

ARCHITECTURAL STANDARDS POLICY FOR MCKENDREE I & II  
COMMUNITIES OF THE NORTHGATE 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 **McKendree I & II** 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 and may not be changed. The roof color for **McKendree I** is ***Certainteed "Cedar Brown"***. The roof color for **McKendree II** is ***Certainteed "Walnut Brown"***.
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. The trim paint color must match ***McCormick paint #223*** on the rake boards, gutters and downspouts (pre-finished brown gutters and downspouts are acceptable). All window and door trim boards must match the house siding color. The color for bay window projections on brick end units is ***McCormick paint #110 "Greystone"***. Other colors may be considered upon application. ***No White or Super White colors will be allowed at any time.*** Although the original fence color was McCormick Stain KCS-5, another more updated option is ***Behr Solid Stain "Taupe" (#326)***. MVF encourages homeowners to use the new updated fence color. Exterior color change requests for house siding, front door or storm door are reviewed by the ARB on an individual basis and must be compatible with the style and design of each specific community. The Architectural Standards staff is available to assist homeowners in their color selection.
3. **Siding/Trim** – Any change in material or style 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.***

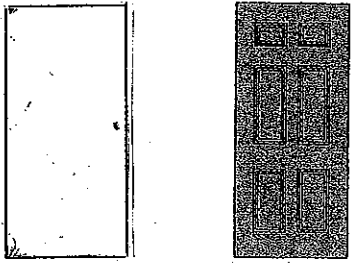
5. **Replacement Front Entrance Door** – All replacement doors must be approved prior to installation. Styles of acceptable doors are enclosed but an application must be submitted even for one of these doors.
6. **Storm/Screen Doors** – Front entrance storm/screen door must be full-view,  $\frac{3}{4}$  glass design (including self-storing) and painted to match the front door of the house (see drawing). Bronze (dark brown) pre-finished storm doors are also acceptable. ***White storm doors will not be approved.***  
**Security Storm Door** – Must be painted to match the front door color only.
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 Decks** – Are not permitted.  
**Ground Level Deck** – Must be approved prior to construction. Decks must not be over 12 inches in height if they abut a fence.  
**Deck Color** - Any tinted or colored wood preservatives must be reviewed on an individual basis.
9. **Fence** - Developer installed wood fence and gate must be retained and maintained (see attached drawing for both the fence style and gate options). The gate height must be level with the height of the fence, and the fence and gate color must be the required color. This color was originally McCormick Stain KCS-5 but an updated and strongly recommended option is ***Behr Solid Stain “Taupe” (#326)***.
10. **Storage Sheds** – Custom-built storage sheds will be permitted when erected in accordance with attached storage shed plans (see drawings). Sheds must be a maximum height of 5’-0”, a maximum length of 13’-0”, and a maximum depth of 3’-0”. (***Note: Sheds must not exceed fence height***). Sheds must be painted the fence color (originally McCormick Stain KCS-5 or an updated color, ***Behr”Taupe”*** ), and the roof must be asphalt roof shingles in the color, ***Certainteed “Oakwood Brown”***. Alternate styles and materials may be considered on an individual basis.
11. **House Numbers** – Only black or brass metal numbers no higher than 5” will be permitted. The original design and location on the fence must be retained unless otherwise approved.
12. **Basketball Backboards** – Are not permitted.
13. **Composting** - Residential composting of yard waste is not permitted.

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

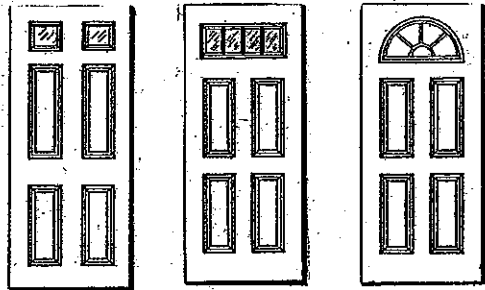
## Front Door Replacements McKendree

**Important Note: All replacement doors must be approved prior to installation.**

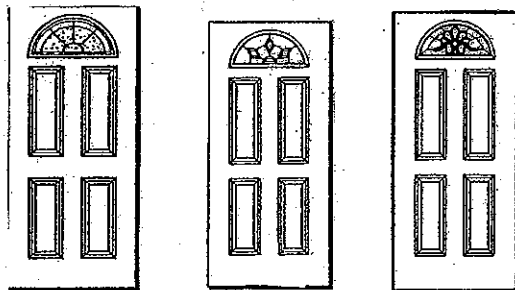
Acceptable Styles – no glass



Acceptable Styles - with plain glass



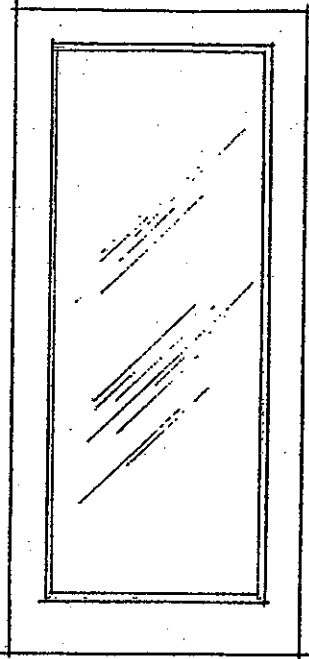
Brass or Nickel Caming will only be considered within the arched glass of the fan-lite, not in square or rectangular glass panels.



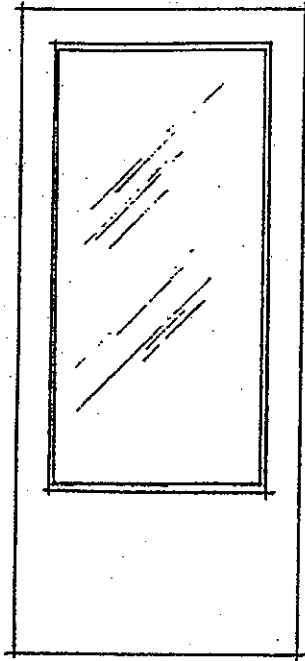
**All replacement doors require approval prior to installation.**

April 4, 2007

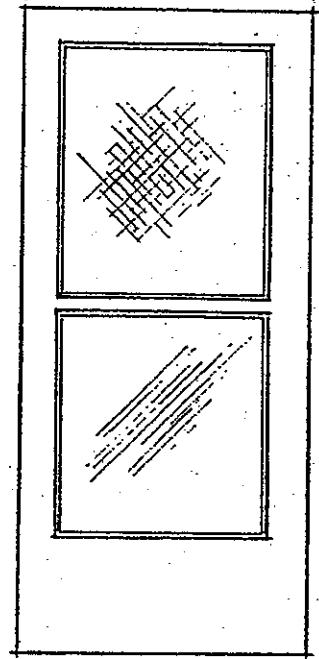
# Storm Door Styles



Full-view

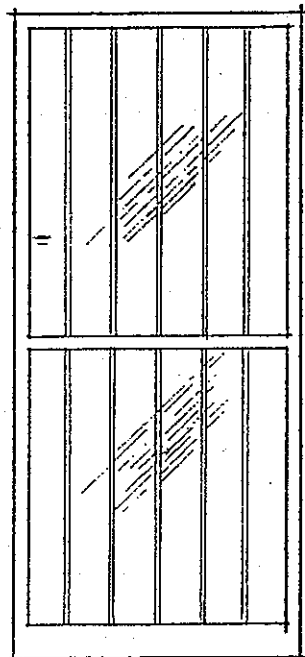


3/4 Glass



Self-storing

**Storm doors must be painted to match the front door or house trim color. Bronze (dark brown) pre-fabricated doors are also acceptable.**



Security door

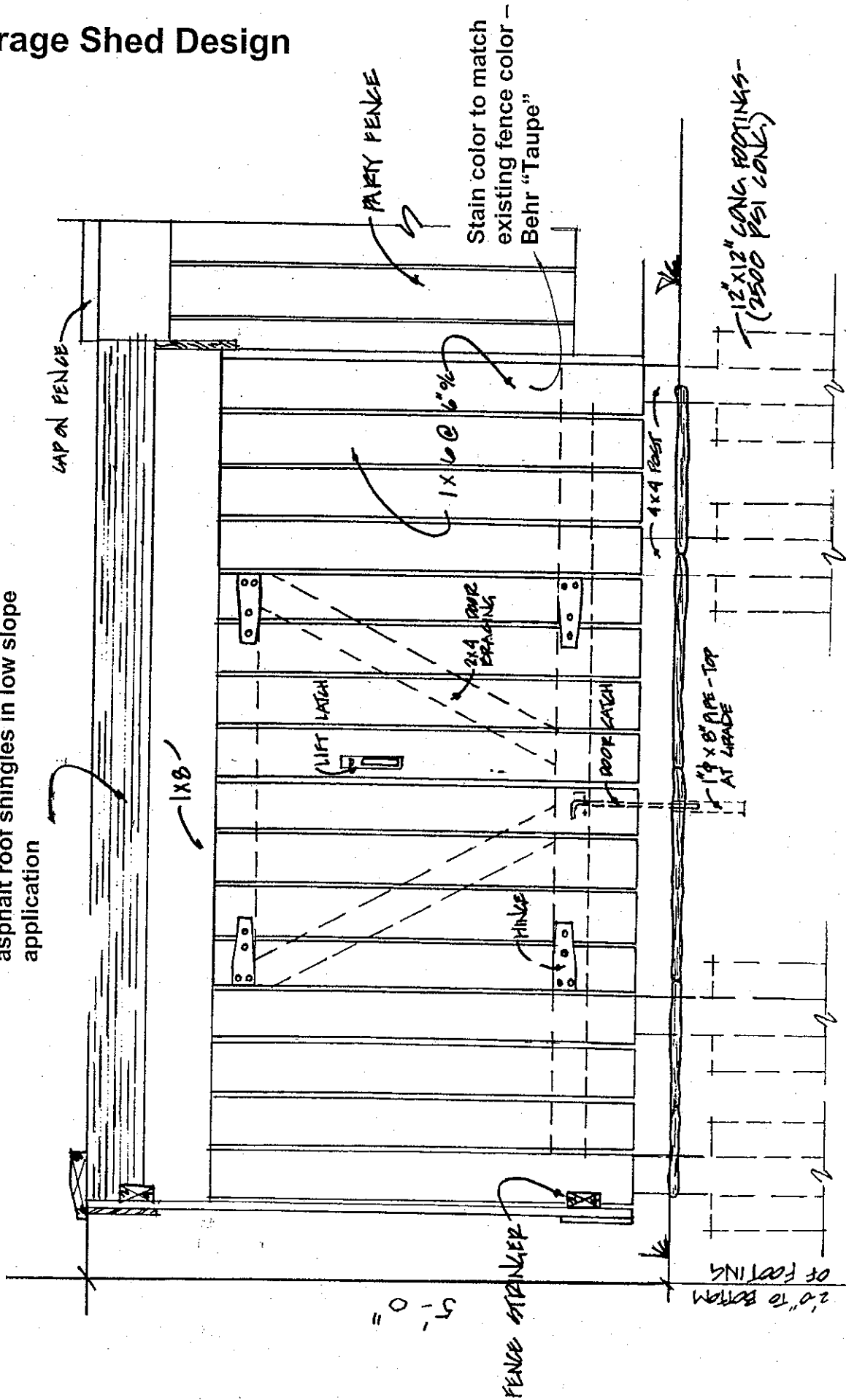
**Security doors must be front door color.**

**McKENDREE**

# Storage Shed Design

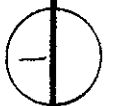
Shed must not be higher than fence height.

Certainteed "Oakwood Brown" asphalt roof shingles in low slope application



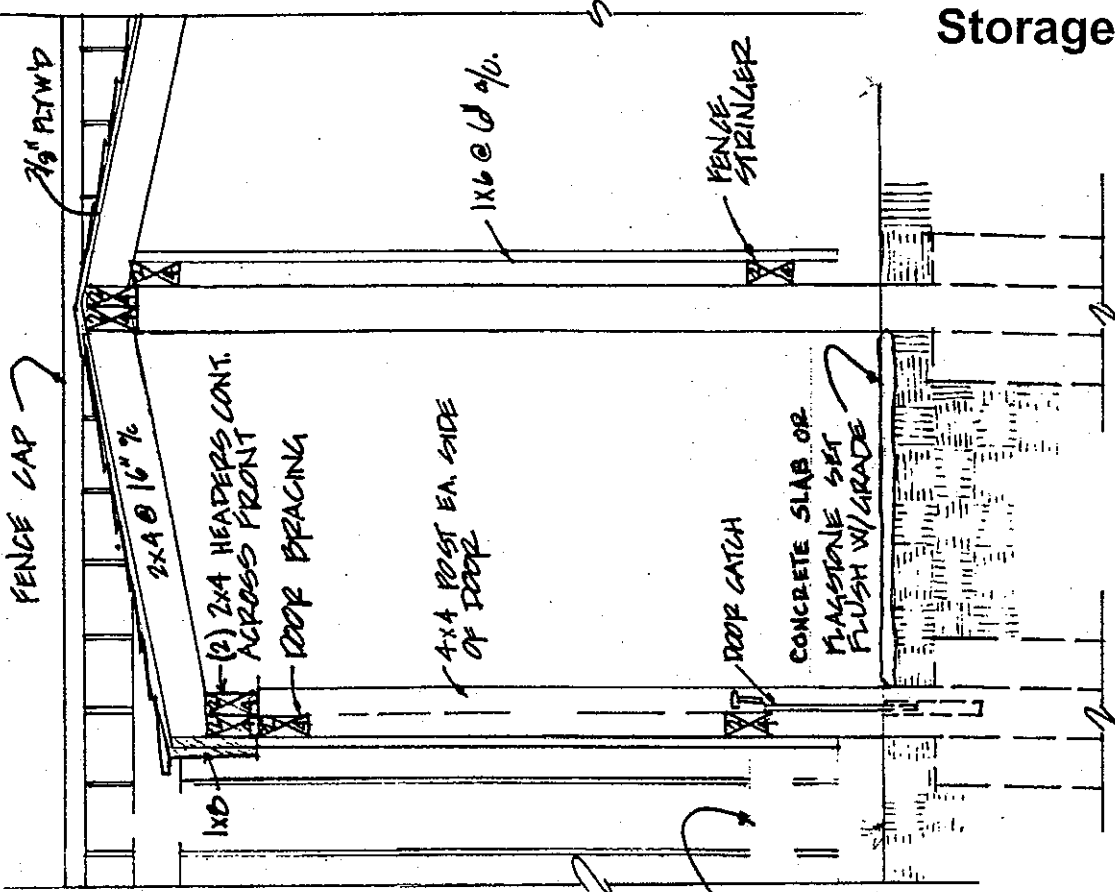
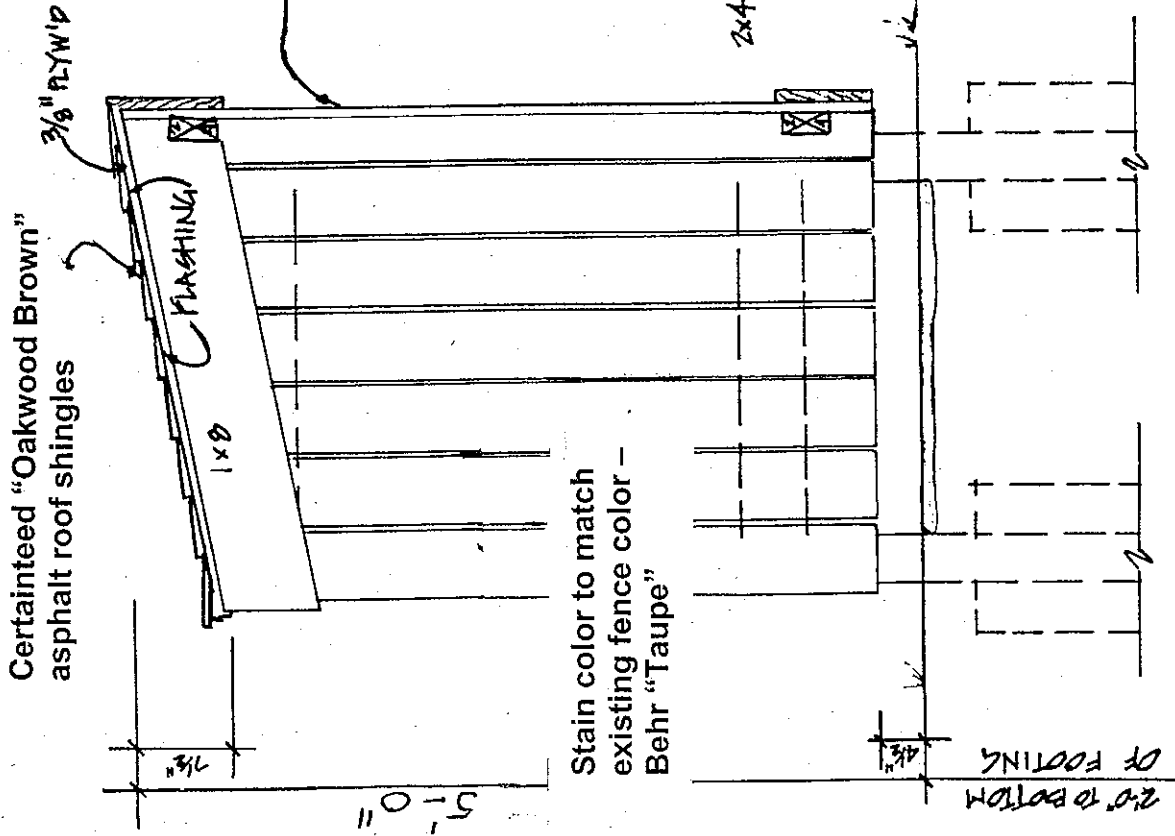
MCKENDREE

FRONT ELEVATION



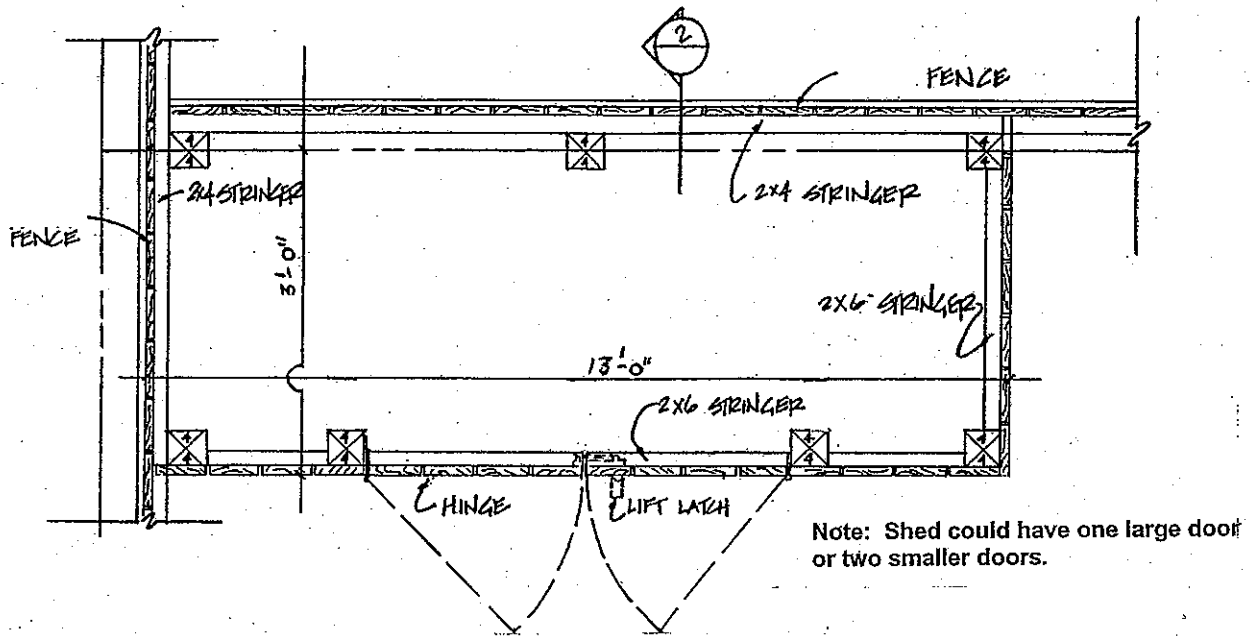
# Storage Shed Design

Shed must not be higher than fence height.



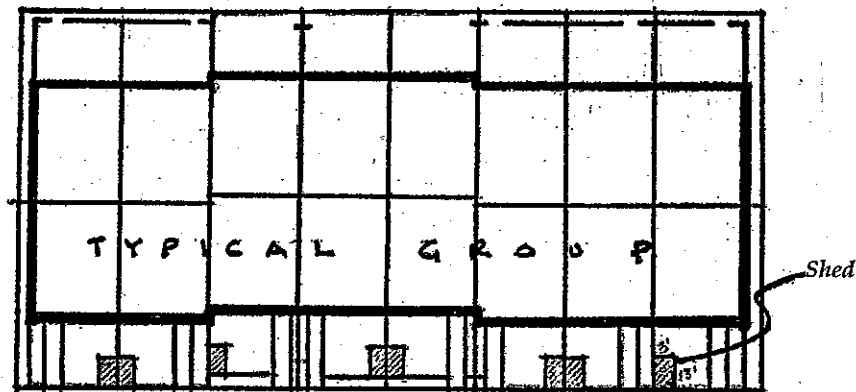
MCKENDREE

# Storage Shed



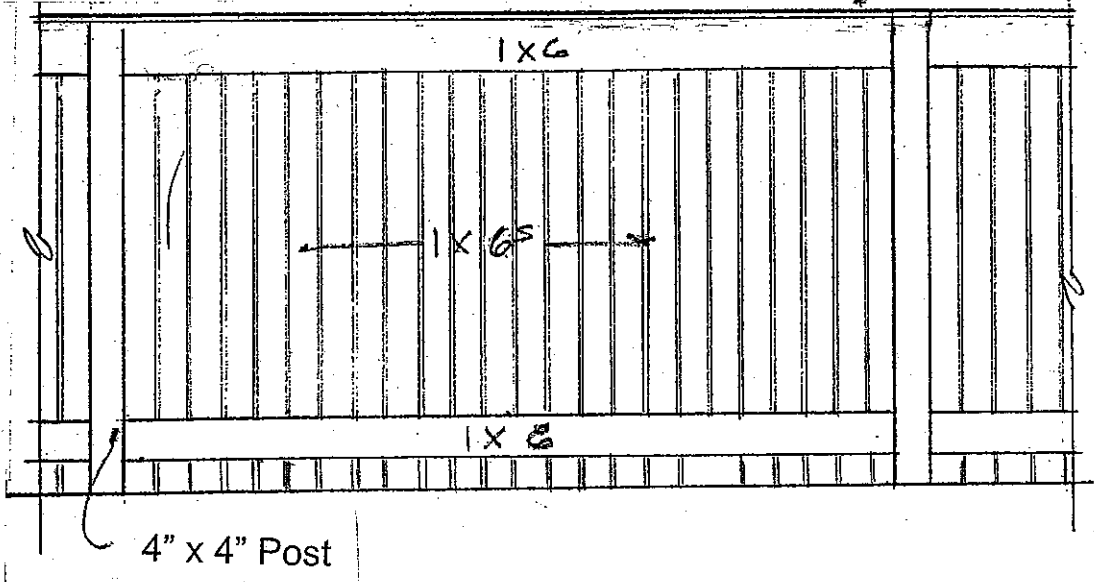
4 PLAN

## Storage shed location in enclosed yards



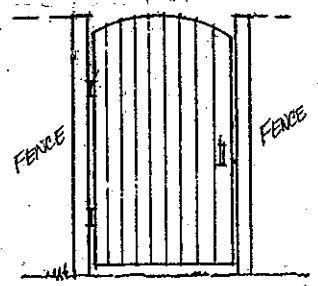
2" x 4" Beveled Cap

Original Fence Style – must be retained

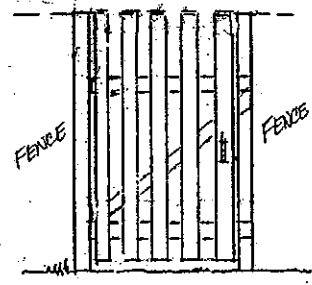


Gate designs

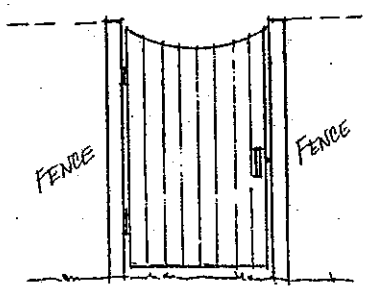
**McKENDREE**



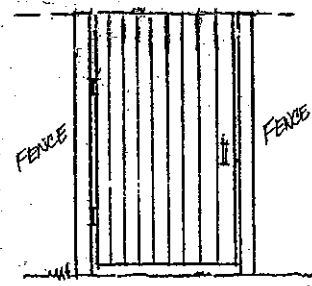
CONVEX



OPEN



CONCAVE



FLAT