

ARCHITECTURAL STANDARDS POLICY FOR THE MILLRACE
COMMUNITY OF THE SOUTH 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 **The Millrace** 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. The original roof was Celotex "Red Gem". Any replacement roof shingle must be Certainteed "Tile Red" or Tamko "Tile Red Blend".

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 original trim color is McCormick KT-30. This color must be maintained unless the wood is covered with a replacement material. The color of the trim at that time will be determined by the ARB. Exterior color change requests for house siding, trim, shutters, 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.
Painting Note: Party-wall trim boards must be painted siding color. Trim color is only to be used on flush or flat surfaces dividing 2 adjoining units.

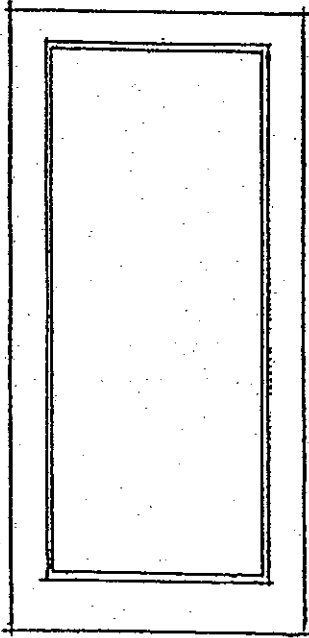
3. **Siding/Trim** - Any change in color, style or material requires prior approval. The original siding is 6" non-beaded hardboard. Any replacement would have to be 4" or 4.5" horizontal vinyl or aluminum, smooth finish only, but an application is required prior to installation.

4. **Replacement Windows** - Original windows were bronze (dark brown) slider style without grids. When replacing windows, the original style must be retained but other colors may be considered on an individual basis. ***White windows will not be approved.***
Replacement Storm Windows - Must be bronze (dark brown) slider style. Other colors may be considered on an individual basis.

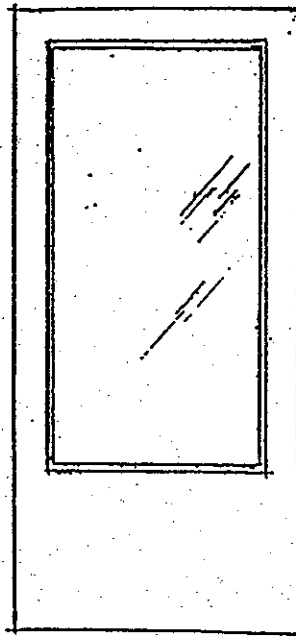
5. **Storm/Screen Door** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be front door color.
Balcony Storm/Screen Door - Must be the color of the house trim, McCormick Paint KT-30.
Security Storm Door – Must be the color of the front door.
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. **Fence** - Not all properties will accommodate a fence or gate (see drawing for fence/gate plans).
Fence Note: No other type of fence design will be approved.
Hedge – May be used to enclose yards as shown on the attached plan (see drawing). Galvanized 2” x 4” welded wire mesh no higher than 4 feet may be installed provided a 4 foot high living hedge of hemlock, ligustrum, or euonymus screens it from the green space in the rear. *Plants must be at full height at onset of fence installation.*
Entrance Gates - Developer installed wrought iron gates must be retained.
Fence Gate Rear - May be used if it conforms to the attached plan (see drawing). The gate must match the existing privacy fence in both color and material (hardboard or 1” x 6” horizontal wood boards). If vinyl or aluminum replacement siding is used on the house then it must also be used for the privacy fence and gate.
8. **Storage Sheds** – Are permitted when constructed in accordance with attached plans (see drawings). Shed roof shingles must match existing house shingles in color and material. The shed siding must match the existing privacy fence (hardboard or 1” x 6” horizontal cedar boards, vinyl or aluminum if the house has been resided in either of these materials) and the existing house colors.
Shed Note: Alternate styles and materials will be reviewed on an individual basis. Size and location of shed may vary depending on existing yard configuration.
9. **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.
House Number Note: Additional house numbers in the style of the original property address numbers may be installed directly under the black tube light over the garage door. The numbers must be mounted on a board painted the house trim color, McCormick Paint #112 “Woodland” (KT-30).
10. **Basketball Backboards** – are not permitted.
11. **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.

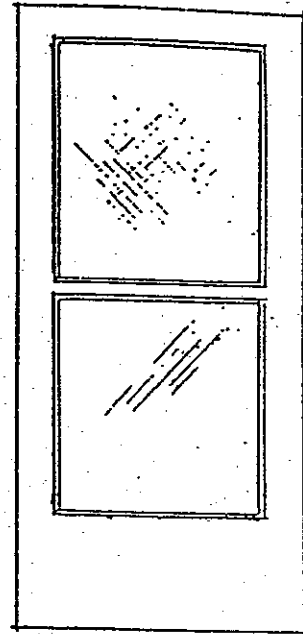
Recommended Storm Door Styles



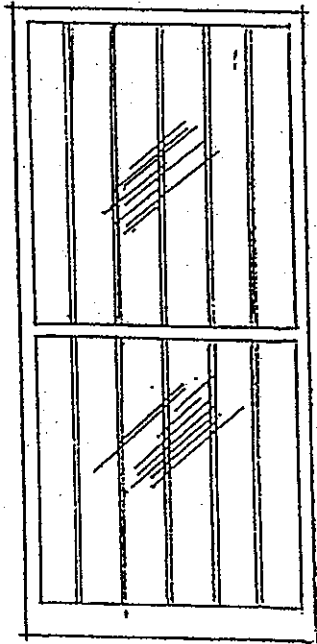
Full-view



$\frac{3}{4}$ Glass



Self-storing

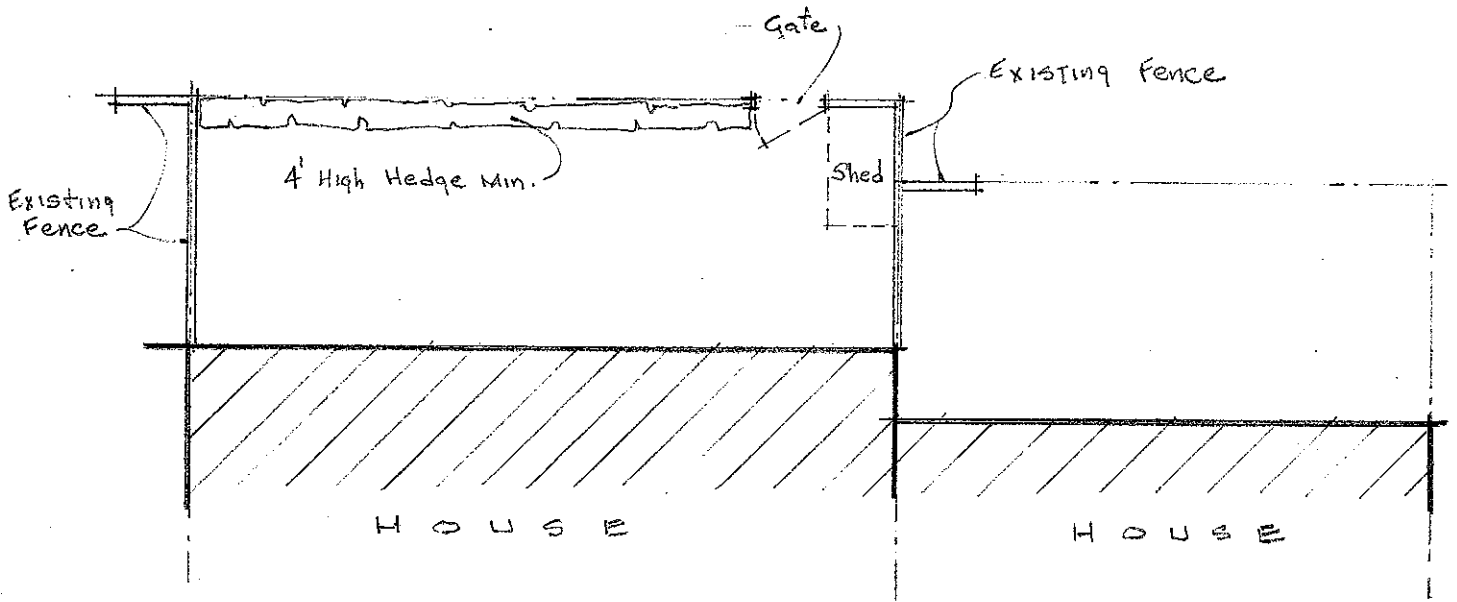


Security Door

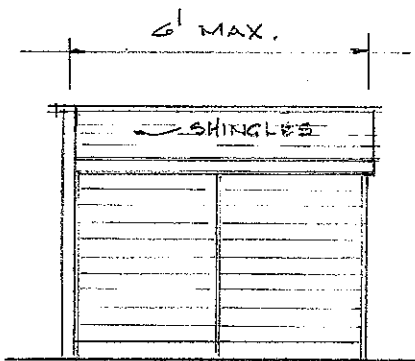
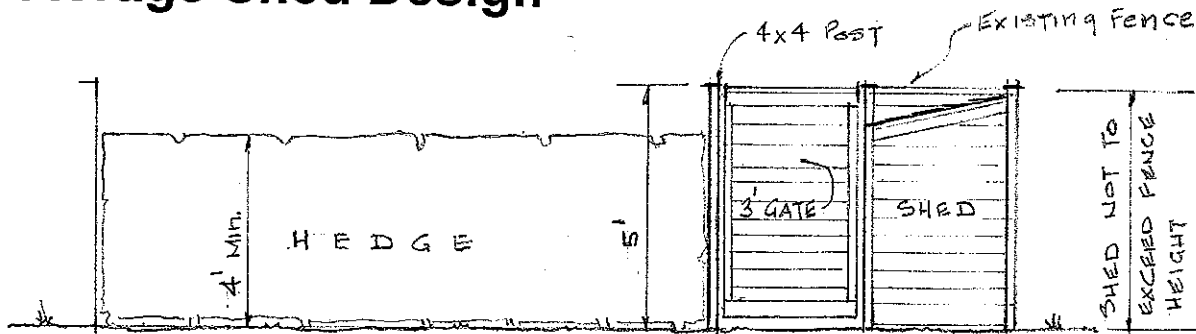
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Security storm doors must be painted front door color.

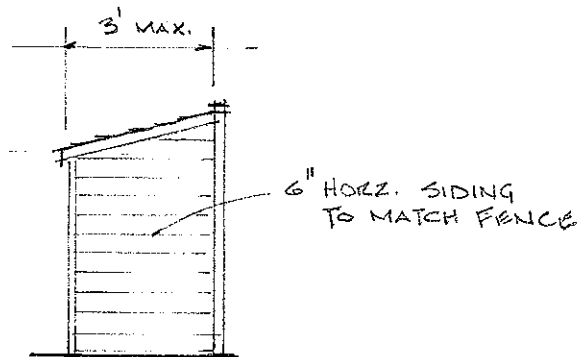
Fence/Gate/Hedge Design Storage Shed Location



Storage Shed Design



FRONT ELEV.



SIDE ELEV.

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