

ARCHITECTURAL STANDARDS POLICY FOR THE **PARTRIDGE PLACE**
COMMUNITY OF THE PATTON RIDGE 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 **Partridge Place** 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.***

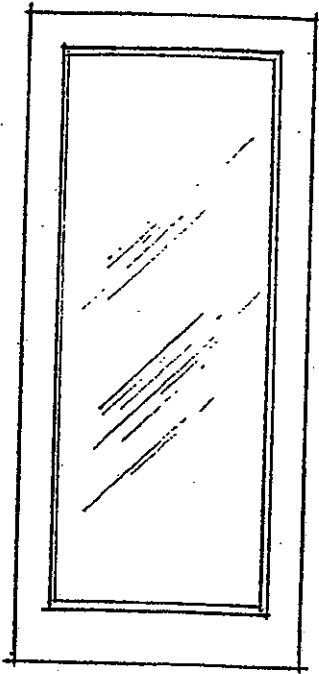
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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 replacement roof for the original is **Certaineed "Moire Black"** or **"Black"**. This is a standard community color.
2. **Exterior Paint** – Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. 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.
3. **Replacement Siding/Trim/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be white, double-hung with grids. Other colors will be considered on an individual basis.
Storm Windows – Must be white, mill-finish aluminum or painted the color of the window trim. Other color selections will be considered on an individual basis.
5. **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 door must be front door color. ***White storm doors will not be approved.***
Security Storm Door – Must be painted the front door color.

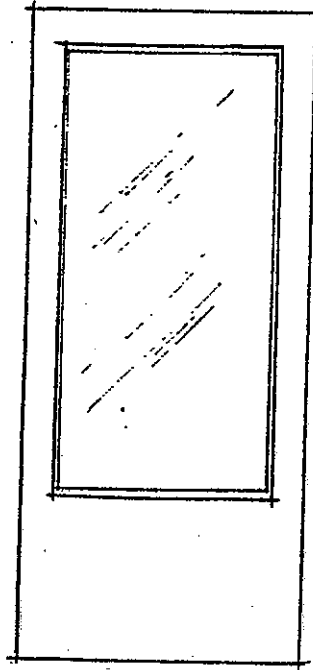
6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may include motion sensor lights).*
7. **Elevated Deck** – Will be reviewed on an individual basis and subject to the following:
 - a) Deck not to exceed 12’ in depth from rear of house (see drawing).
 - b) Deck may extend in width from outside edge of sliding glass door to outside edge of opposite window. (Note: Decks must not extend in width from end of house to opposite end of house on the rear.)
 - c) Design, including railings, must follow attached deck plan (see drawing).
 - d) Enclosing or covering of deck will not be permitted. Enclosing area under deck will not be permitted.
 - e) A third center support post may be added if required. This additional post must match the other deck posts in all details (see drawing attachments).**Ground Level Deck** – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12” in height. To ensure privacy, width may not extend from fence to fence.
Deck Color – Original color required for elevated decks was McCormick Stain KCS-5. Decks may be repainted original color or they may be painted a more updated color Behr #DP-540 “Chatham Fog”. Replacement decks may also be **natural wood** in color.
8. **Fence** – Must be 1”x 6”alternating wood board (see drawing), 6’ in height, and natural color.
Gate – Must be 1”x 6”wood board, 42” in width, and to be same height of fence (see drawing).
Privacy Fencing – Closed fencing for screening purposes to extend from the rear corner of the house and to be 1”x 6”alternating wood boards, natural wood color, in a design that matches the existing fence (see drawing).
9. **Storage Sheds** – Will be approved in accordance with attached Shed Guidelines. (See attachment.)
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.

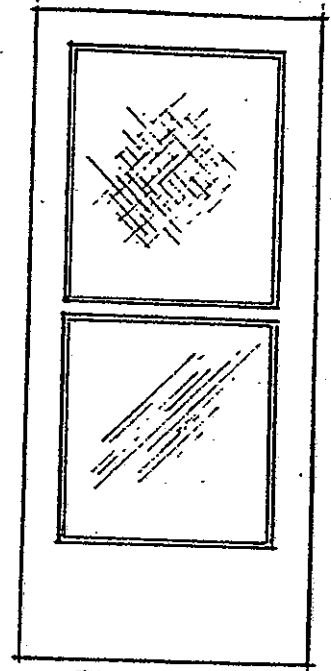
Recommended Storm Door Styles



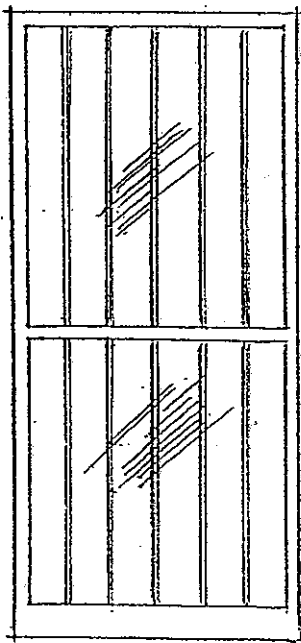
Full View



3/4 Glass



Self-Storing

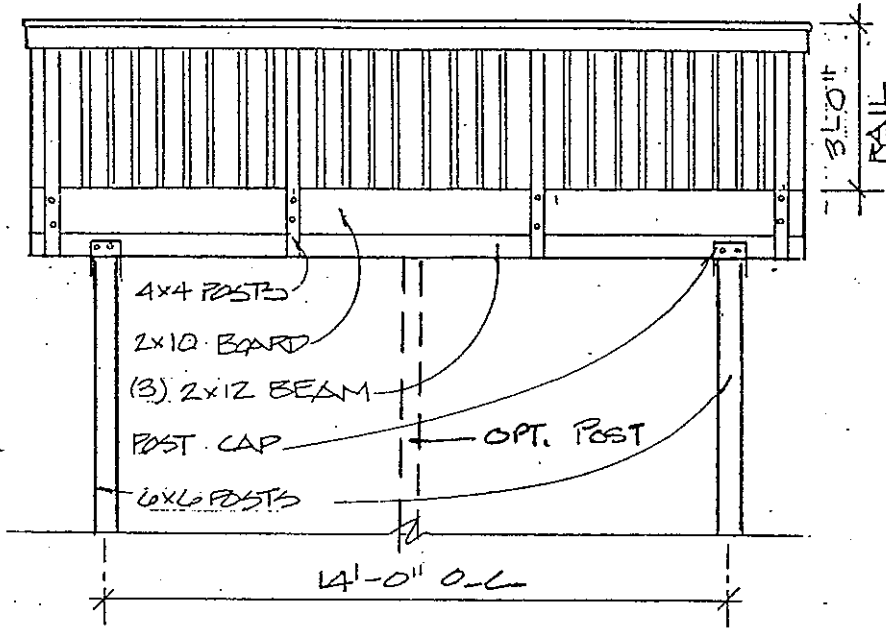


Security Door

*Security storm doors
must be painted front
door color.*

PARTRIDGE PLACE

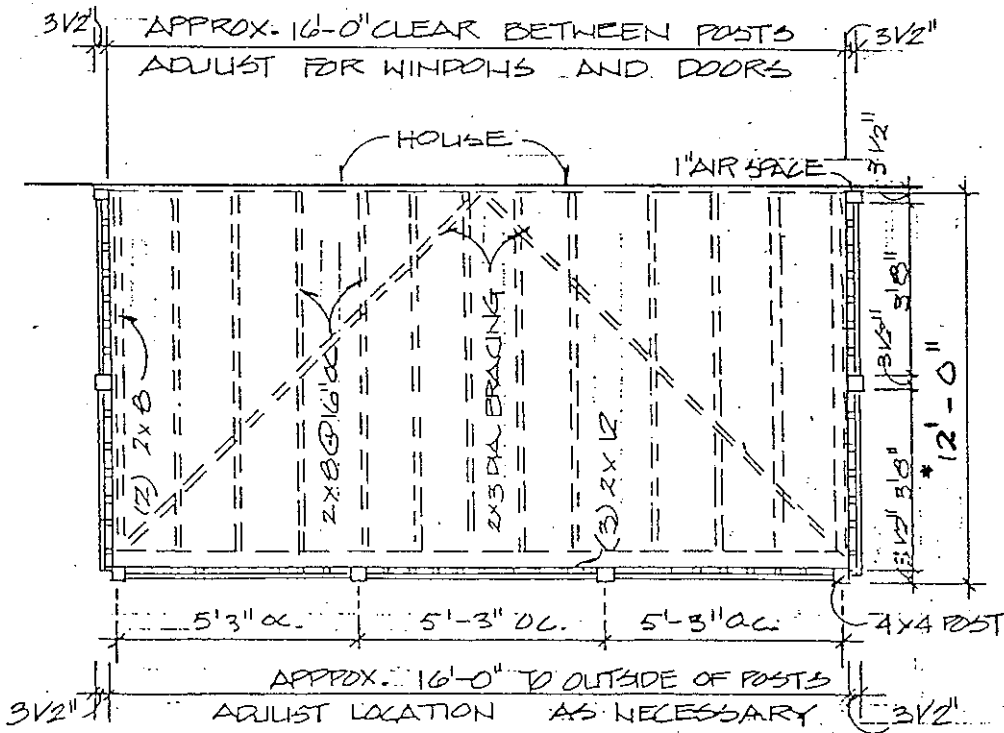
5-13-86
 * 9-26-91
 * 10-15-97



Deck Rear Elevation

SCALE 1/4" = 1'-0"

PARTRIDGE PLACE



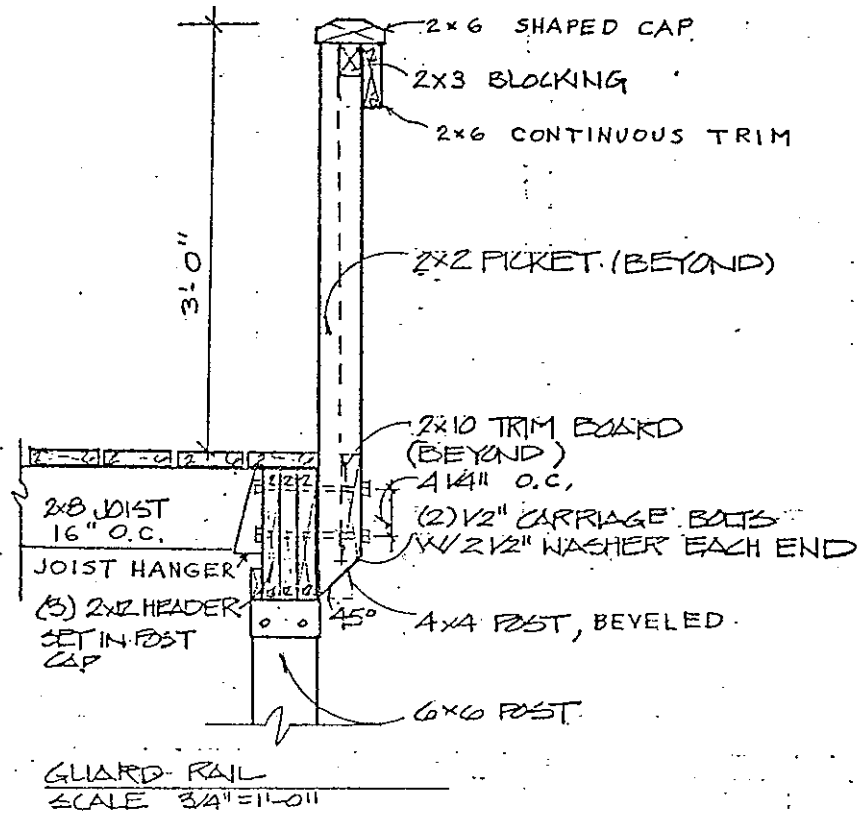
Deck Framing Plan

SCALE 1/4" = 1'-0"

Rear Elevated Deck

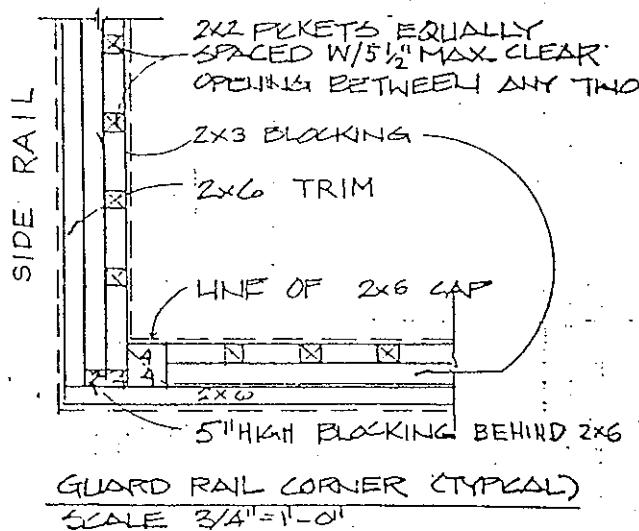
NOTES:

- 1) ALL WOOD TO BE PRESSURE TREATED FOR EXTERIOR USE.
- 2) ALL FASTENERS TO BE NON-CORROSIVE.
- 3) ALL NAILED CONNECTIONS TO BE ACCORDING TO THE BOCA NAILING SCHEDULE.

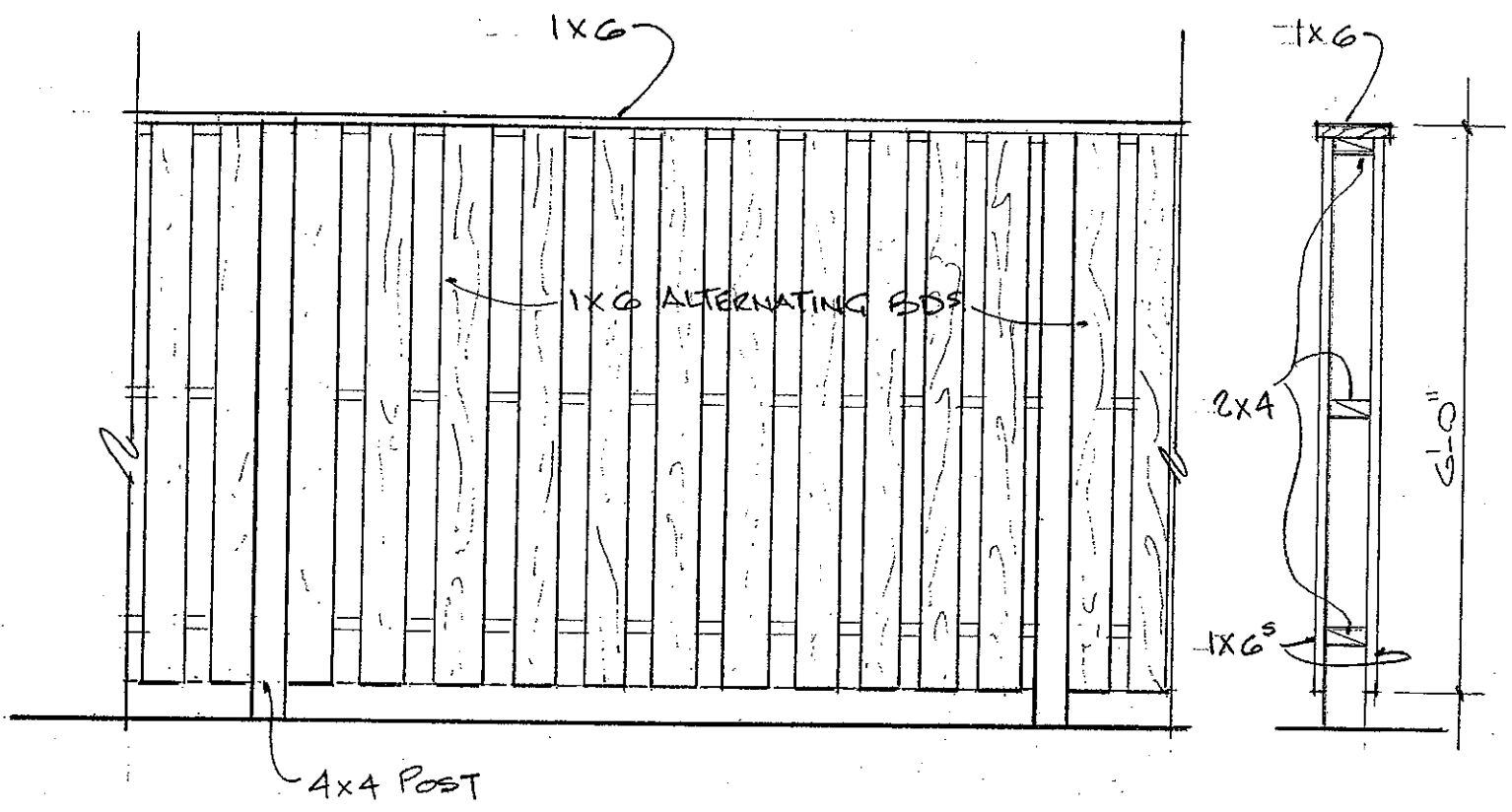


Deck Rail Detail

PARTRIDGE PLACE

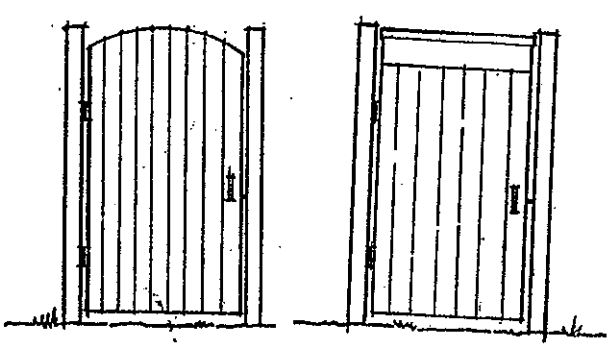


Fence



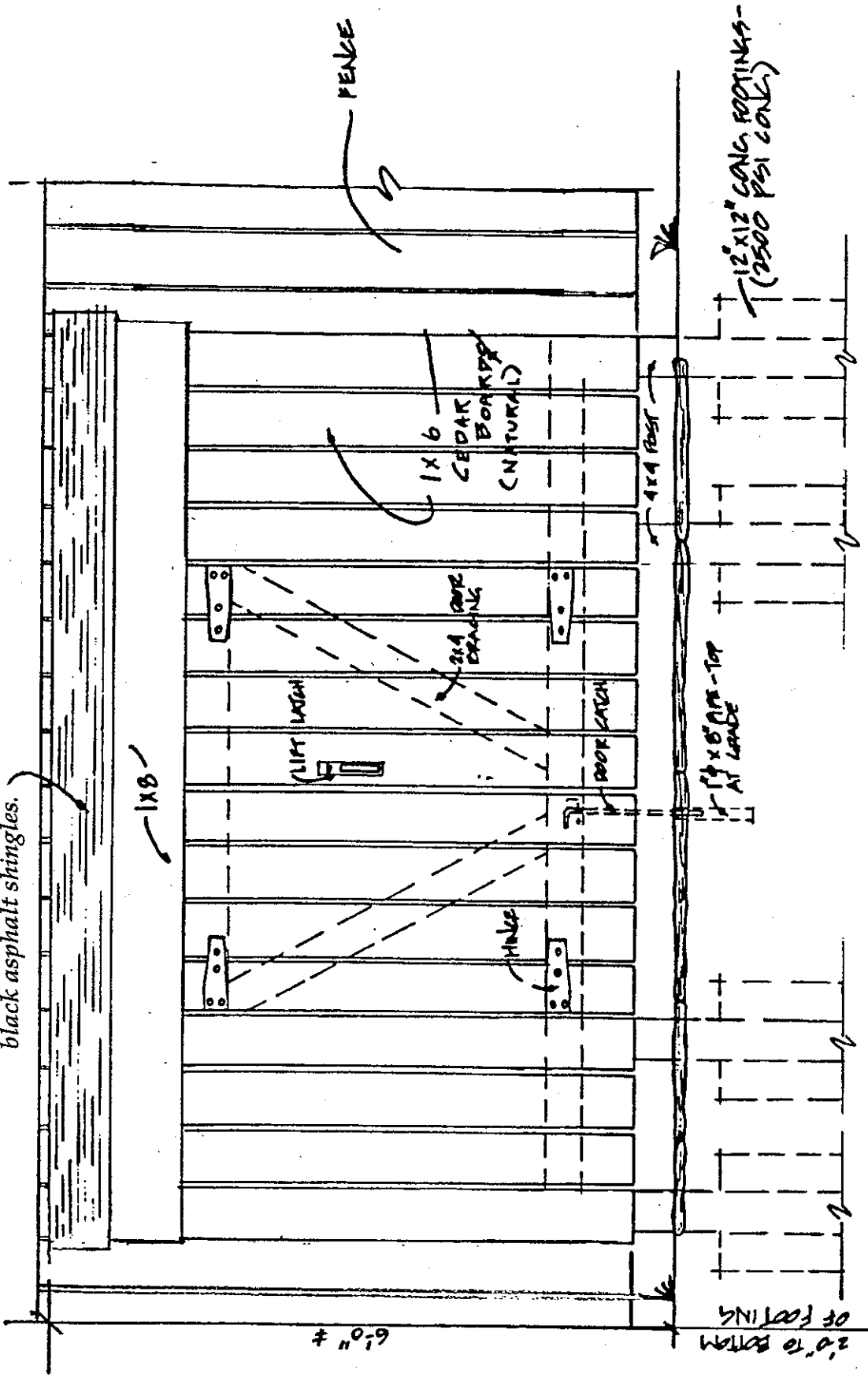
Unfinished Treated Lumber or Cedar

Gate Style



PARTRIDGE PLACE

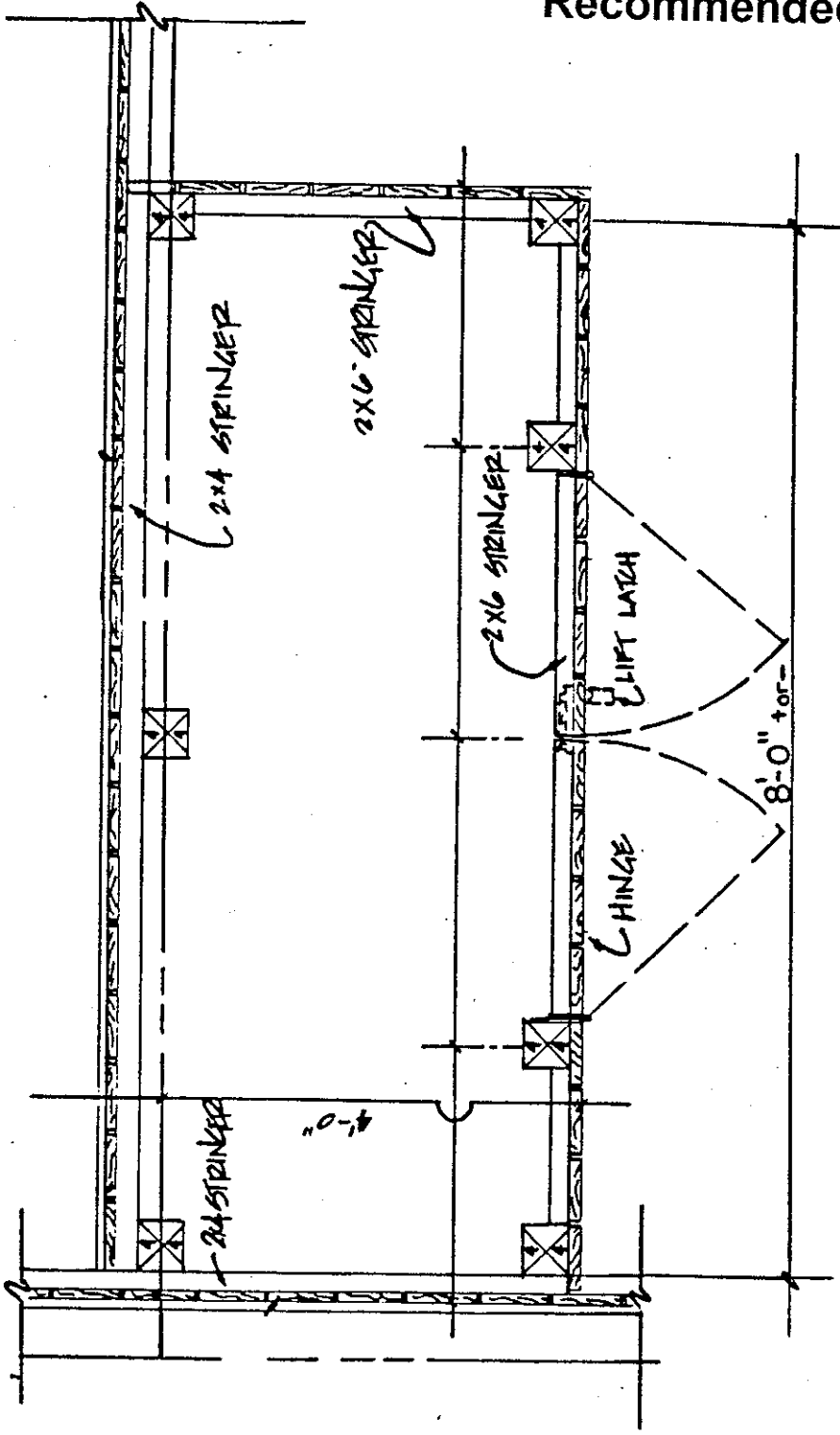
Natural cedar wood shingles or
black asphalt shingles.



Recommended Shed Design

PARTRIDGE PLACE

Recommended Shed Plan



PLAN

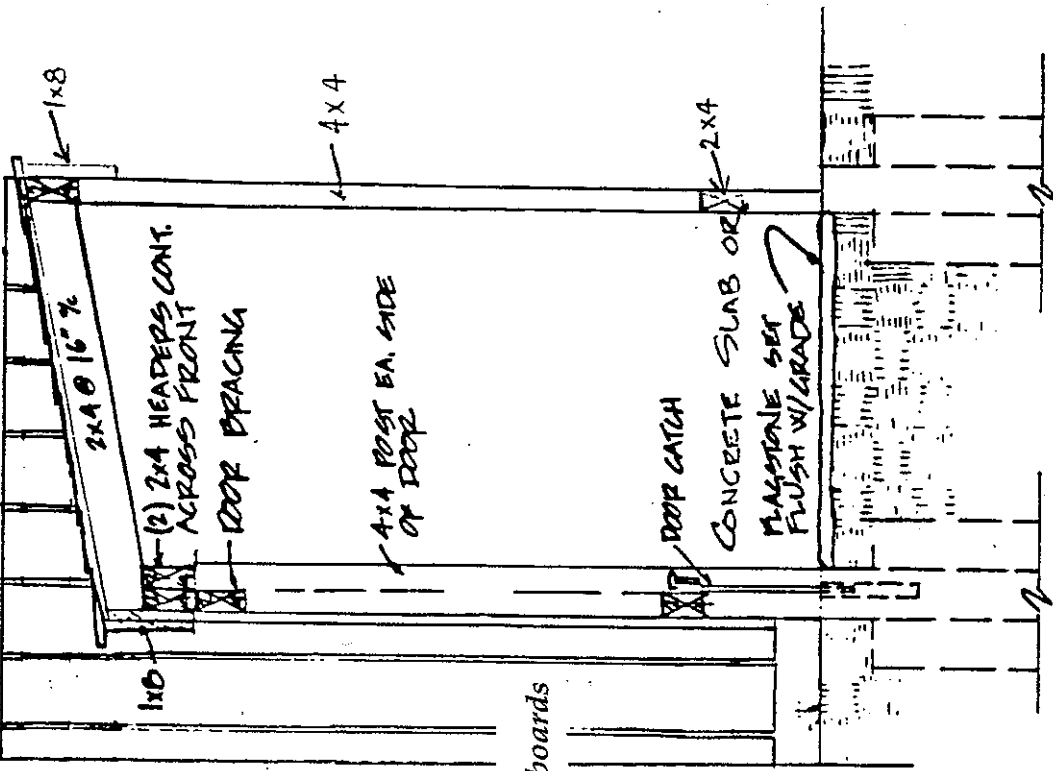
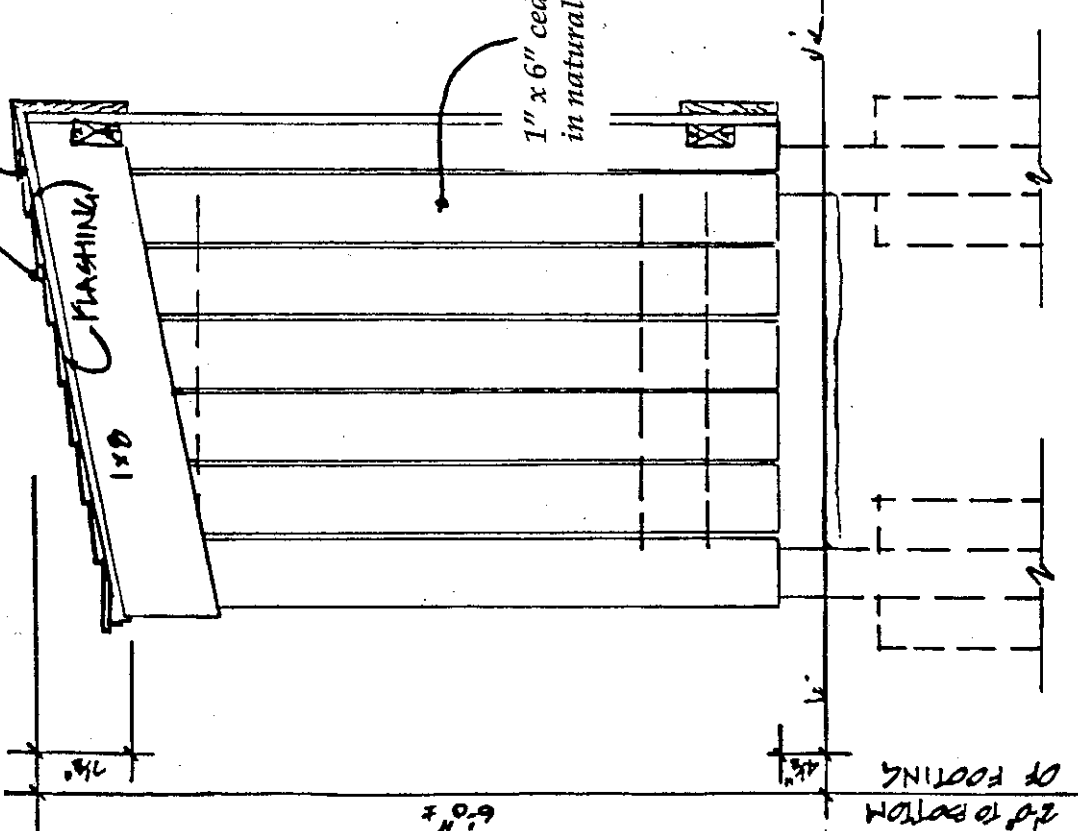
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PARTRIDGE PLACE

Recommended Shed Detail

PARTRIDGE PLACE

Natural cedar wood shingles or black asphalt shingles in low slope application.



1" x 6" cedar wood boards in natural color.



MONTGOMERY VILLAGE FOUNDATION, INC.

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ARCHITECTURAL STANDARDS DEPARTMENT

VILLAGE-WIDE SHED GUIDELINES

Wood or Pre-fabricated

These new guidelines may replace existing shed criterion for some homes corporations or it may serve only as an addendum to existing criteria. Because of the individuality of each community, sheds have to be reviewed on an individual basis. For the most part, these guidelines will be used as a Village-wide reference for staff, homeowners, for the Architectural Review Board, and the MVF Board of Directors.

1. Requisite: Only one shed per property will be approved.
2. Design and materials -
 - The roof style may be either gabled-framed or shed-framed (slanted). The roof material will be considered on an individual basis. The recommended roof material is either natural, unstained cedar wood shakes, or asphalt shingles in a color approved by the ARB.
 - Barn style roofs or other styles will not be approved.
 - Only one window is typically approved for a shed. Two windows may be considered on an individual basis.
 - Typically only one doorway is approved for a shed. Double doorways will be considered on an individual basis.
 - Although, originally, sheds were approved to be wood – Texture T-1-11 or grooved cedar – alternate shed materials will now be considered on an individual basis.
 - No shutters or window boxes will be approved for any shed.
3. Color –
 - If sheds are adjacent to the house, sheds are typically approved to be the color of the house siding or trim. The roof color is typically approved to be the same as the house. The siding and trim could be the same color.
 - If sheds are to be located in the rear yard, one solid, neutral color is preferred. All colors will be reviewed on an individual basis.
4. Location –
 - The location of the shed will be determined on an individual basis taking into account the lot configuration, lot size, relationship to the adjoining yard, and existing house and yard structures.

- Sheds to be located under elevated decks or in recessed areas of the house will have more flexibility as far as style and materials. Each application will be considered on an individual basis.

5. Size –

- **Single Family, Detached Home Communities:**
The recommended maximum width and length is 8'W x 10'L with a maximum height of 9' to the peak. Larger sheds will be considered on an individual basis.
- **Townhouse/ Zero-Lot-Line Communities with split-rail fences:**
The maximum width and length is 6'W x 8'L with a maximum height of 8' to the peak. Larger heights will be considered on an individual basis based on yard size.
- **Townhouse Communities with yard enclosure fences:**
The maximum width and length is 4'W x 8'L with the shed height not to exceed the fence height. Higher roof peaks will be considered on an individual basis.

These guidelines would not apply to communities which have a specific shed criterion (sheds constructed in conjunction with fences, etc.) or where sheds are prohibited.

Sheds prohibited in:

Dockside
Gablefield
Meadowgate
Highland Hall
Fairway Islands

Sheds prohibited if not built according to plan:

Millrace

Community Listings

Homes corporation	Communities with new shed guidelines	Communities where new shed guidelines will not apply (only existing criteria will apply)
Eastgate	Hickory Grove	Charlesgate
	Kings Point	
	The Meadows	
	The Mews	
	Ridgefield	
	Wood Edge	
East Village	Ashford	Candleridge
	The Downs	Gablefield
	The Estates	Glenbrooke
	The Estates- Section B	Holly Pointe
	Essex Place II	Meadowgate
	The Reach	Wethersfield
Maryland Place	Maryland Place	N/A
Middle Village	N/A	Clubsie
		Thomas Choice West
Northgate	The Points	Apple Ridge
	Shadow Oak	Dorsey's Regard
	William's Range	McKendree
		Overlea
North Village	Essex Place	Highland Hall
	Pleasant Ridge	McRory
	Salem's Grant	Perry Place
		Picton
Patton Ridge	Fairidge	Arrowhead
	Highfield	Fairway Island
	Partridge Place	Greentee I & II
Poplar Spring	Poplar Spring	N/A
South Village	Center Stage	Dockside
		Grover's Forge
		Hamptons
		Millrace
		Nathan's Hill
		Walker's Choice
Stedwick	Club Hill	Forest Brooke
	Clusters I, II & III	Frenchton Place
	The Heights	
	The Ridges	
Whetstone	Courts I, II & III	N/A
	Goshenside	
	Lakeside	
	The Ridges	