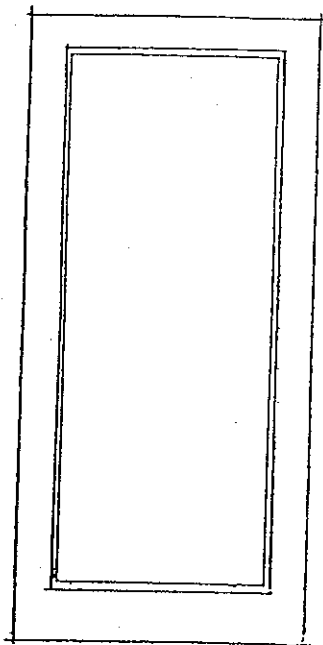
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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** - Roofing shingles are one color and may not be changed. Replacement roofs must match ***Certaineed "Moiré Black"***, or an approved equivalent.
  
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 each specific community. All original house details must be retained when replacement siding or trim material is used or when the original wood trim boards are capped. 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** - to be white or painted the color of the window trim.  
**Window Grids** – Must be retained in the glass panes of all windows.
  
5. **Storm/Screen Doors** – Front entrance storm/screen door to be a full-view, 3/4 glass or self storing design and must be painted the color of the front door (see drawing).  
**Security Storm Doors** – Must be painted the front door color.

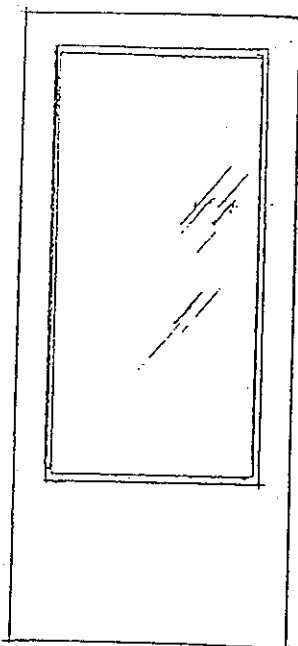
6. **Exterior Lighting** – The original location of the front entrance light fixture must be retained. Replacement lights should be a coach style light fixture in brass.  
**Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor lights).*
7. **Elevated Deck “Walkout Model”** – Must not exceed 10’ in depth from the rear of the house (see drawing). Enclosing or covering of deck will not be permitted. The design, including railings, must follow attached deck plans (see drawings).  
**“Half in-Ground” Deck** – Enclosing the area beneath the deck will be permitted when built in accordance with the attached plans (see drawing).  
**Ground Level Deck** – Should be screened with shrubs to enclose that portion between the deck and grade that is greater than 12" in height.  
**Deck Color** – Any tinted or colored preservative will be reviewed on an individual basis.
8. **Fences** – Must be the same alternating board style, material, height and natural, unstained wood color as the original developer installed fence (see drawing). *Developer installed wood fence must be retained.*
9. **Storage Sheds** - Custom-built storage sheds will be permitted when erected in accordance with attached storage shed plans (see drawing). Alternate styles and materials may be considered on an individual basis.
10. **House Numbers** – Only brass metal numbers no higher than 5” will be permitted. The original design and location must be retained unless otherwise approved (original design is an oval shaped wood board painted McCormick #220 “Georgetown Green” with 5” brass numerals attached to the board).
11. **Basketball Backboards** – Are not permitted.
12. **Composting** – Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for specific guidelines.

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

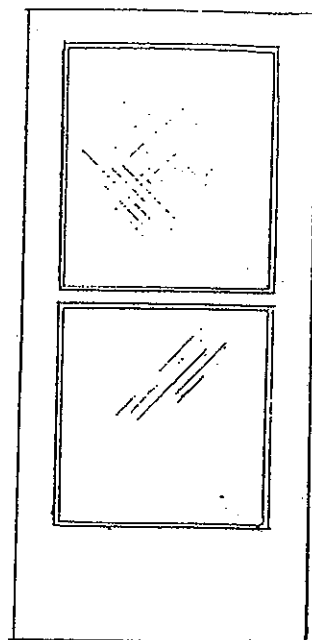
# Storm Door Styles



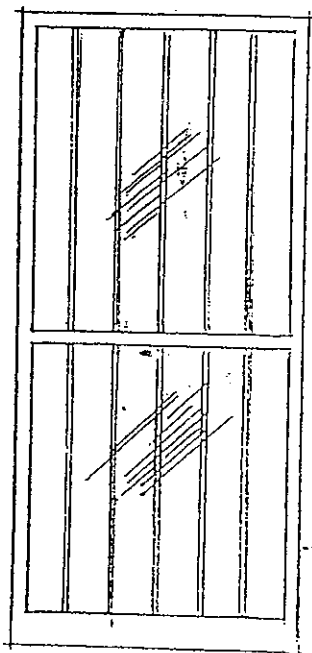
Full-view



$\frac{3}{4}$  Glass

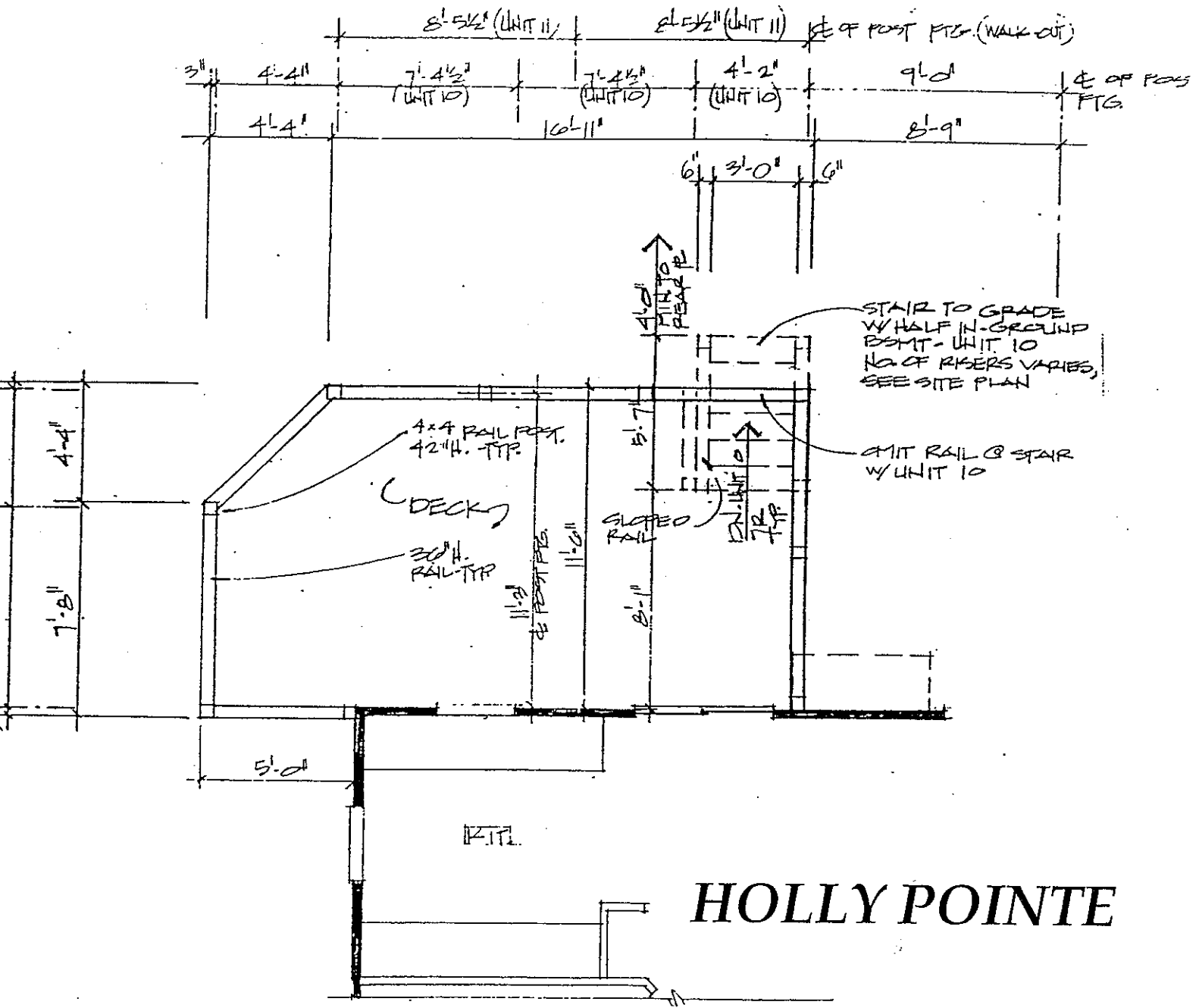


Self-storing



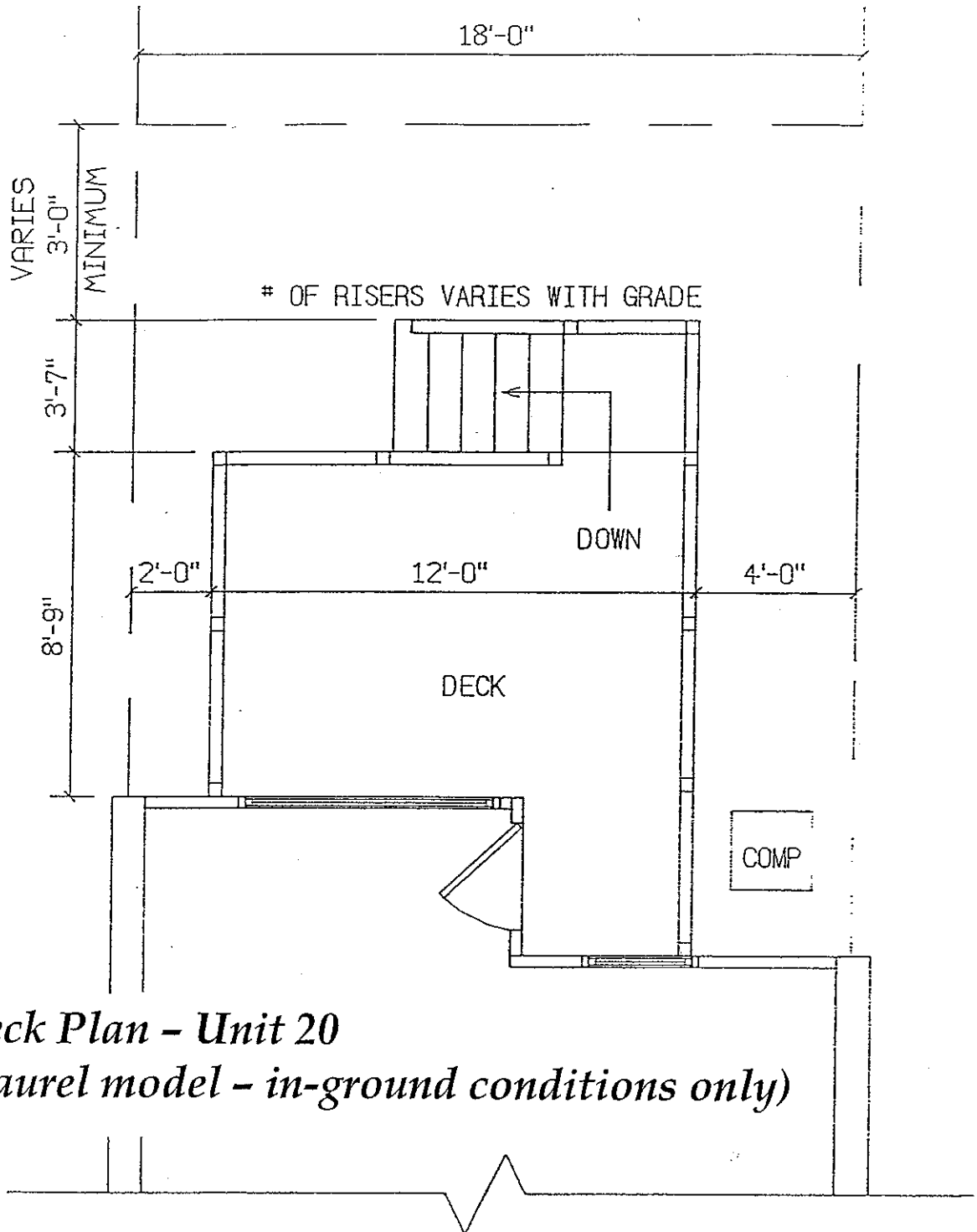
Security Door

**HOLLY POINTE**



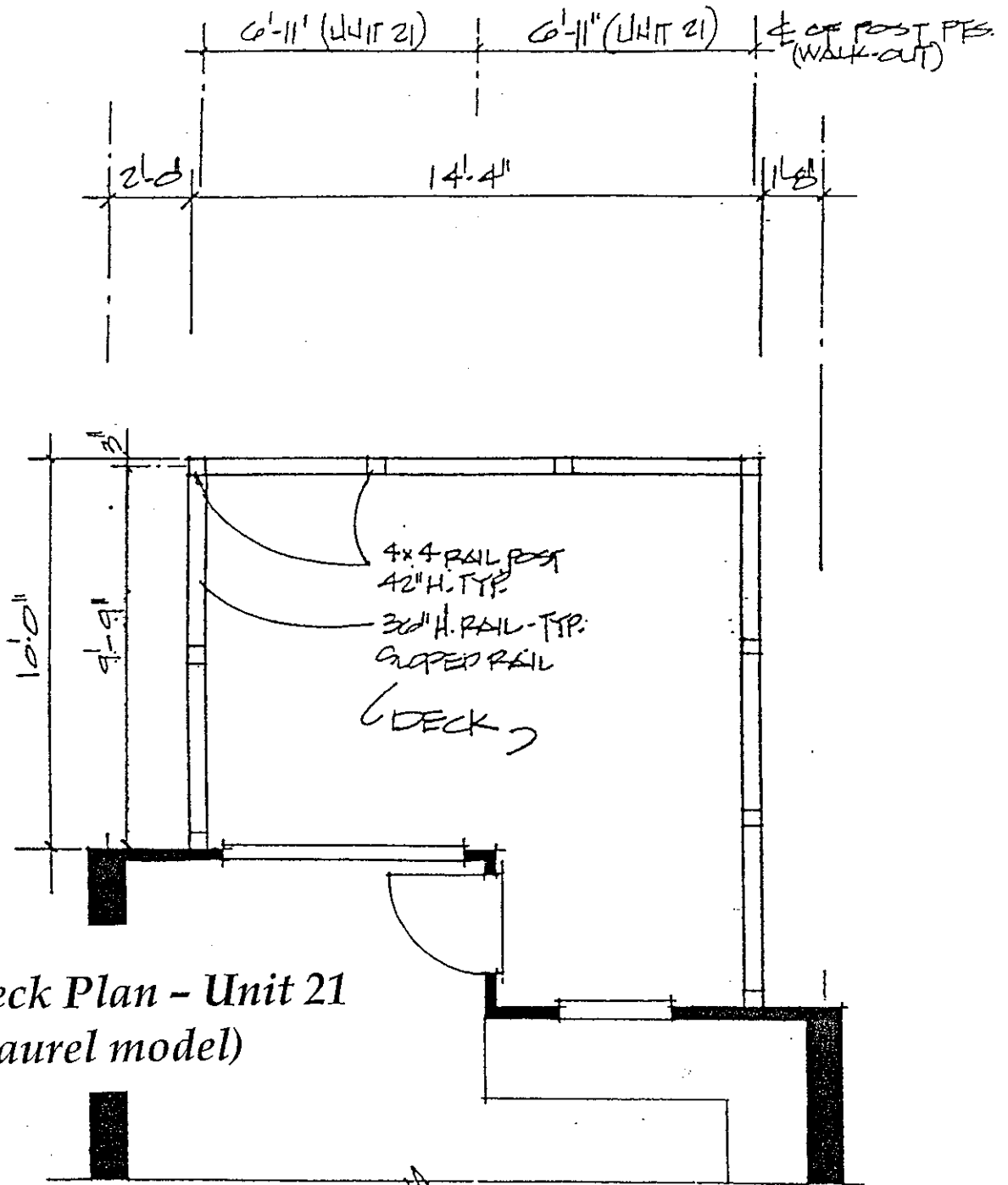
# HOLLY POINTE

Deck Plan - Unit 10/11  
(Ashley model)



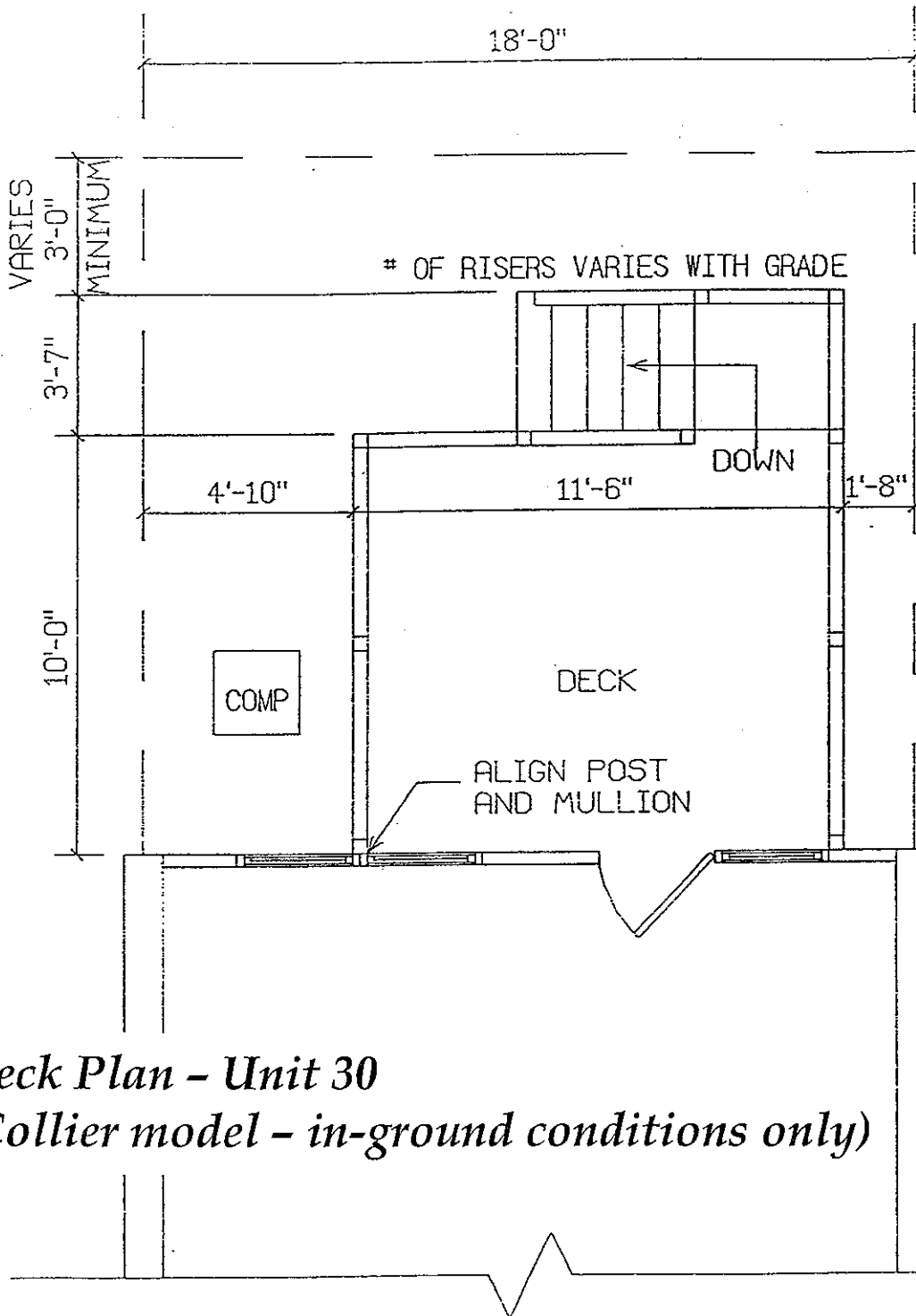
*Deck Plan - Unit 20  
(Laurel model - in-ground conditions only)*

**HOLLY POINTE**



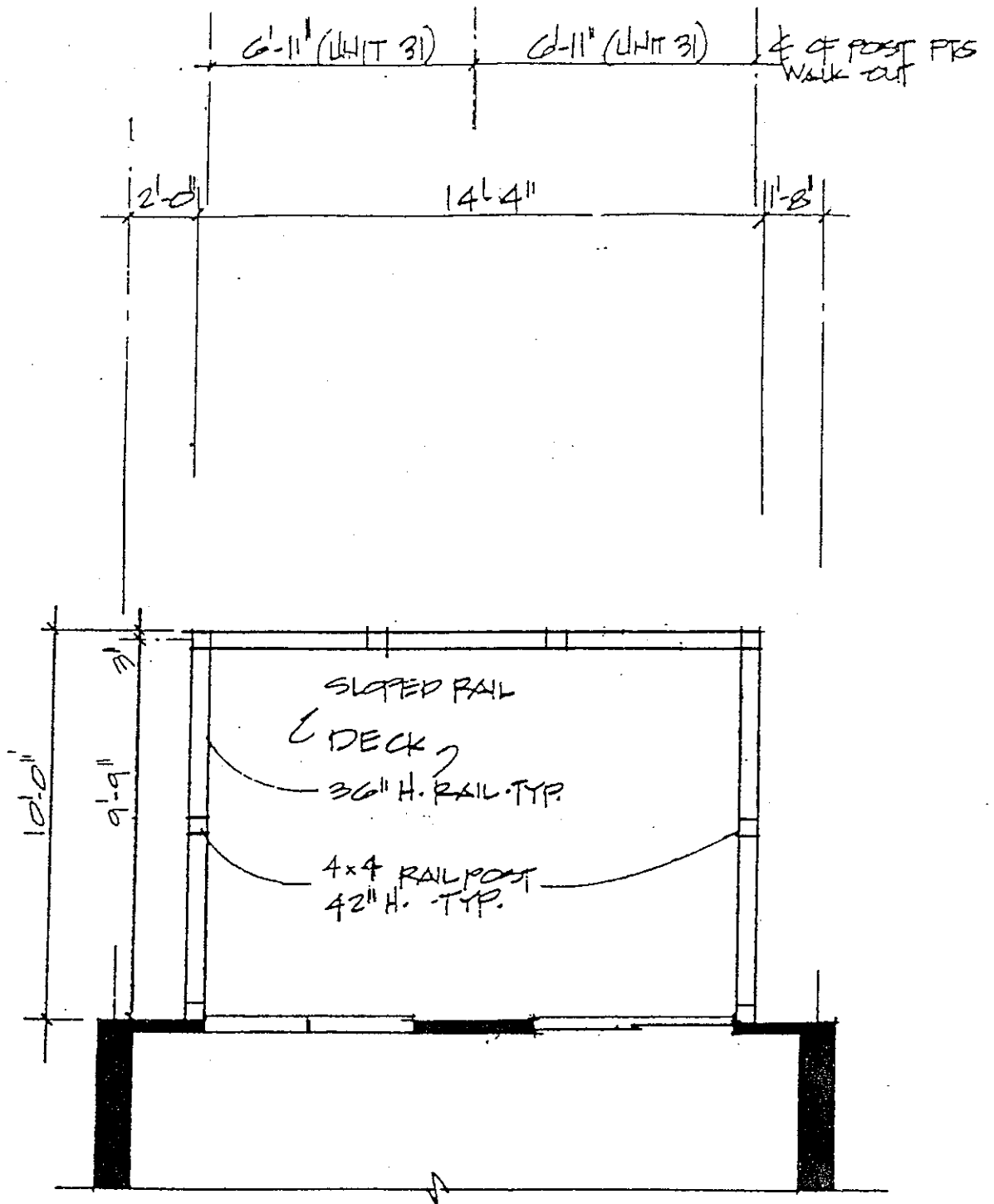
Deck Plan - Unit 21  
(Laurel model)

HOLLY POINTE



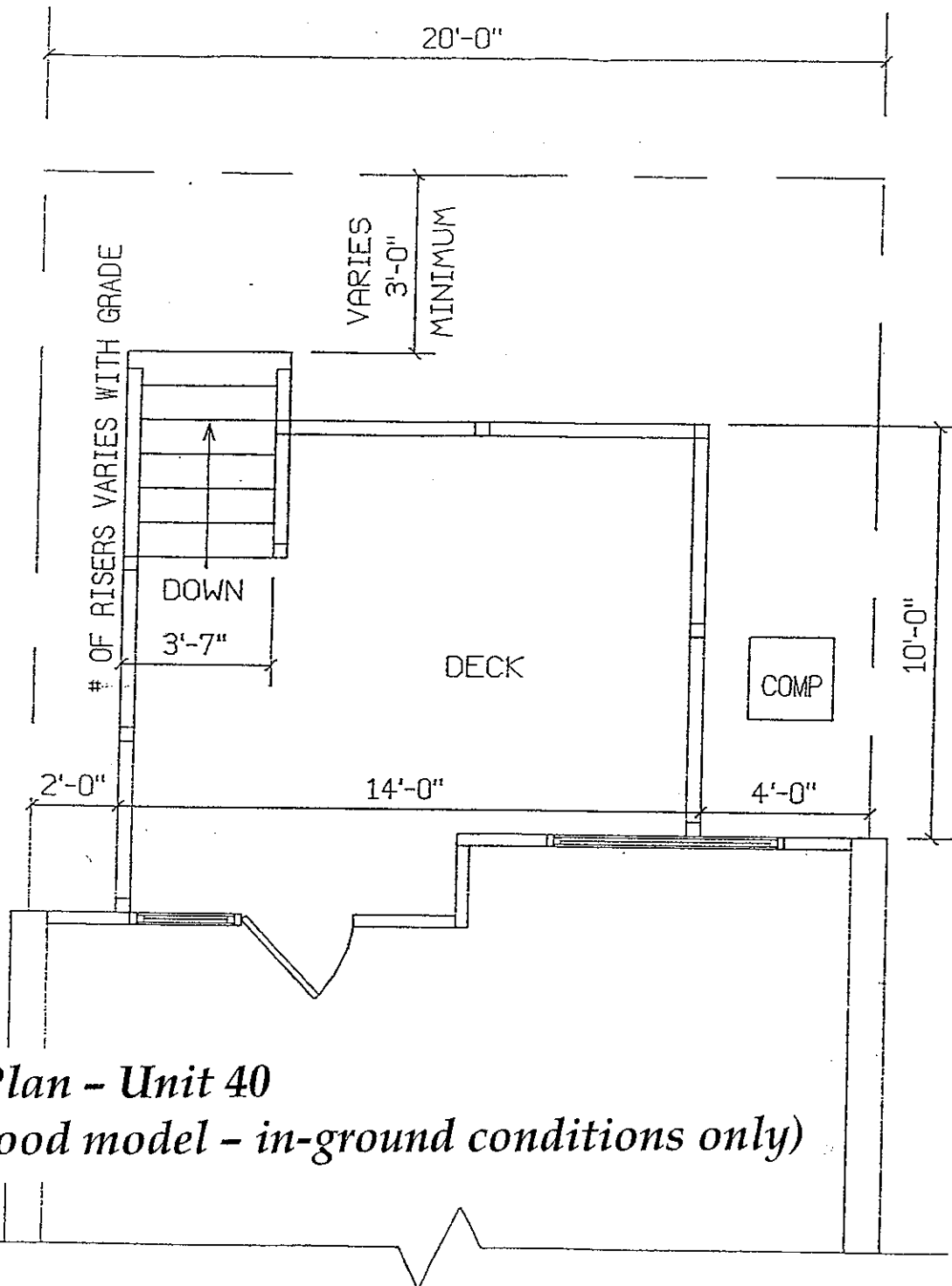
*Deck Plan - Unit 30  
(Collier model - in-ground conditions only)*

**HOLLY POINTE**



**Deck Plan - Unit 31**  
**(Collier model)**

**HOLLY POINTE**



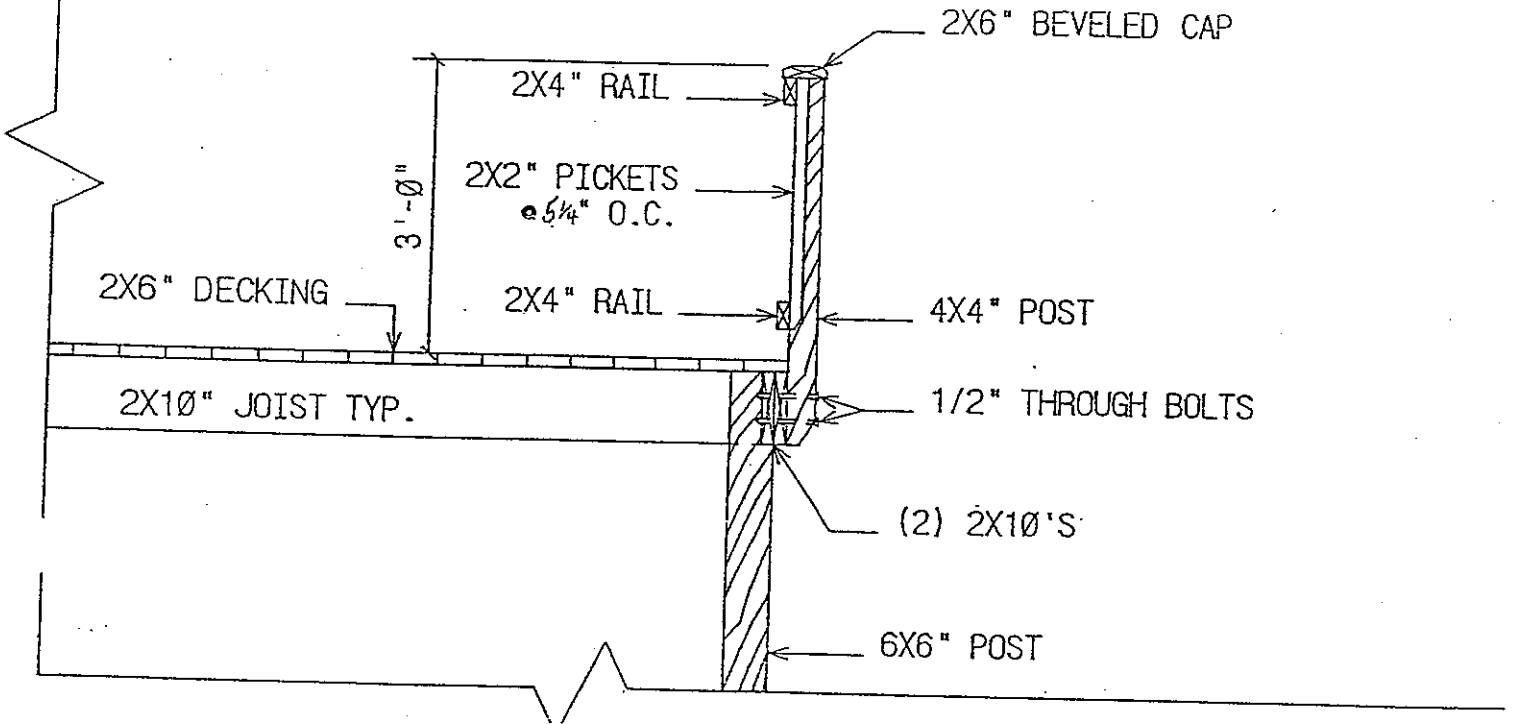
**Deck Plan - Unit 40**  
*(Norwood model - in-ground conditions only)*

**HOLLY POINTE**





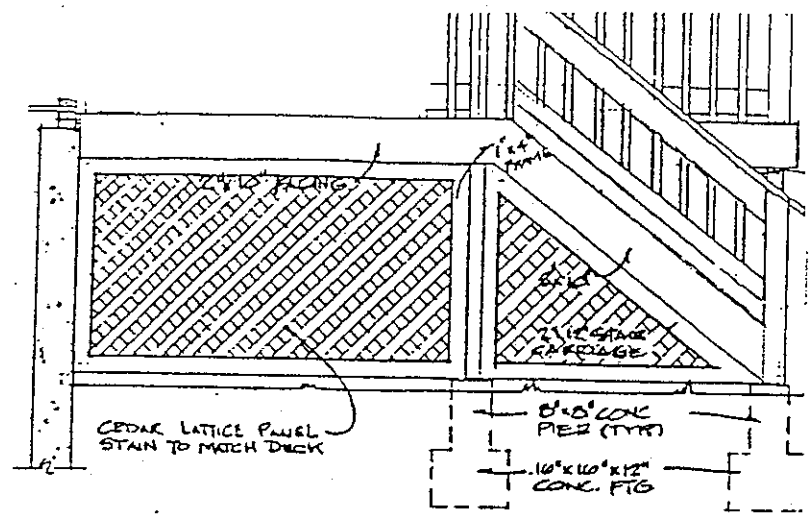
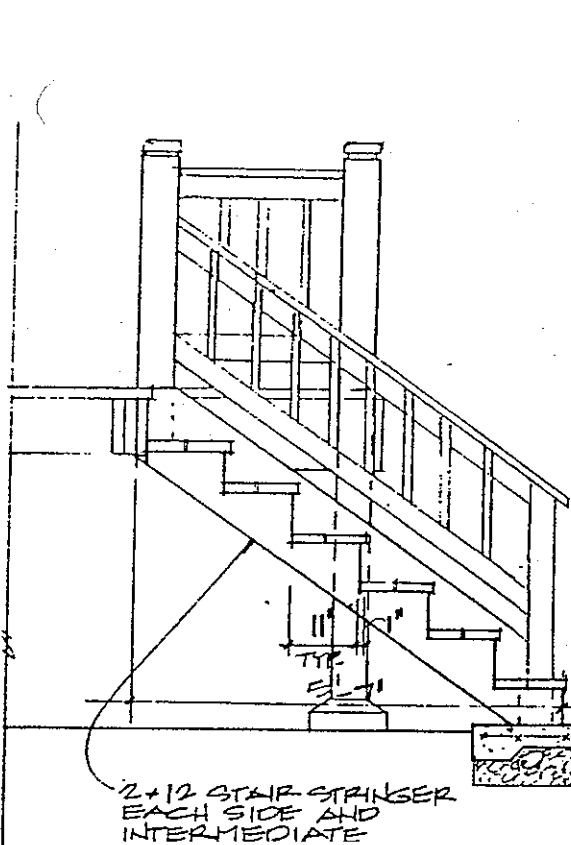
# Deck Section Detail



1/2" = 1'-0"

*Remember to check local building codes.*

## HOLLY POINTE



Deck Enclosure

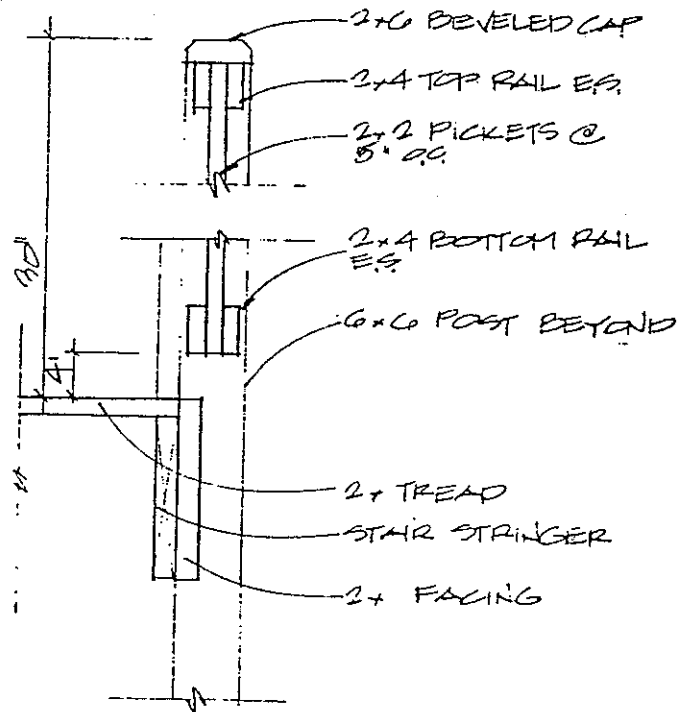
4" CON. SLAB W/ 6" THIN ENL. PERIMETER W/ 6x6/10x10 W/ 6" OVER 4" GRAVEL

2x12 STAIR STRINGER EACH SIDE AND INTERMEDIATE

# HOLLY POINTE

Deck Stair Detail

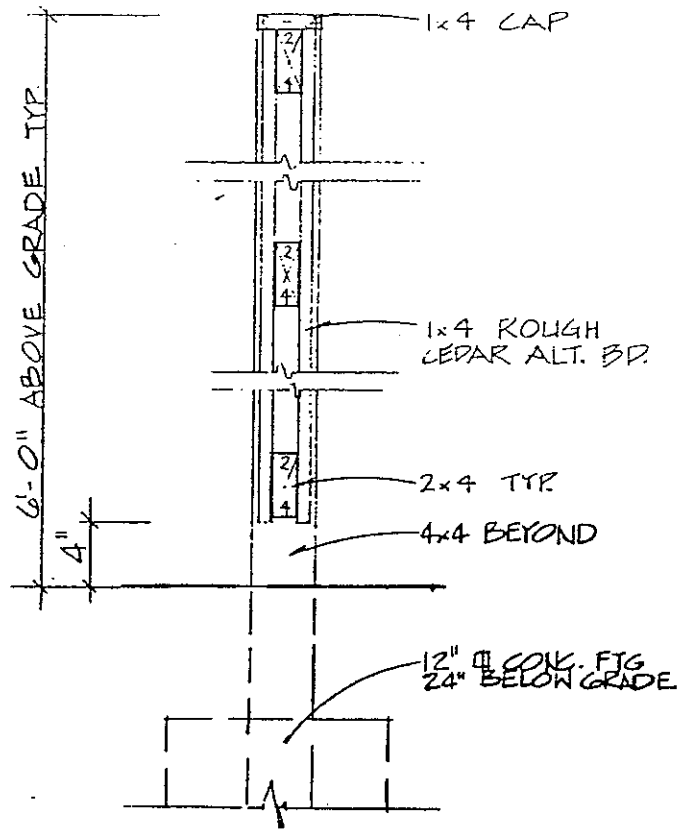
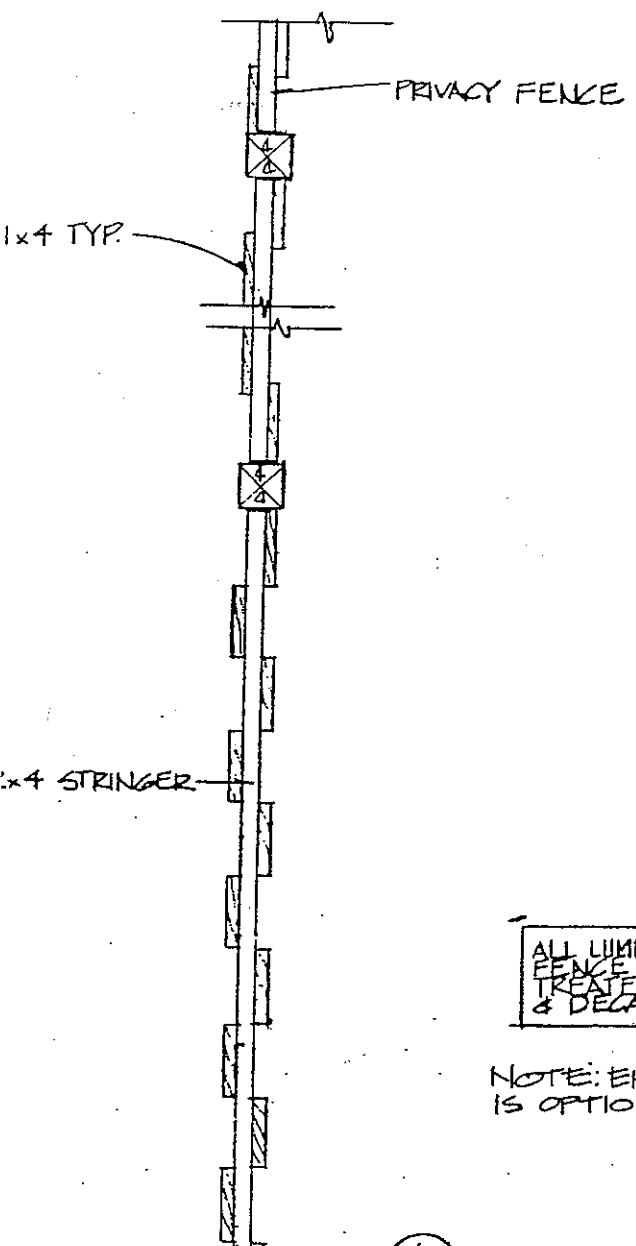
2  
A-4



Deck Stair Rail Detail

2  
A-4

# Privacy Fence Plan and Detail



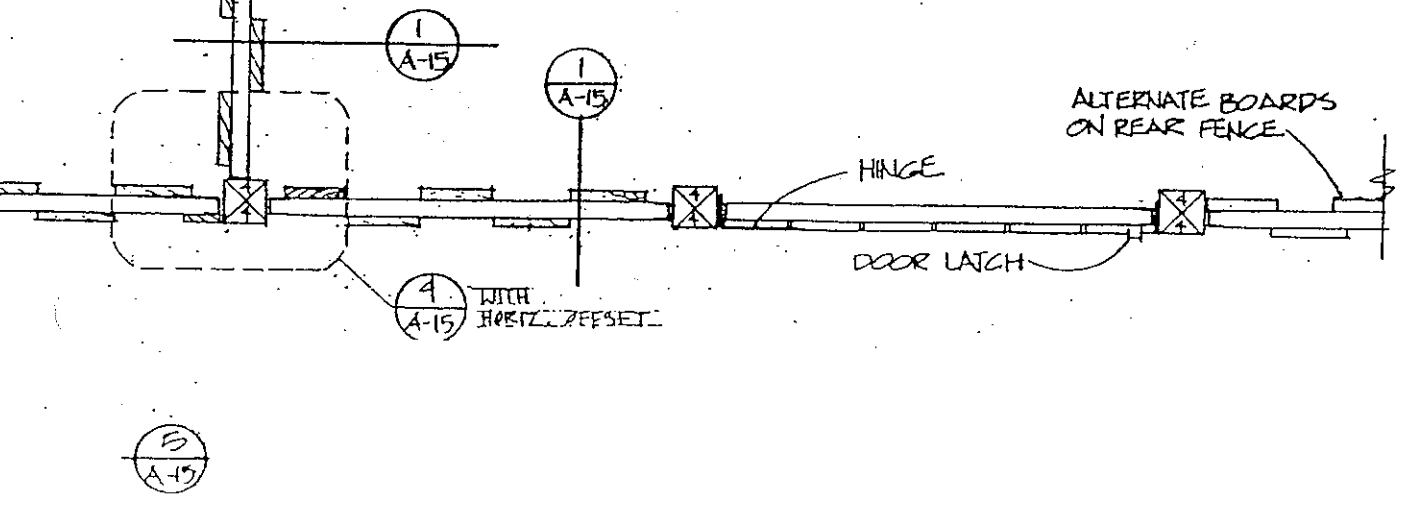
### Deck Fence Section



ALL LUMBER USED FOR FENCE SHALL BE TREATED FOR MOISTURE & DECAY RESISTANCE.

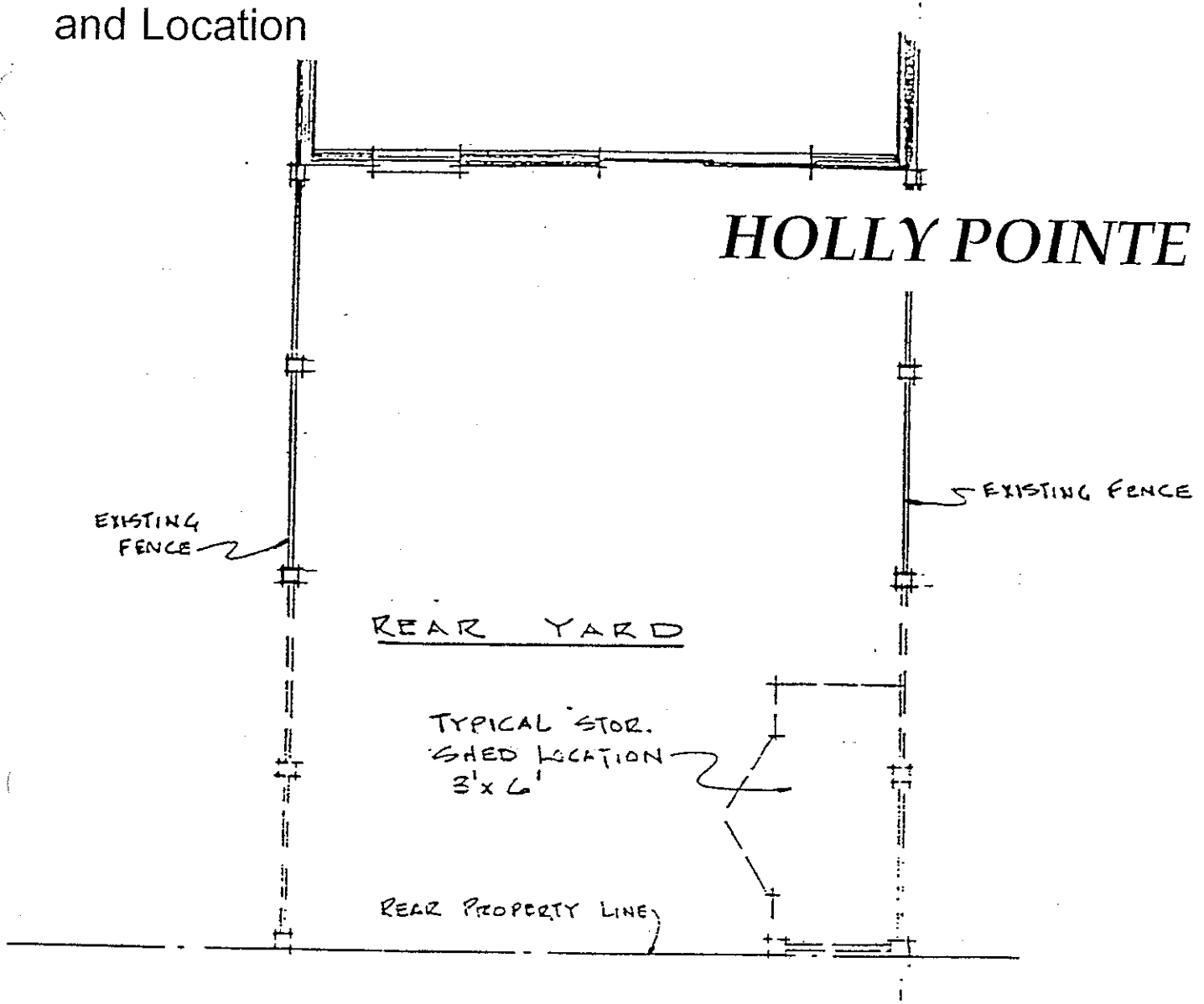
NOTE: ENCLOSED YARD IS OPTIONAL

# HOLLY POINTE



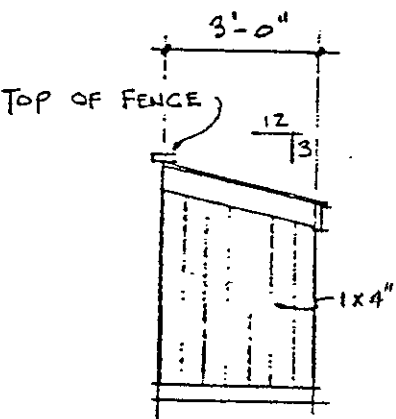
# Storage Shed Design and Location

1/3/90

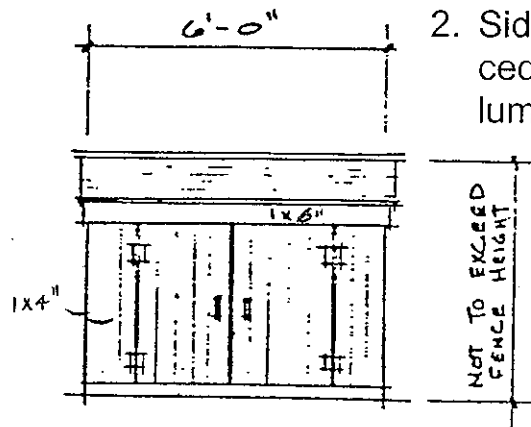


Note:

1. Shingles – cedar shake
2. Siding – natural unstained cedar wood or pressure treated lumber



Side Elevation



Front Elevation