

ARCHITECTURAL STANDARDS POLICY FOR THE **MEADOWGATE**  
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 **Meadowgate** 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 shingles are fire-retardant treated cedar shakes, natural and unstained in color. Replacement shingles may include an architectural asphalt shingle in **ELK/GAF Timberline Natural Shadow "Weathered Wood"**. An application is required for any replacement roof.
2. **Exterior Paint** - the original trim color is **McCormick Paint "Wheat" #108**. This color must be maintained unless the wood is covered with a replacement material. Exterior color change requests for house siding, 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. 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/Trim/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be white, double-hung style with grids to match original grid pattern.  
**Storm Windows** – Must be white in color.

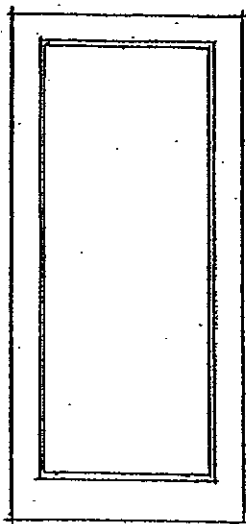
5. **Storm/Screen Doors** – The front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be the color of the front door. *White storm doors will not be approved.*  
**Security Storm Doors** – Must be painted the front door color.
6. **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. **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 or colored preservatives must be reviewed on an individual basis.
8. **Fence** – Developer-installed natural wood fence must be retained (see drawing for original design).
9. **Storage Sheds** – Are not permitted.
10. **House Numbers** – Only black or brass metal numbers no higher than 5" will be permitted. The original design and location must be retained unless otherwise approved.
11. **Basketball Backboards** – Are not permitted.
12. **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.*

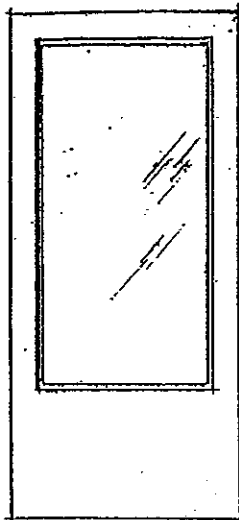
Adopted by MVF/BOD - 11/21/88

Revised 1993, 2001, 2004, 2006, 2008, 2009, 2010 (storm door)

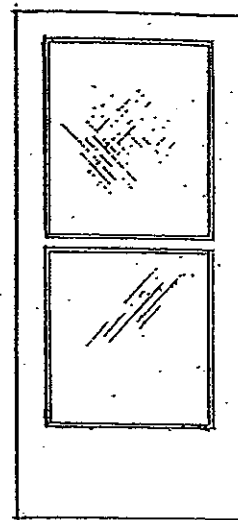
# Recommended Storm Door Styles



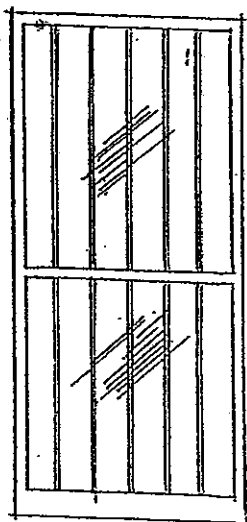
Full-view



3/4 Glass



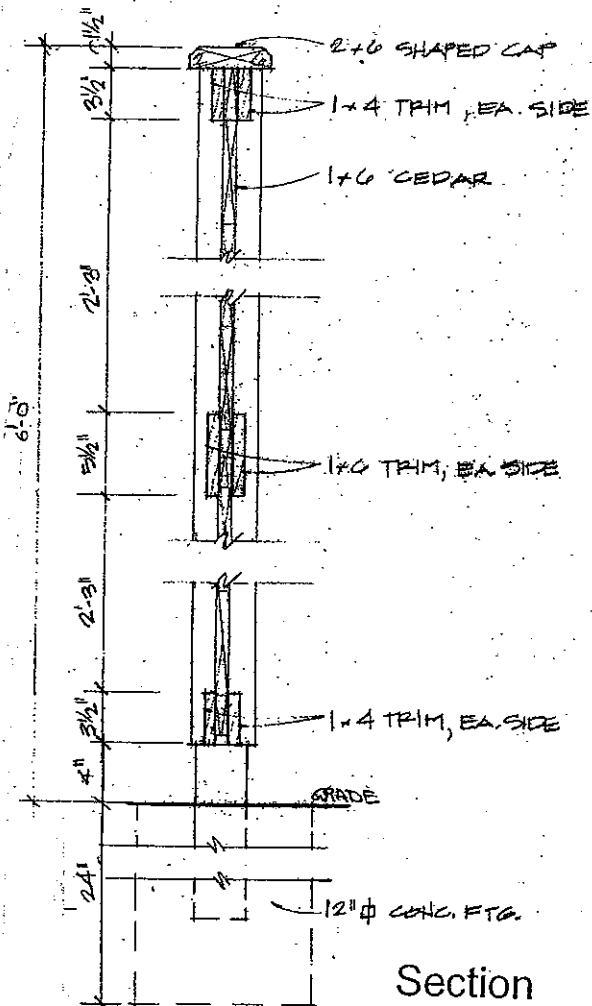
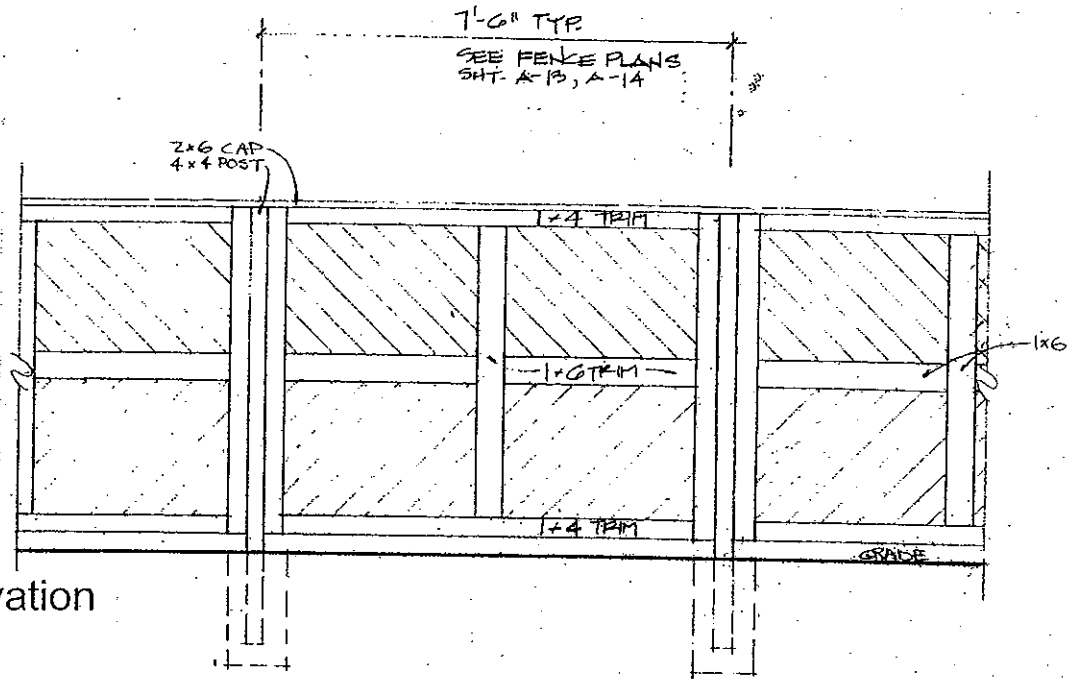
Self-storing



Security door

***MEADOWGATE***

# Fence Design



## MEADOWGATE