

ARCHITECTURAL STANDARDS POLICY FOR THE **OVERLEA** COMMUNITY 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 **Overlea** 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.

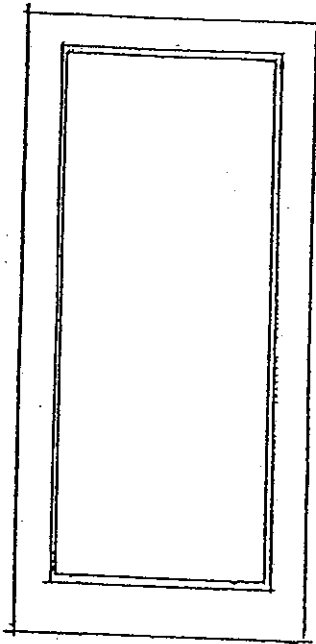
1. **Roof** - The roof shingle color is standard. The original roof shingle is **Certainteed "Timber Blend"**.
2. **Exterior Paint** –The original house trim color is **McCormick Paint #108 "Wheat" (KT-2)**. Other colors for the trim may be considered upon application. ***No White or Super White colors will be allowed at any time.*** When wood trim is covered with a replacement material, the color of the replacement trim will be determined at that time by the ARB with the recommendation from the MVF Design Consultant. The fence color is also standard and must match **McCormick Stain #108 "Wheat" (KT-2)**. Exterior color change requests for house siding, front door or storm door are reviewed by the ARB on an individual basis. All colors 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** – Any change in material, style or color requires prior approval. ***Replacement siding material will not be permitted on flat trim areas.***
4. **Replacement Windows** – Must be sliders without grids. Color will be reviewed on an individual basis. The trim board surrounding the window must remain the house trim color.

5. **Storm Windows** – Must be sliders without grids. Color will be reviewed on an individual basis.
6. **Storm/Screen Doors** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the storm door must be the color of the front door. *Storm doors must not be white or the house trim color.*
Security Storm Door – Must be painted to match the front door color.
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 – Decks must not be over 12 inches in height if they abut a fence.
Deck Color - Any tinted or colored preservatives must be reviewed on an individual basis.
9. **Fences** - Developer installed wood fences (see attached drawing for original fence design) must be retained in original style and material, and the fence color must match McCormick Stain #108 "Wheat" (KT-2). No additional fence will be approved other than this original fence.
Note: The area between the fence bottom and the ground must be kept clean of debris and materials so the fence is tidy in appearance.
10. **Storage Sheds** – Custom-built storage sheds, 6 feet long and 3 feet deep, will be permitted when erected in accordance with attached storage shed plans (see drawings). The color of the shed must match the fence color, McCormick Stain #108 "Wheat" (KT-2), and the roof shingles on the shed must be Certainteed "Timber Blend" to match the house roof shingles. Alternate styles and materials may be considered on an individual basis. *Important Note: The shed height must not exceed the fence height.*
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.

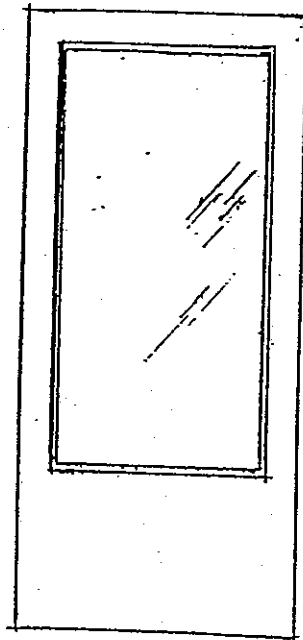
Additional guidelines for exterior modifications are available at the MVF office.

Recommended Storm Door Styles

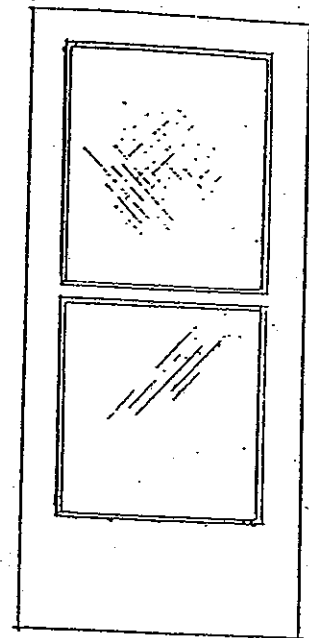
7-22-2010



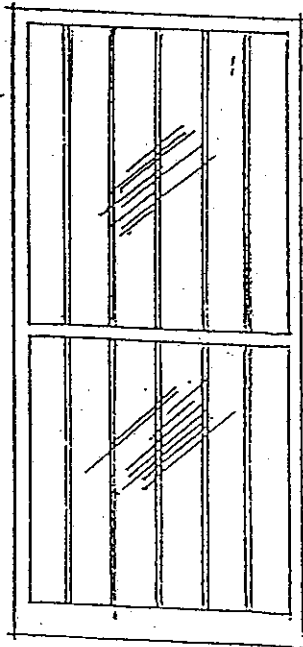
Full-view



$\frac{3}{4}$ Glass



Self-storing



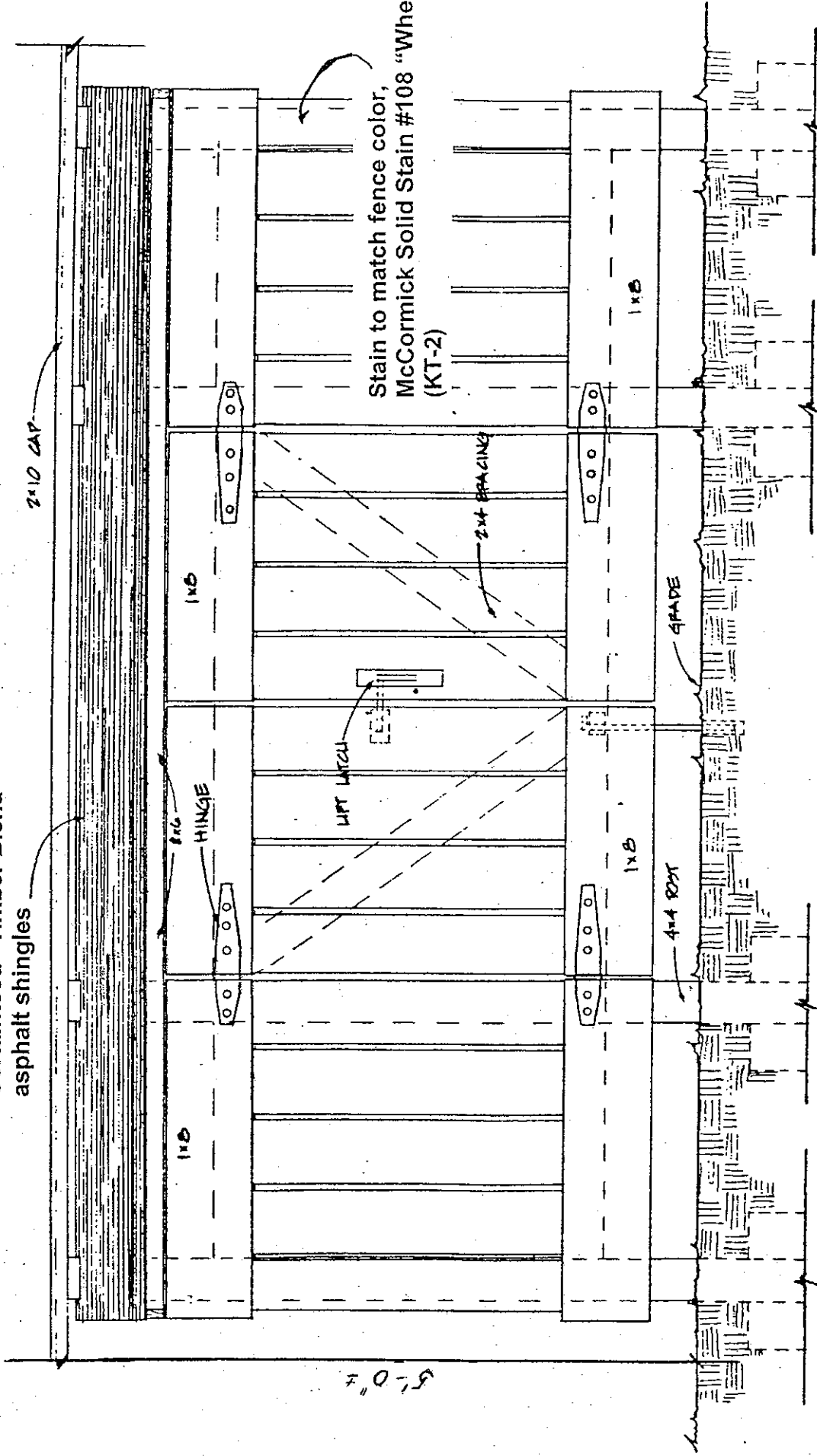
Security door

Storm doors to be painted
front door color.

OVERLEA

Certainteed "Timber Blend"
asphalt shingles

2x10 CAP



Stain to match fence color,
McCormick Solid Stain #108 "Wheat"
(KT-2)

1x6

1x6

HINGE

LIFT LATCH

2x4 BRACING

1x6

1x6

4x4 POST

GRADE

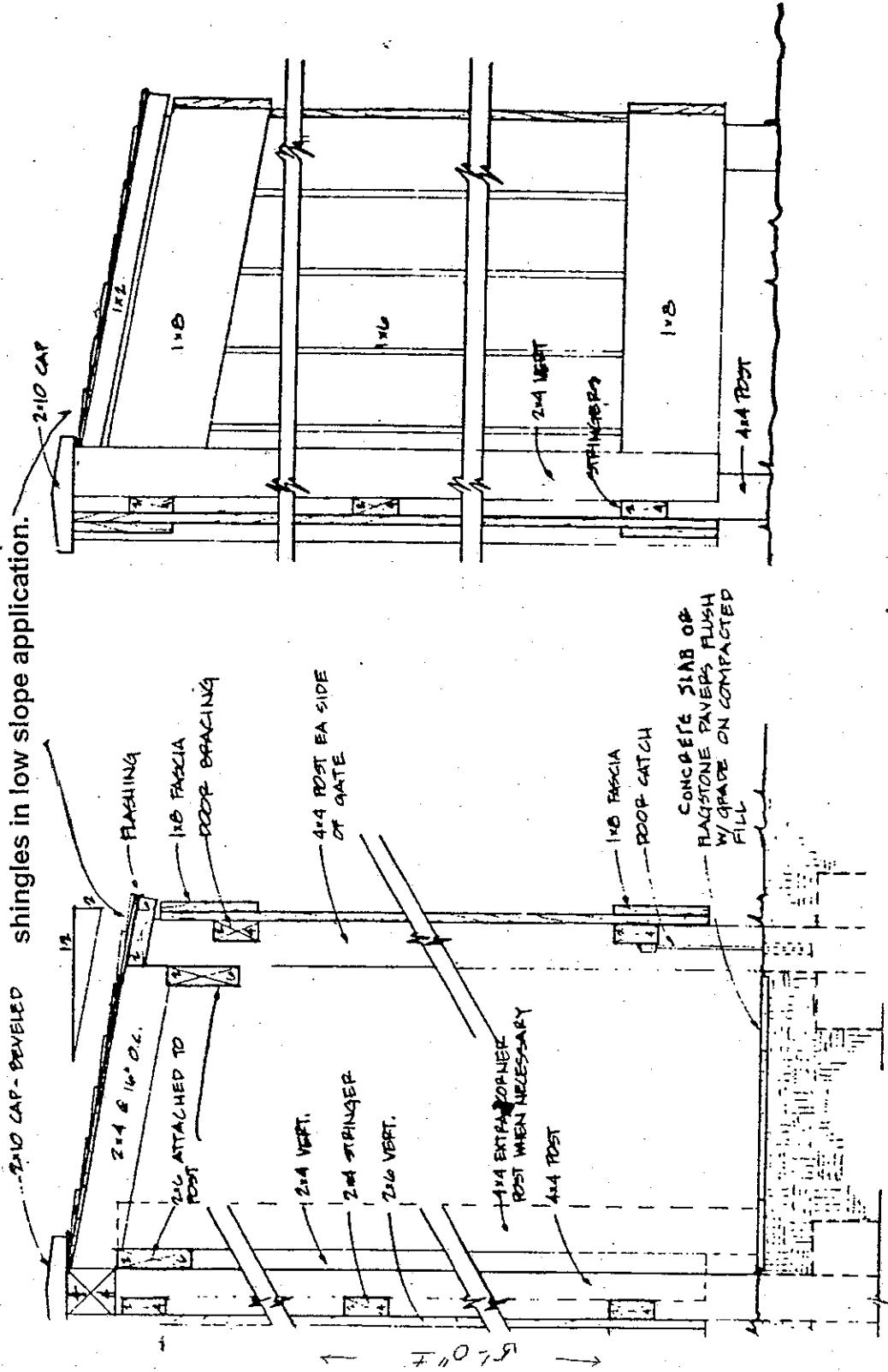
5'0" 1/2

Storage Shed Design

OVERLEA

9/1/82

Certaiteed "Timber Blend" asphalt shingles in low slope application.

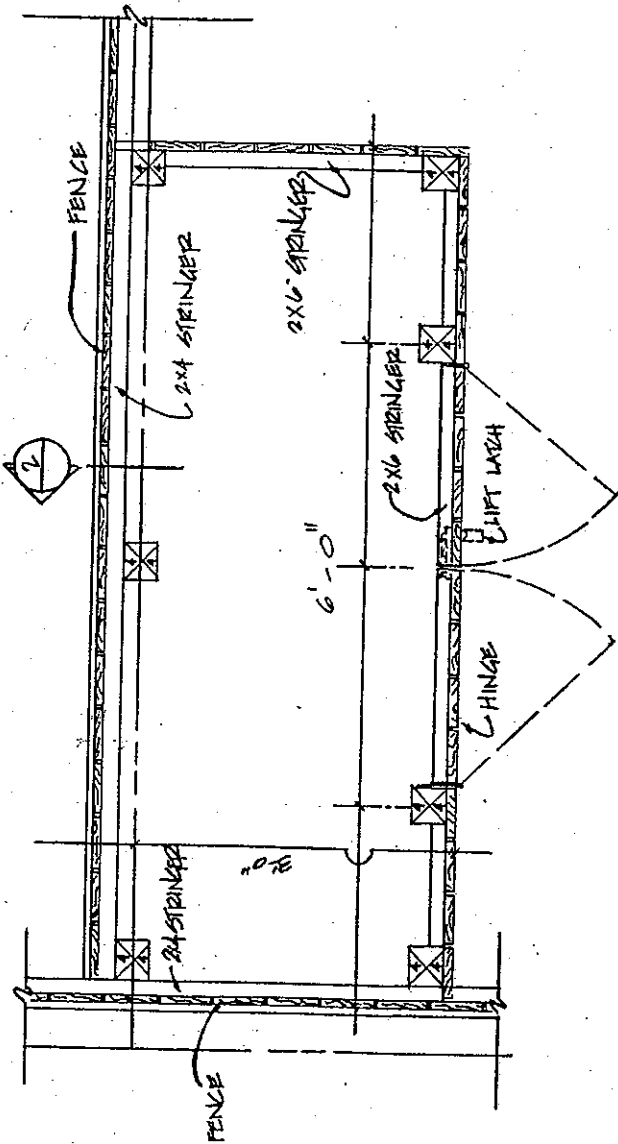


Storage shed detail

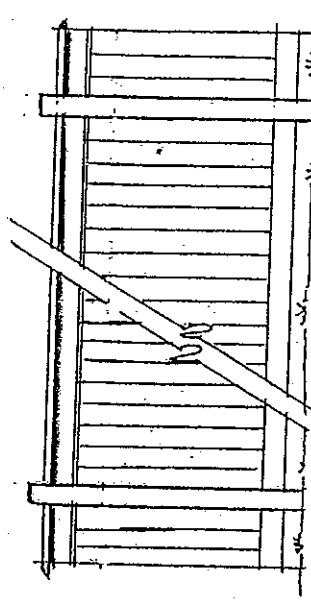
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9/1/82

Storage shed plan



Original fence design



Solid board

9/1/82

OVERLEA