

ARCHITECTURAL STANDARDS POLICY FOR THE NATHAN'S HILL
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 **Nathan's Hill** 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 is Celotex "Burnt Brown". Any replacement roof shingle must be GAF "Autumn Brown Blend", Certainteed "Oakwood" or "Cedar 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 original trim color is McCormick Paint #41-9. Other colors for the trim may be considered including McCormick #110 "Greystone" upon application. *No White or Super White colors will be allowed at any time.* When the wood is covered with a replacement material, the color of the trim will be determined at that time by the ARB with the recommendation from the MVF Design Consultant. Exterior color change requests for house siding, trim, shutters, front door, and 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 color, style or material requires prior approval. The original siding is double 4" horizontal non-beaded hardboard. Replacements would have to be 4" or 5" horizontal vinyl or aluminum, but an application is required prior to installation.

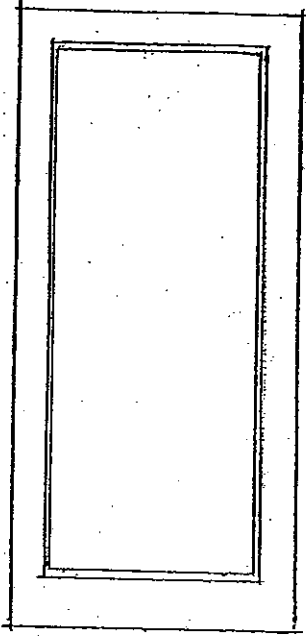
Replacement Siding and Trim Note:

- **Front of box bay** - when houses with box bay projections are resided with replacement material, the *front of the box bay must be covered with flat trim material* and not vinyl siding material. The original features of the box bay must be retained when using replacement material (see photocopy of boxed bay).
 - **Sides of box bay** - when houses with box bay projections are resided with replacement material, sides of the box bay on all brick homes must have flat trim material and the sides of the box bay on sided homes must have siding material.
4. **Replacement Windows** - Must be sliders with no grids in the glass. Bronze (dark brown) and earth-toned colors are preferred. White may be considered on an individual basis.
Storm Windows - Must be the slider style with no grids in the glass. Color will be considered on an individual basis.
 5. **Front Entrance Storm/Screen Door** - Front entrance storm/screen doors 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/screen doors will not be approved.*
Front Entrance Security Storm Door - Must be the color of the front door.
Balcony Door & Storm Door - Must be the color of the house trim. *White doors will not be approved.*
 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. **Brick Garden Walls** - The solid brick wall and brick pier supporting a section of wood fencing was designed to create an entrance feature into the front yard. This brick wall and pier is an unpainted, natural brick which must be retained. *Painting of the wall and pier to match the color of the fence is not approved.*
Wood Fence - The fence installed in conjunction with the brick piers is a standard design and color which can not be changed. For the design, see the attached drawing. The original color of the fence color is *McCormick Paint #41-9*. The up-dated fence color is *McCormick #110 "Greystone"*. No other color is permitted.
 8. **Wrought Iron Gates** - Black wrought iron or black aluminum gates may be installed in brick garden walls. The height of the gate should not exceed the wall height nor should it be less than 6" below the wall height (see drawing).
 9. **Decorative Wrought Iron Rails** - Some homes in Nathan's Hill originally had decorative wrought iron rails attached to the house. These rails must be retained unless otherwise approved by the ARB and must be black in color.

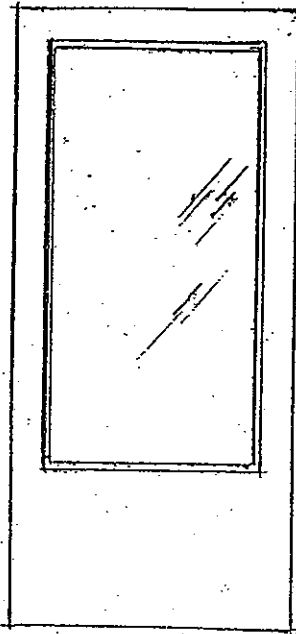
10. **Storage Sheds** – Custom-built storage sheds will be permitted when erected in accordance with attached storage shed plans (see drawing). Alternate styles and materials may be considered on an individual basis. No sheds will be allowed to be higher than the fence.
11. **House Numbers** – Only black or brass metal numbers in the original design and no higher than 5” will be permitted. Original house numbers were attached to boards painted the house trim color. This painted board must be retained when replacing the numbers.
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.

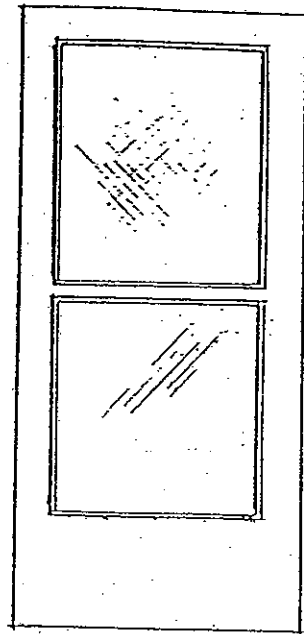
Recommended Storm Door Styles



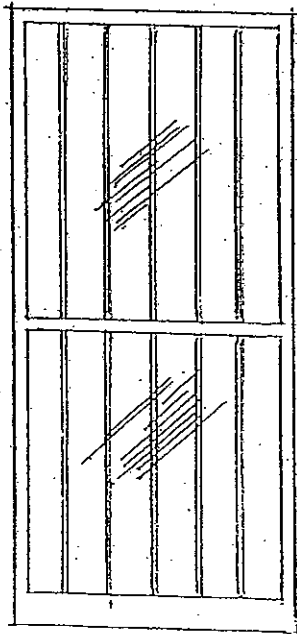
Full-view



3/4 Glass



Self-storing



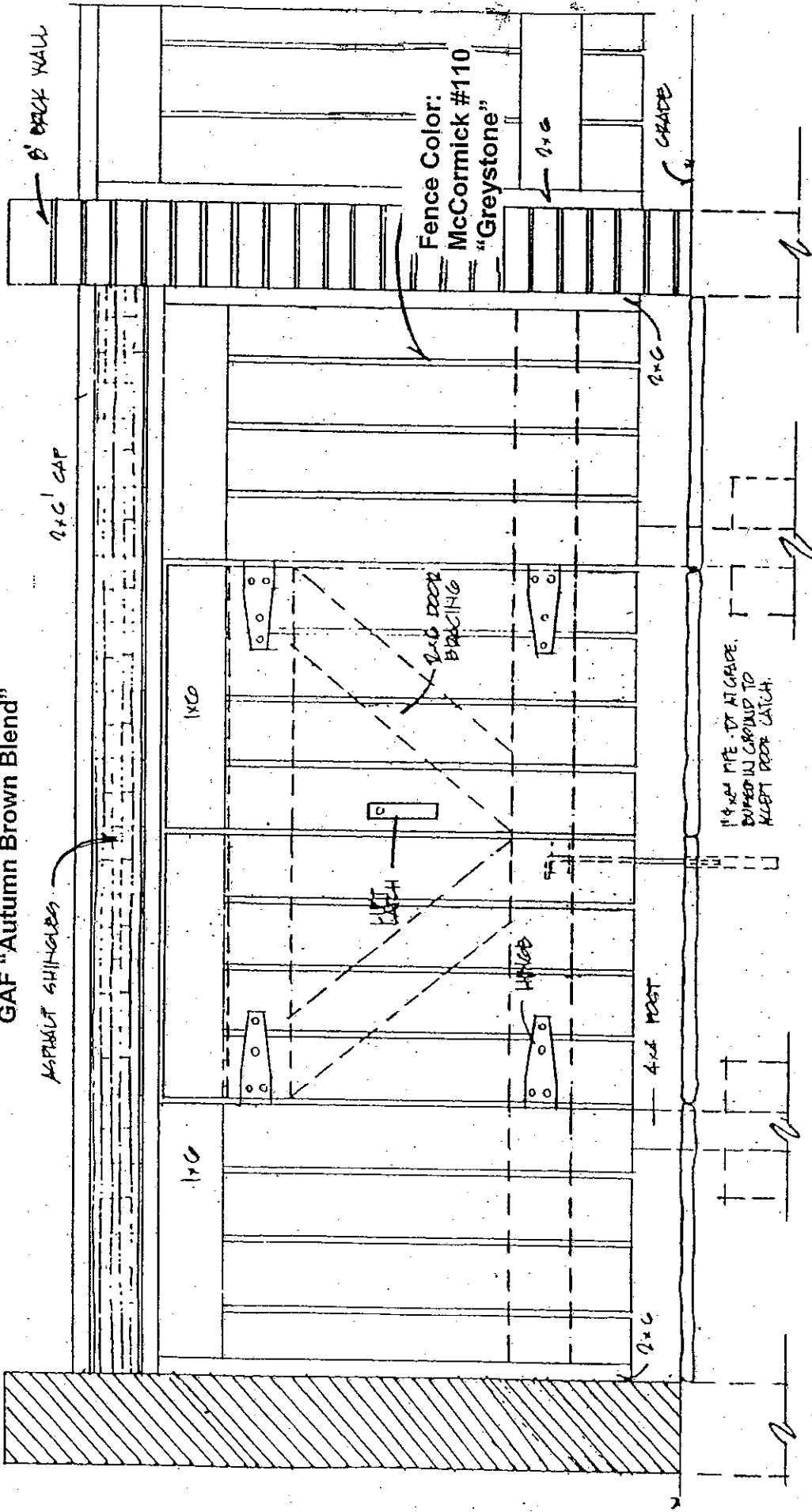
Security Door

Security storm doors must be painted front door color.

NATHAN'S HILL

Storage Shed Design

Celotex roof shingles
GAF "Autumn Brown Blend"

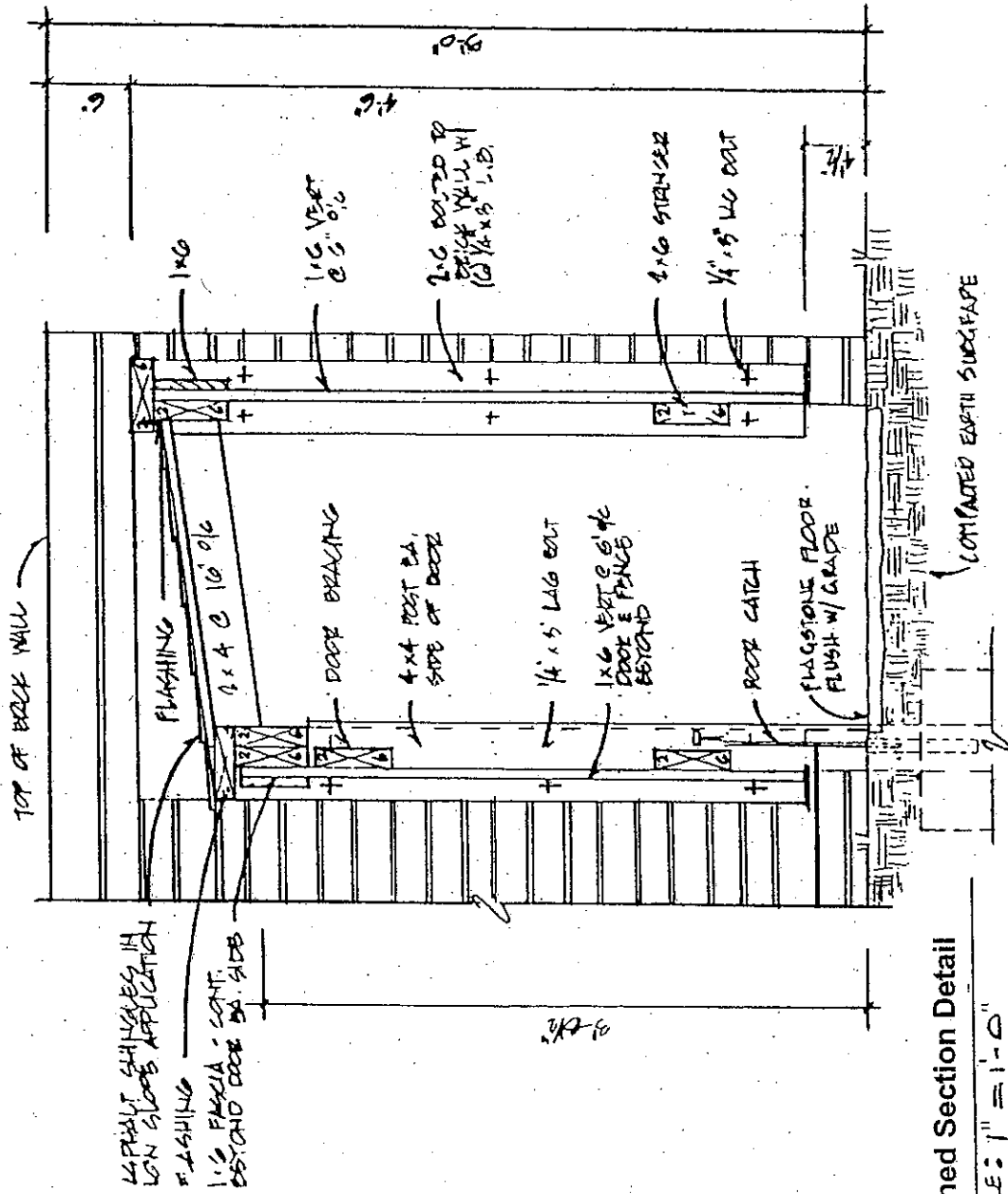


Front Elevation

SCALE: 1" = 1'-0"

NATHAN'S HILL

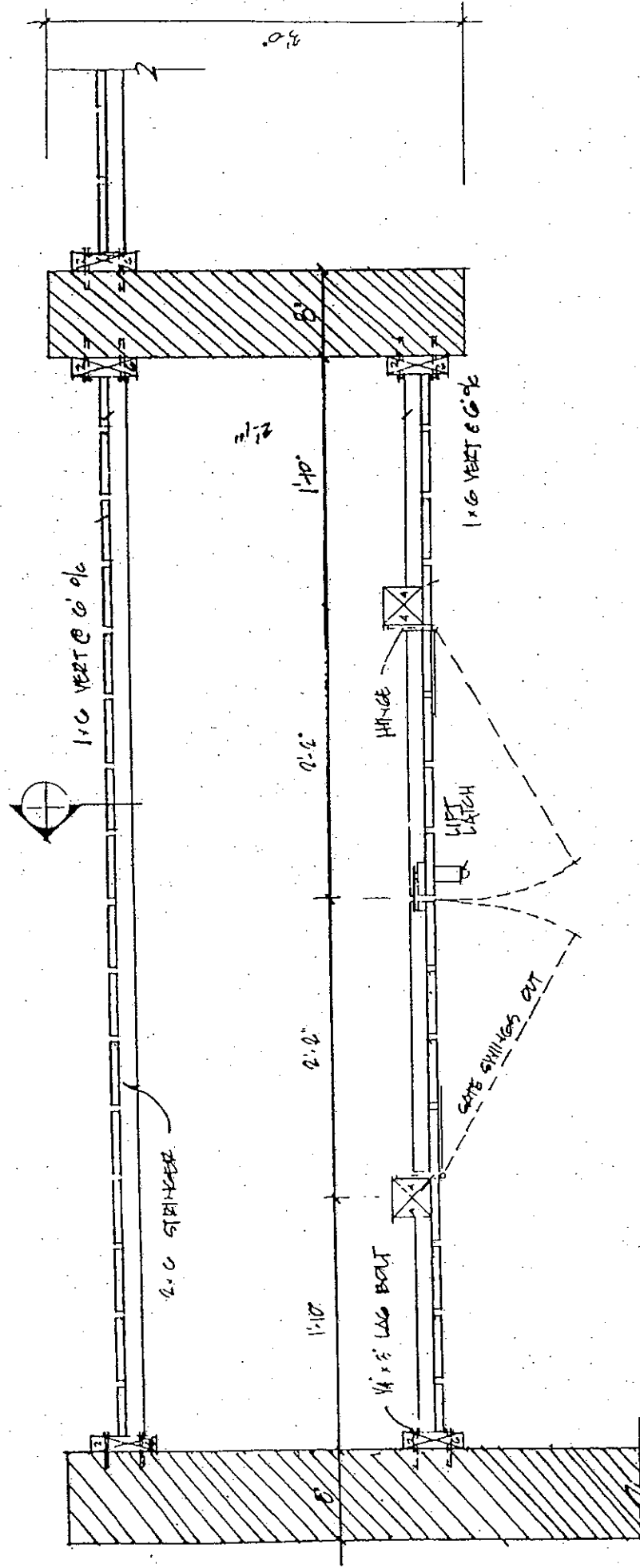
Storage Shed Detail



Shed Section Detail
SCALE: 1" = 1'-0"

NATHAN'S HILL

Storage Shed Plan

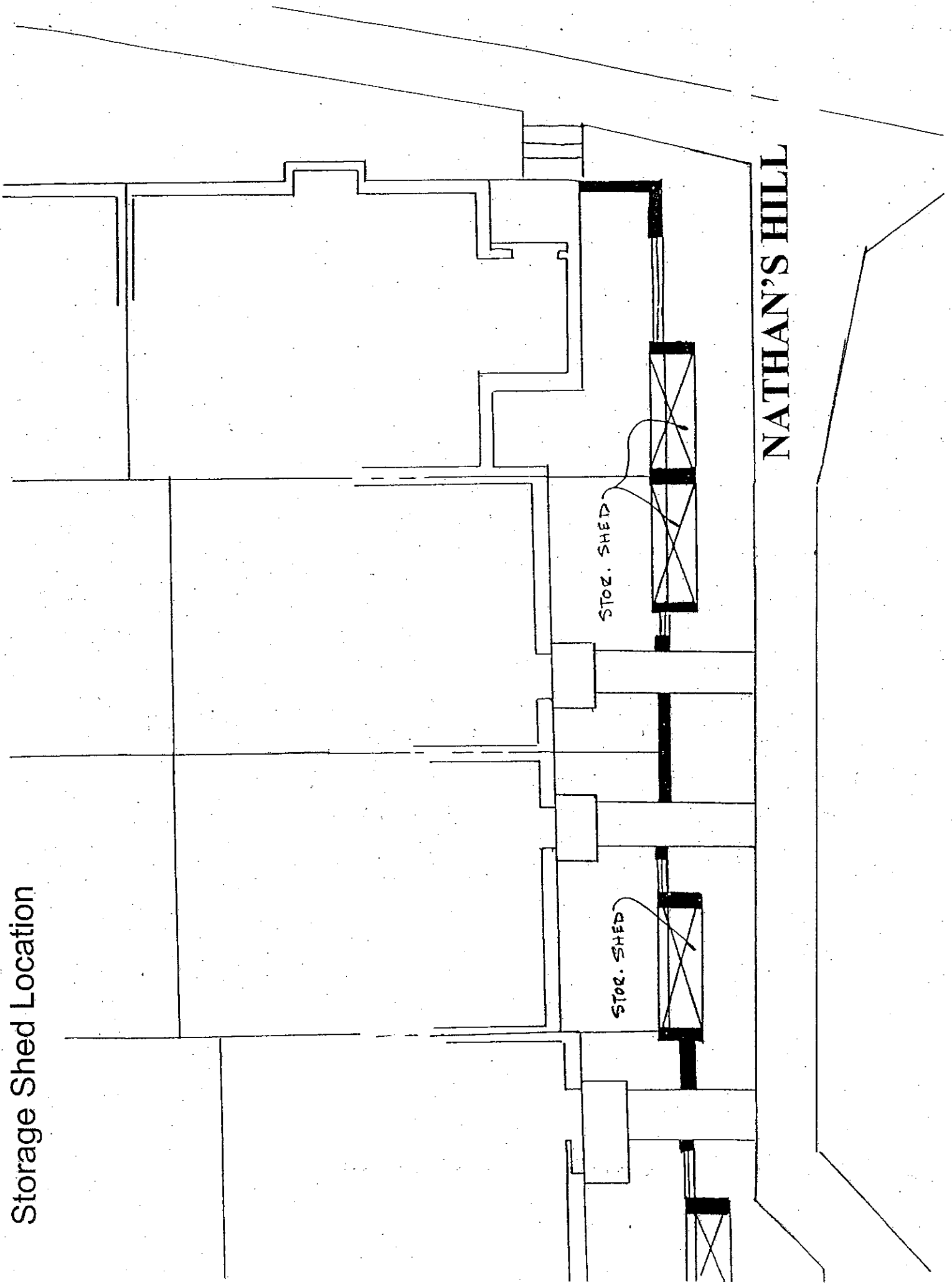


Shed Plan

SCALE: 1" = 1'-0"

NATHAN'S HILL

Storage Shed Location



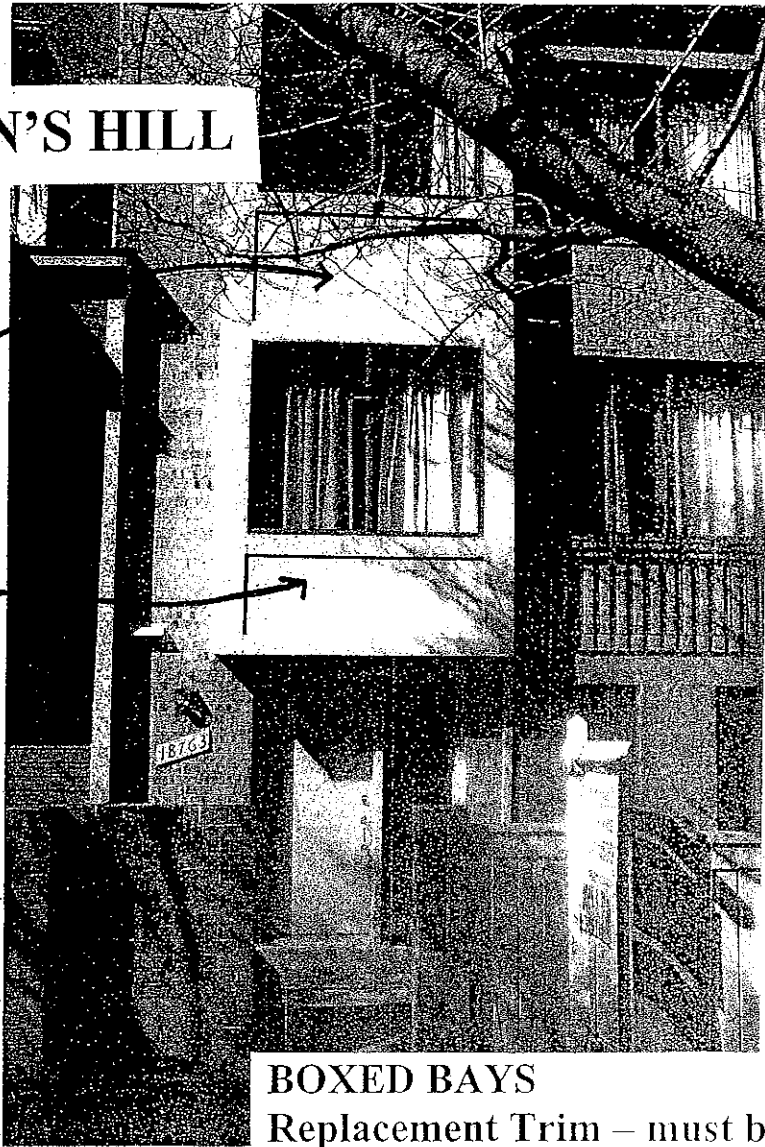
NATHAN'S HILL

STOR. SHED

STOR. SHED

NATHAN'S HILL

*BOXED
BAY*



BOXED BAYS

**Replacement Trim – must be flat material
not siding material.**

