

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.***

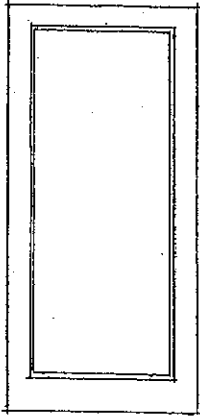
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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.

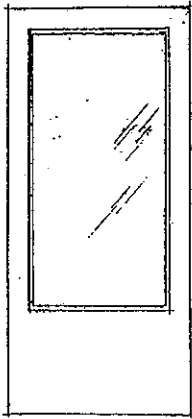
5. **Storm/Screen Doors** – The front entrance storm/screen door must be a full-view, 3/4 glass or self-storing design and painted the color of the front door (see drawing).  
**Security Storm Doors** – Must be painted the front door color.
6. **Security Lighting** – Must conform to MVF approved guidelines. *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.*

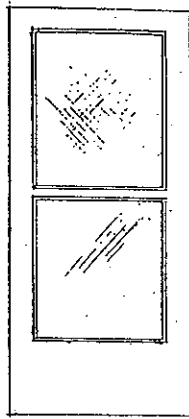
# Storm Door Styles



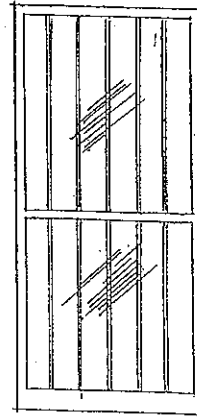
Full-view



1/4 Glass

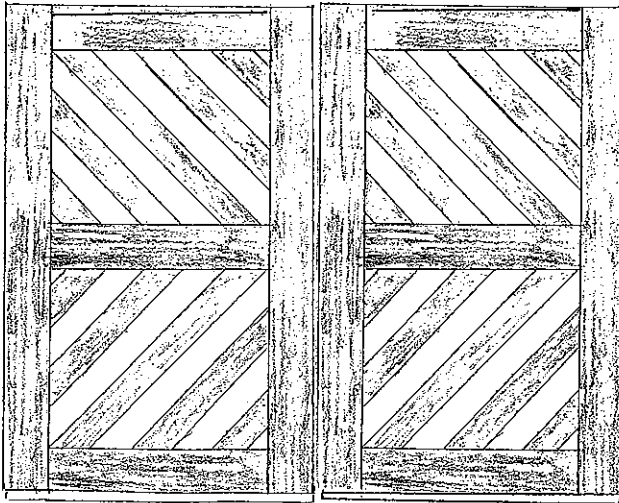


Self-storing



Security door

# Reference Style



*MEADOWGATE*




# MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD  
P.O. BOX 2130  
MONTGOMERY VILLAGE, MARYLAND 20886-6163

(301) 948-0110 FAX (301) 990-7071 [www.mvf.org](http://www.mvf.org)

## MEMORANDUM

TO: East Village Homes Corporation Board of Directors

FROM: Architectural Review Board  
Judy M. Palmer 

DATE: May 10, 2001

This memorandum is to inform you that at the request of several homeowners in the Meadowgate community, the Architectural Review Board and the MVF Design Consultant discussed the replacement of the roofs with a material other than cedar shakes. As previously decided in The Downs community, the high cost of replacing these cedar shake shingles was a major factor in determining that replacing the cedar shingles with an architectural shingle is acceptable. Because of the close proximity of these homes, it was decided that only one color should be used. It should also be noted that because of this close proximity, the roofs must be fire retardant. Therefore, the roofs can be replaced with one of the following materials:

- GAF Timberline "Weathered Wood"
- Tamko Heritage "Weathered Wood"
- Elk Prestique II "Weathered Wood"



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10120 APPLE RIDGE ROAD  
MONTGOMERY VILLAGE, MARYLAND 20886-1000

(301) 948-0110 FAX (301) 990-7071 www.mvf.org

September 25, 2002

## MEMORANDUM

TO: MVF Architectural Review Board members

FROM: George Smith, MVF Design Consultant  
Diane Stasiewicz, Director of Architectural Standards

SUBJECT: Replacement Siding and Trim in Meadowgate

At the request of the Architectural Standards staff, I have completed a study of replacement siding and trim material for homes in the Meadowgate community in East Village. Of particular interest were the flat gable/dormer features on the homes. My recommendations are as follows:

### Siding:

The original siding in Meadowgate was 8" aluminum in selected colors. This siding is currently only available in white. Therefore, recommended siding replacement is:

- A. 8" Aluminum (available white only) – limited approval
- B. 8" Vinyl (available white only) – limited approval
- C. Double 5" (available in all original colors) – approval on individual basis

### Trim Areas:

Continue to require standard paint color if trim not covered in replacement material. If replacement material is requested, approval only for Certainteed aluminum coil stock material in "Light Maple" (color matches as closely as possible the original standard trim color)

### Gable/Dormer Area:

The original material used in these areas was ½" MDO Plywood. Homeowners can continue to replace this plywood and paint it the standard trim color. If replacement material is requested, recommended material to be used is:

- A. ½" thick PVC vinyl (manufacturer Azek) available at Barron's Lumber in Gaithersburg. This material is already primed and ready to be painted. It is currently stocked at Barron's in 4'x8' sheets. Other sizes are available but must be special ordered.
- B. Aluminum coil stock in Certainteed "Light Maple".

I feel very strongly that *flat* replacement material should be used in the gable/dormer areas in order to maintain the original design and integrity of the Meadowgate homes. It is best not to introduce a new material or detail that may significantly alter the original house plan design.