

ARCHITECTURAL STANDARDS POLICY FOR THE
HORIZON RUN CONDOMINIUM

*Any exterior modification including those listed below requires prior approval
by the Horizon Run Condominium Board of Directors .*

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 **Horizon Run Condominium** desiring to make exterior alterations or changes to their property. *All modifications must be completed within three months of condominium board approval unless a specific exception is received.*

The MVF Architectural Review Board has been asked to make a recommendation to the Horizon Run Condominium Board of Directors on architectural exterior modifications made to condominium units. The goal of the Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, 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 Horizon Run Condominium Board of Directors. The HRC Board and the ARB acknowledge 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. **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. All exterior colors are pre-planned by the **Horizon Run Condominium** Board of Directors to provide community harmony and attractive individual design. The trim color, which ties all the homes within the community together, is standard and may not be changed. This color must match *McCormick paint #471 "Grey Flannel"*. No color changes to siding, brick or door will be approved unless approved by **Horizon Run Condominium Board of Directors**.
2. **Siding/Trim** – Any change in color, style or material requires prior approval.
3. **Replacement Windows** – Must be the slider style without grids. The color will be determined on an individual basis depending on house colors. Tan, cream or white may be considered.
Storm Windows – Must be the slider style and color will be determined on an individual basis.
4. **Storm/Screen Doors** – Front entrance storm/screen door to be full-view, $\frac{3}{4}$ glass design (including self-storing) or half-lite design and painted to match the trim color of the house *McCormick #471 "Grey Flannel"*, Cream, pre-finished Bronze or White (see drawing).

5. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include motion sensor lights).*

6. **Elevated Decks** – Will be permitted on walk-out models when erected in accordance with attached plans (see drawings). The deck may not exceed 10’ in depth or 16’ in width extending from the outside edges of the sliding glass door and the opposite window. Decks must be constructed of pressure treated wood.
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 – Existing stained decks must be maintained using McCormick stain to match *McCormick #471 “Grey Flannel”*. Replacement decks may be either stained the standard color, or they may be a natural unstained wood color.

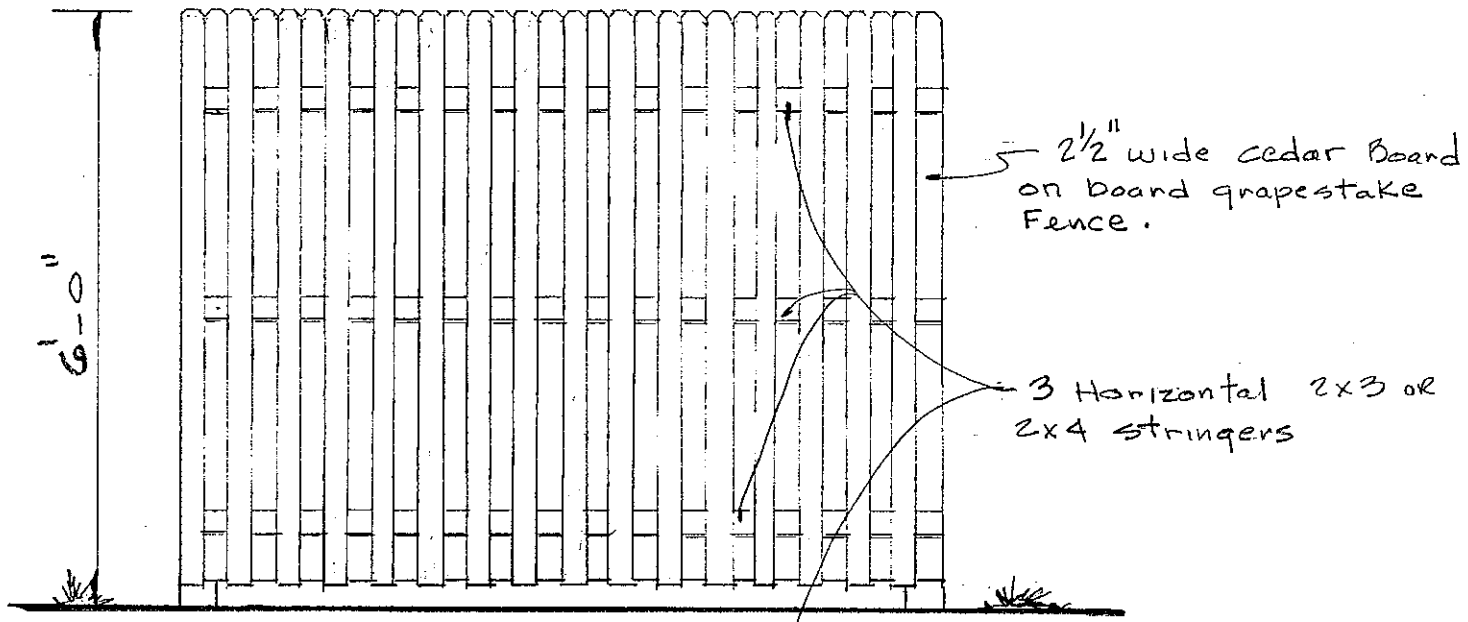
7. **Fence** – Must be the alternating board (board-on-board) design using natural pressure treated wood and to be 6’ high along side property lines extending to the rear property line and 6’ or 4 feet high along the rear property line (see drawings).
Gate – Must be the alternating board design, same height as the rear fence.

8. **Storage Sheds** – Will not be permitted unless authorized by the Horizon Run Condominium Board of Directors.

9. **Basketball Backboards** – are not permitted.

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

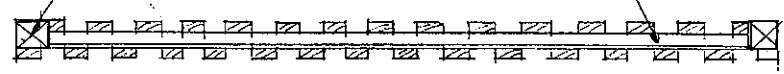
Additional guidelines for exterior modifications are available at the MVF office.



ELEVATION
SCALE: 1/2" = 1'-0"

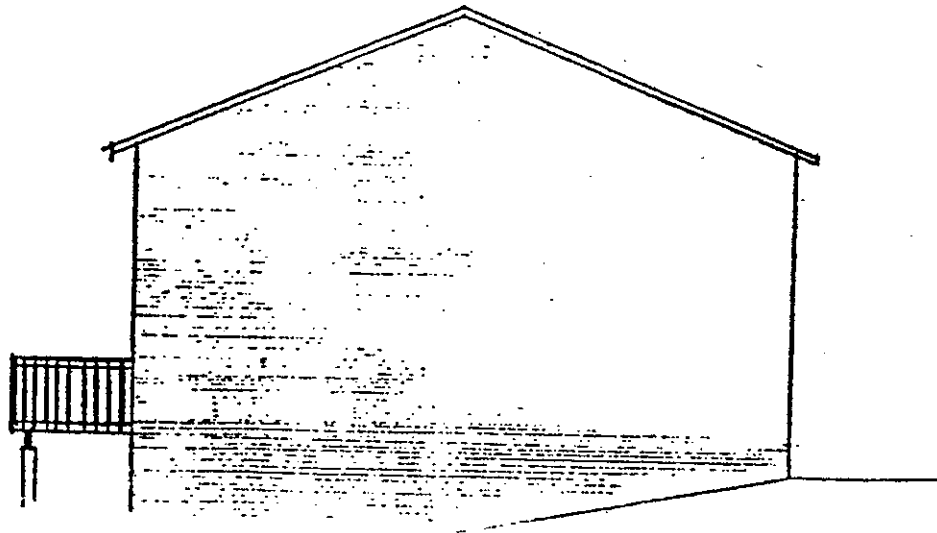
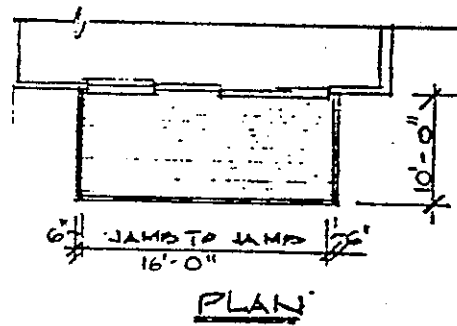
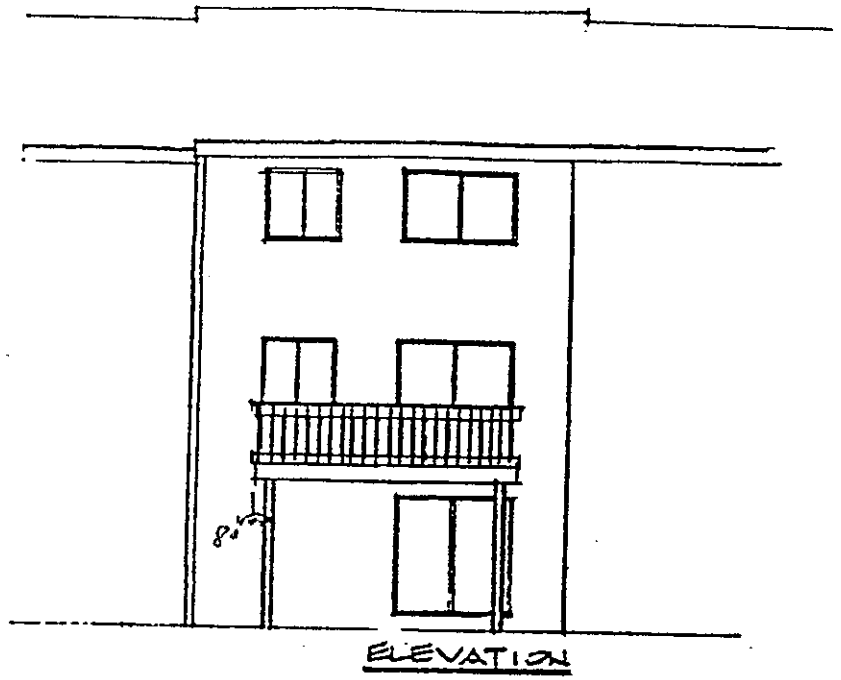
Fence Detail

4" x 4" Post

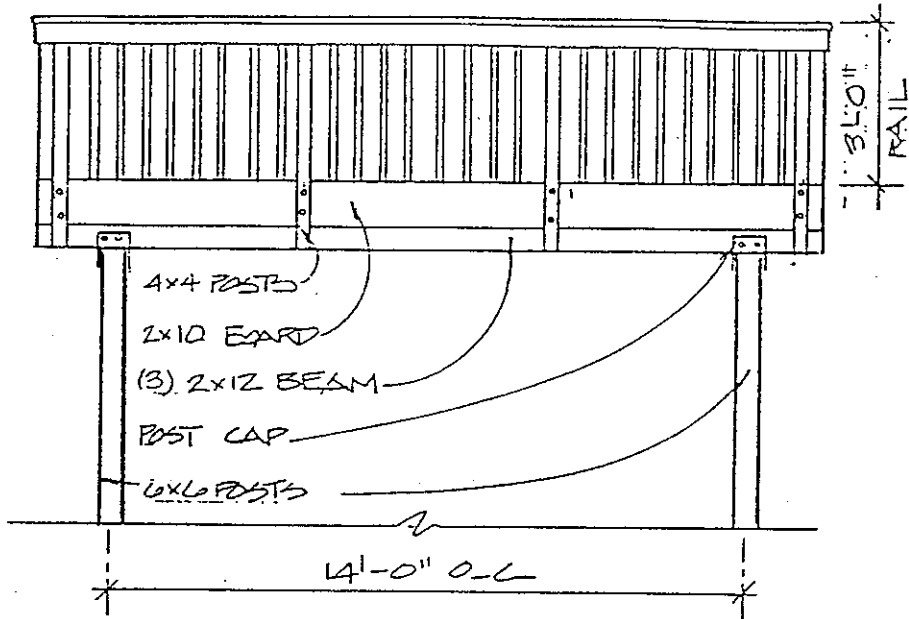


PLAN

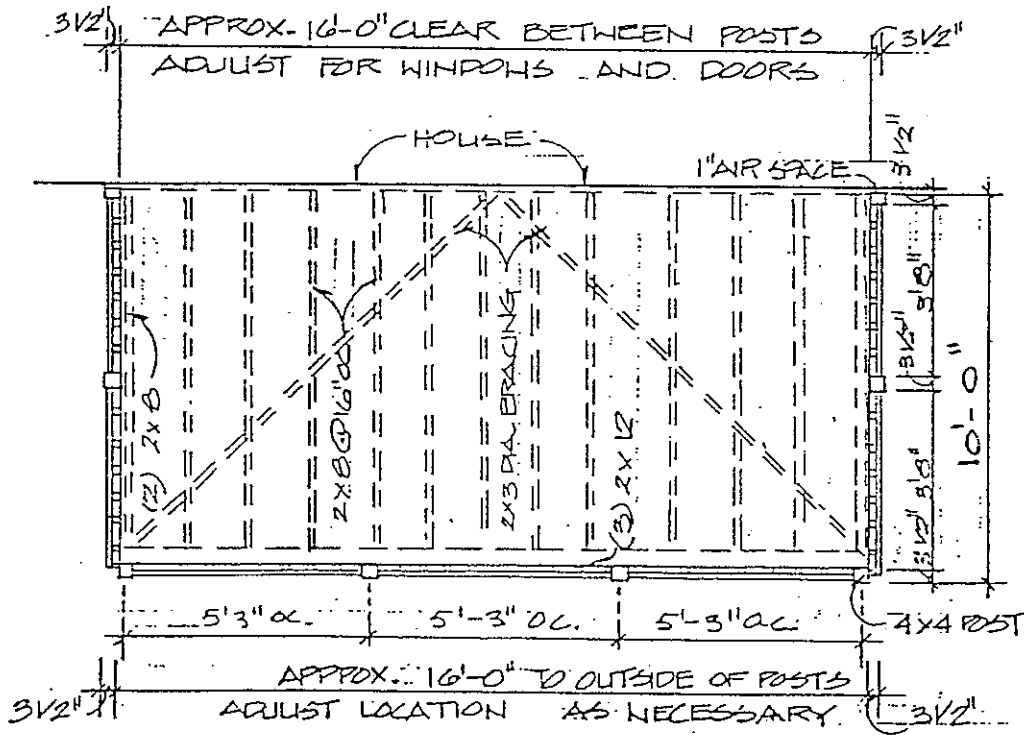
HORIZON RUN CONDOMINIUM



HORIZON RUN CONDOMINIUM
Add on Balcony 3/31/75

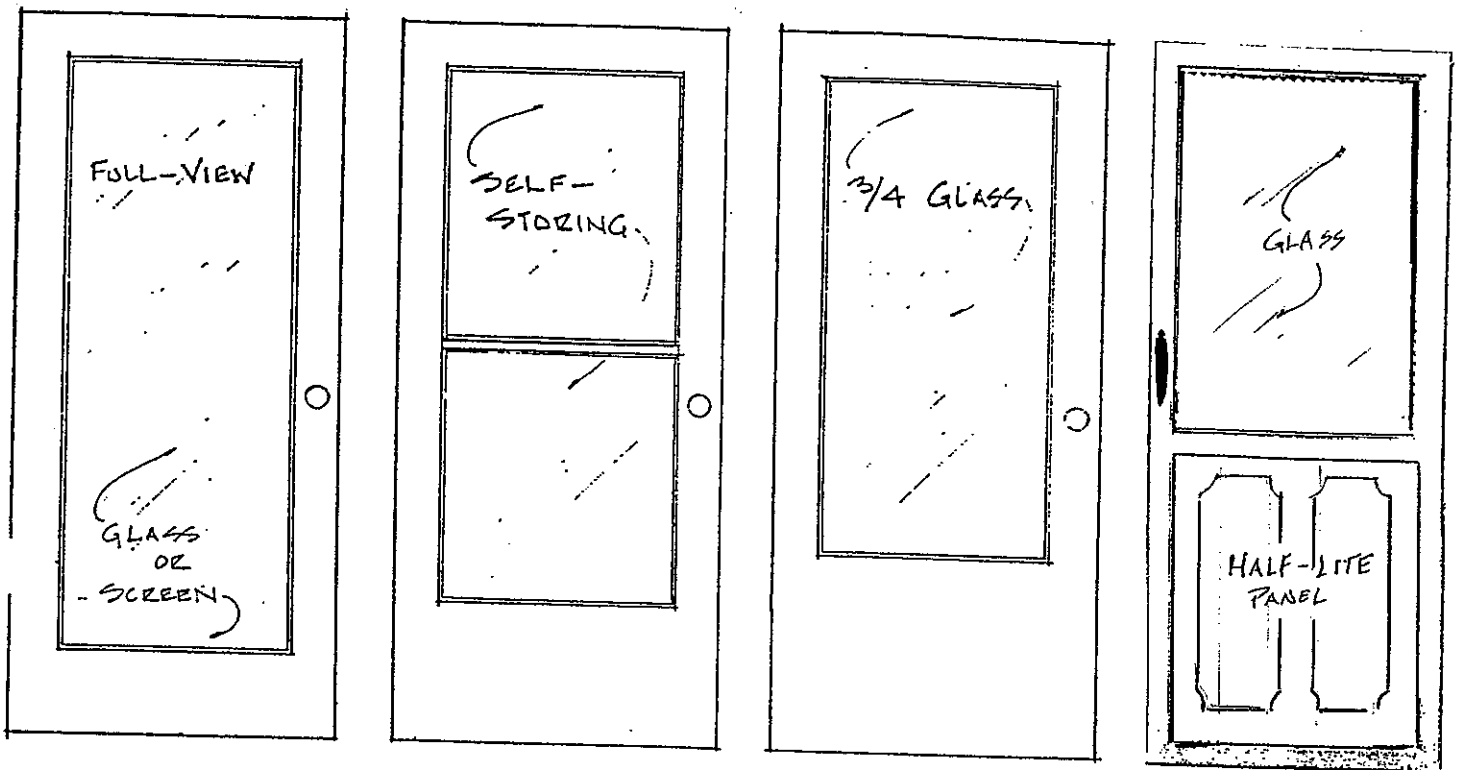


REAR ELEVATION
SCALE 1/4" = 1'-0"



FRAMING PLAN
SCALE 1/4" = 1'-0"

HORIZON RUN CONDOMINIUM



Revised, 1985, 1999, 2003

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