

ARCHITECTURAL STANDARDS POLICY FOR THE MARYLAND PLACE
COMMUNITY OF THE MARYLAND PLACE 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 **Maryland Place** 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 roof shingle color is standard. This color is **Certainteed "Walnut Brown" or Certainteed "Oakwood"**.
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. On brick elevations, the trim and siding detail on the box bay must be one color selection only- typically trim color. 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** – To be slider style with no grids and color to be reviewed on an individual basis.
Storm Windows – To be considered on an individual basis.
5. **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. ***White storm doors will not be approved.***
Security Storm Door – Must be painted to match the front door color.
6. **Security Lighting** – Must conform to MVF approved guidelines. ***Original light fixtures on front elevations must be retained (may include motion sensor lights).***

7. **Elevated Deck** – To be reviewed on an individual basis and subject to the following:
 - a) Deck is not to exceed 8 feet in depth from the rear of the house. Where there is a bay projecting out from the rear of the original construction, the deck may project 10 feet in depth from the rear wall of the house but not the bay.
 - b) The width of the deck may extend from the outside edge of the sliding glass door to the outside edge of the opposite sliding glass door or window.
 - c) The design, including railings, must follow attached plan for deck (see drawing attachments).
 - d) A third center support post may be added if required. This additional post must match the other deck posts in all details (see drawing attachments).

Ground Level Deck - To be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.

Deck Color - Decks may be *natural wood* color, *stained house siding* color, **or** stained *McCormick Stain #KCS-12* (chocolate-brown color). If staining, deck areas to be stained must include all visible elements – walking surfaces are optional. Any tinted stain or color preservative to be reviewed on an individual basis.
8. **Fence** - To be 1" x 6" alternating cedar or pressure treated wood, 48" in height (see drawing), and natural wood color.

Gate - To be solid board style, 1"x 6" natural wood, 42" in width, arched (convex) top and same height as the fence (see drawing).

Privacy Fencing - Closed fencing for screening purposes (between units only) to extend from the rear corner of the house and to be 1"x 6" alternating cedar or pressure treated wood to match existing fence. This fence must be 6 feet in height, natural wood in color (**even if the shed is stained**), and not to exceed 8 linear feet in length.
9. **Storage Sheds** – Will be approved in accordance with attached Shed Guidelines. (See attachment.)_ Developer installed sheds may be left natural in color, or they may be stained *Olympic* Solid Stain "Eiffel Tower (Olympic* Paint can be found in Lowe's in Kentlands).
10. **House Numbers** – Only black or brass metal numbers, 4" (original height) or 5" high, will be permitted. The original design (including a backboard), and location must be retained unless otherwise approved.
11. **Front Decorative Railing** – (if applicable) Front decorative railings must be maintained on certain elevations. Color to be house siding color.
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.

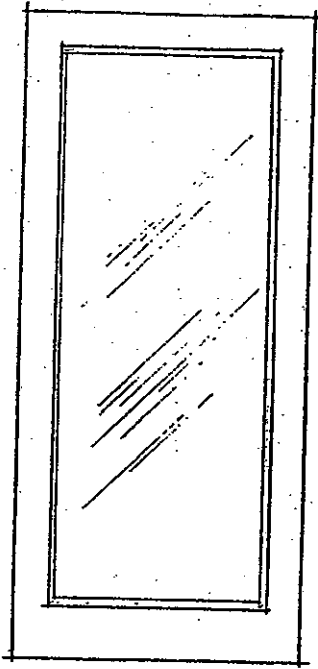
Additional guidelines for exterior modifications are available at the MVF office.

Approved by MVF/BOD - 3/22/84

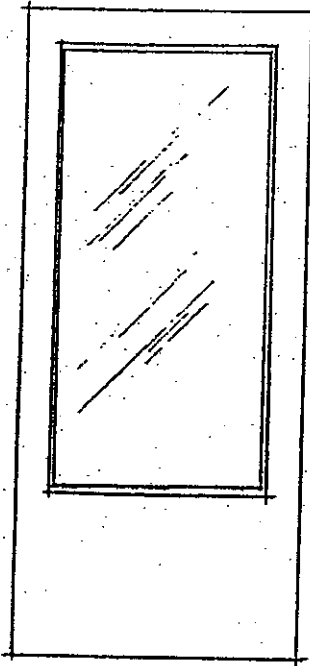
Revised, 1984, 1985, 1986, 1990, 1991, 1993, 1999, 2001, 2003, 2004, 2008, 2009, 2010 (storm door), 2011 (shed)

Recommended Storm Door Styles

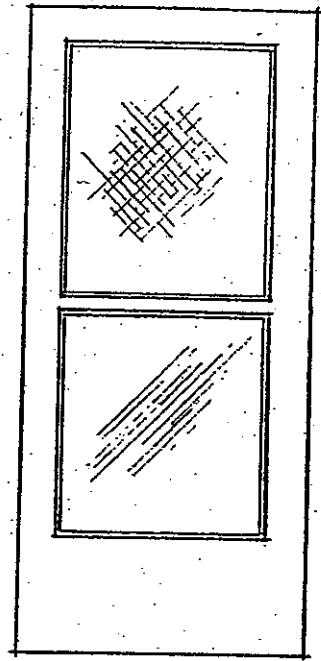
7-22-2010



FULL VIEW

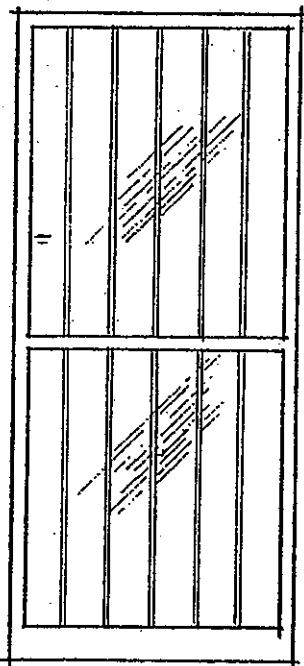


3/4 GLASS



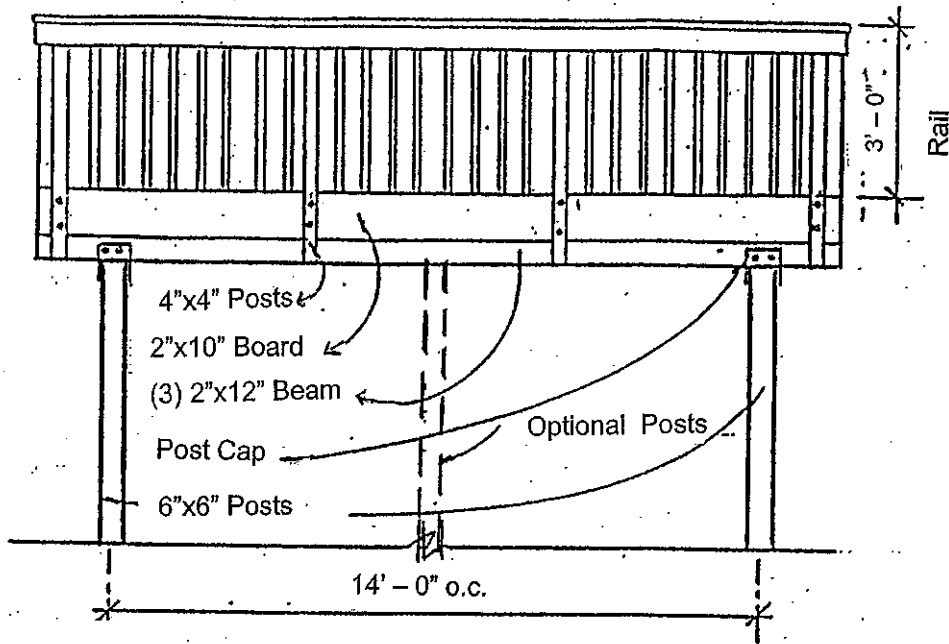
SELF-STORING

Security Door Style



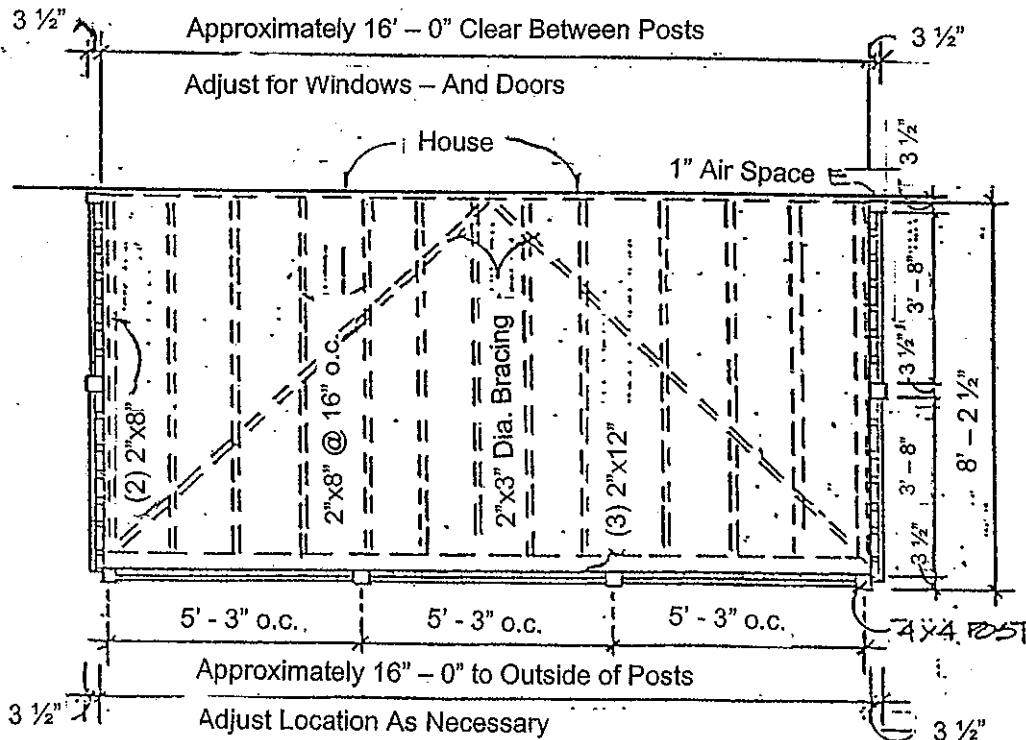
SECURITY DOOR

MARYLAND PLACE



Rear Deck Elevation

Scale 1/4" = 1'-0"



Framing Plan

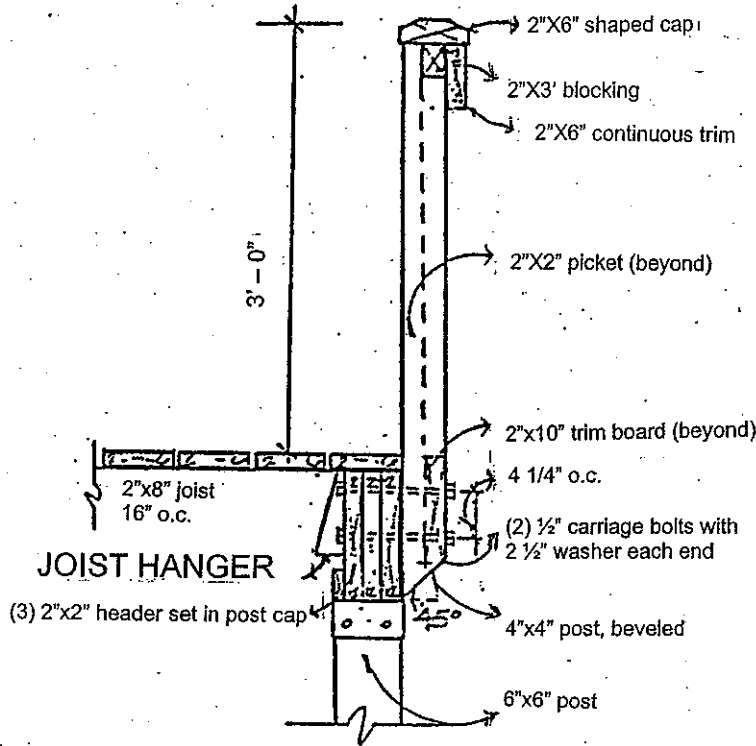
MARYLAND PLACE

Scale 1/4" = 1'-0"

NOTES:

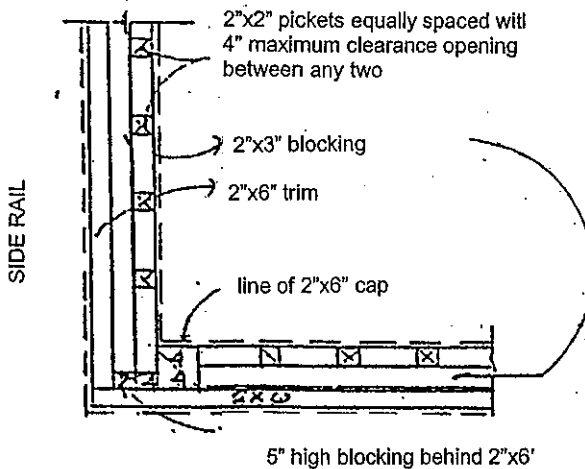
- 1) ALL FASTENERS TO BE NON-CORROSIVE
- 2) ALL NAILED CONNECTIONS TO BE ACCORDING TO THE BOCA NAILING SCHEDULE -

Deck Rail Detail

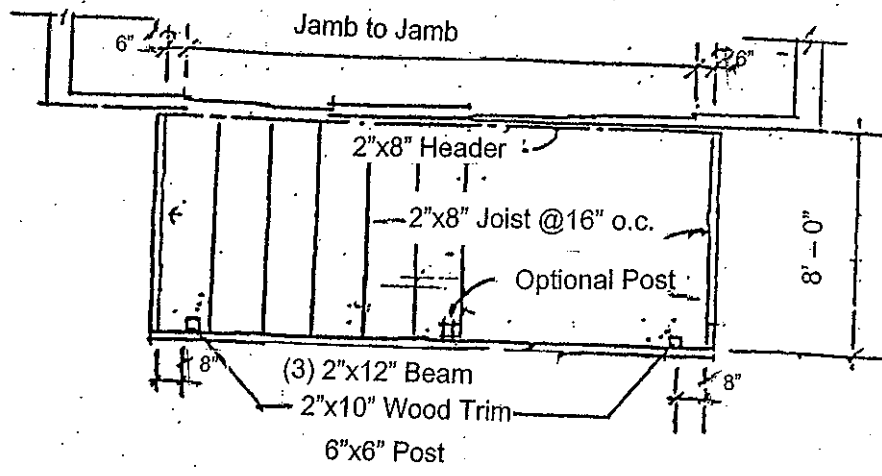


GUARD RAIL
Scale 3/4" = 1' - 0"

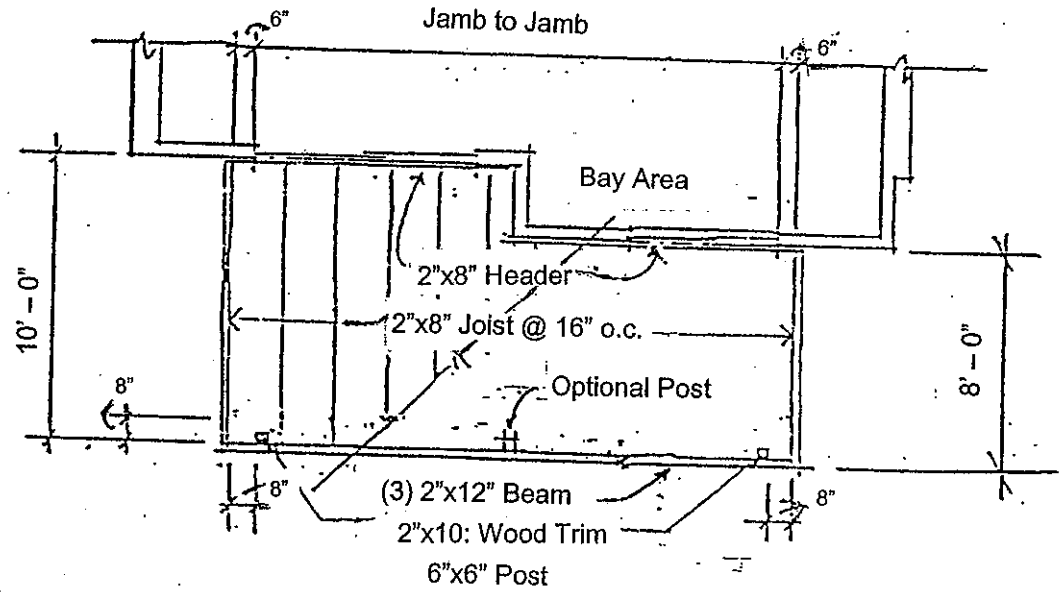
MARYLAND PLACE



GUARD RAIL CORNER (TYPICAL)
Scale 3/4" = 1' - 0"



Deck Framing Plan
(Denton, Annapolis & Cumberland model)

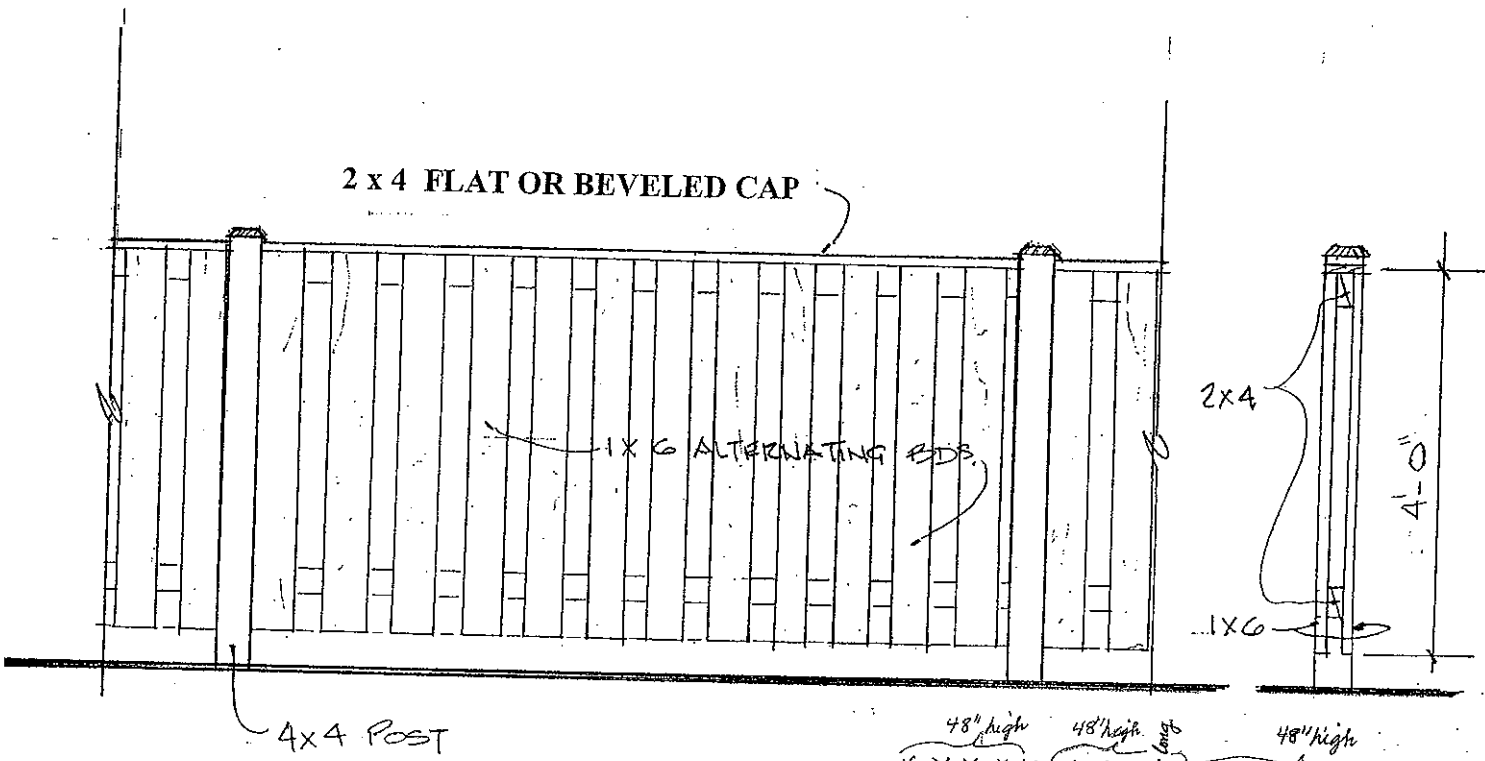


Deck Framing Plan
(Braddock model)

MARYLAND PLACE

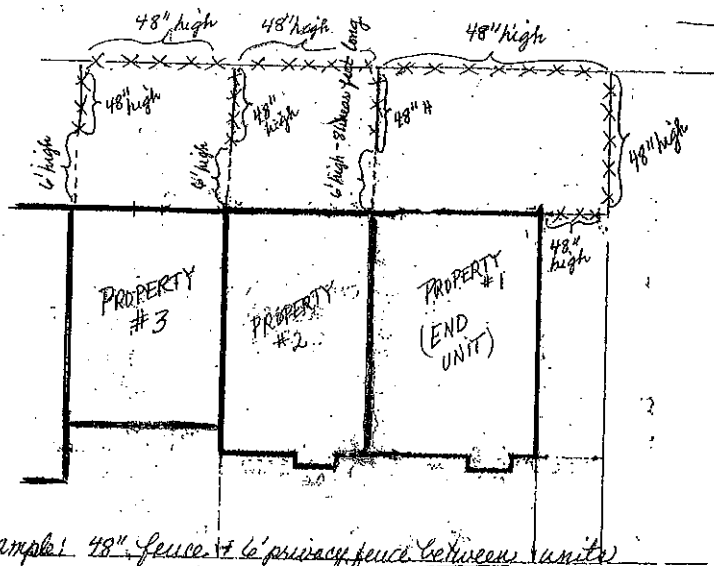
Add-On Balcony

FENCE

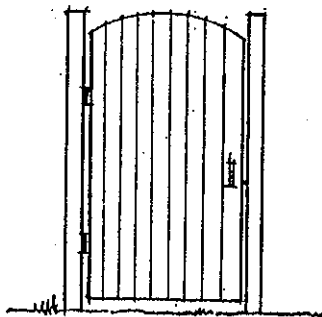


Unfinished Treated Lumber or Cedar

Top Cap Optional



Example: 48" fence + 6" privacy fence between units



Gate Style

MARYLAND PLACE



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
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	