

ARCHITECTURAL STANDARDS POLICY FOR THE **PERRY PLACE**
COMMUNITY OF THE NORTH 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 **Perry 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.***

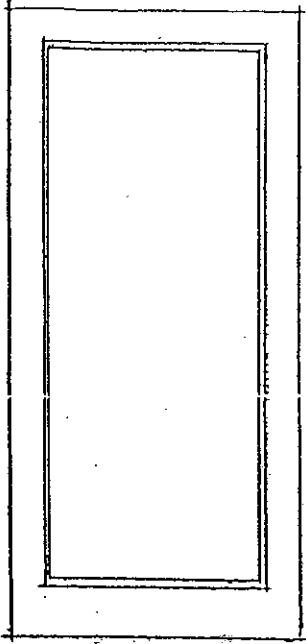
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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 roof shingle is a standard color. The original roof shingle was Celotex "Ebony Black". Any replacement shingle must match **Certainteed** "***Black***".
2. **Exterior Paint** - The original trim color is **McCormick #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 the wood is covered with a replacement material, the color of the siding and trim will be determined at that time by the ARB. Exterior color change requests for house siding, trim, 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. 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 and Capping of the Trim** – Any change in color, style or material from the original requires prior approval. Original house details must be retained when replacement siding or trim material is used or when the original wood trim boards are capped. **All house trim areas that originally had flat wood material must be replaced with flat replacement material – not siding material (examples: box bays, window panels, bay windows).** Replacement material colors will be determined upon application.
4. **Replacement Windows** – Must be sliders with no grids. Bronze (dark brown) and earth-toned colors are preferred. White may be considered on an individual basis.
Storm Windows – Bronze (dark brown) and earth-toned colors are preferred. White may be considered on an individual basis.

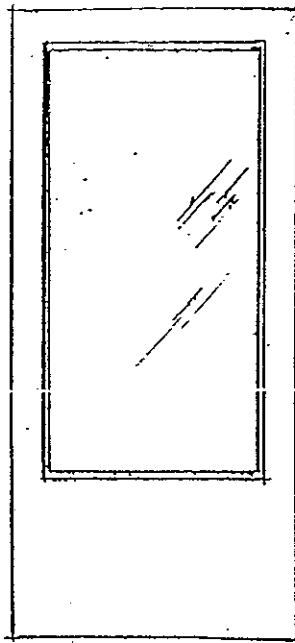
5. **Replacement Front Door** – Must be approved **prior** to installation. Style and color will be determined on an individual basis. If community front door guidelines have been established, the guidelines will be referred to when considering a replacement door.
6. **Storm/Screen Door** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be the front door or house trim color, **McCormick Paint #108 “Wheat” (KT-2)**.
Security Storm Door – Must be the color of the front door.
7. **Exterior Lighting** – Replacement lights will be considered on an individual basis. Small decorative black or brass coach-style lights, or opaque globe lights, are preferred. White lights will not be approved.
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).*
8. **Ground Level Deck** – Must not be more than 12” (inches) in height.
Deck Color – Any tinted stain or colored preservatives must be reviewed on an individual basis.
9. **Fence** – Original fencing must remain and be maintained (see drawing for fence design). The fence must be stained or painted **McCormick #108 “Wheat” (KT-2)**.
10. **Storage Sheds** – Custom-built storage sheds will be permitted when erected in accordance with attached storage shed plans and specifications (see drawings). ***Storage shed height must not exceed fence height.*** Alternate styles and materials may be considered on an individual basis
11. **House Numbers** – Only black metal and brass numbers no higher than 5” will be permitted. The original design and location must be retained unless otherwise approved.
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.

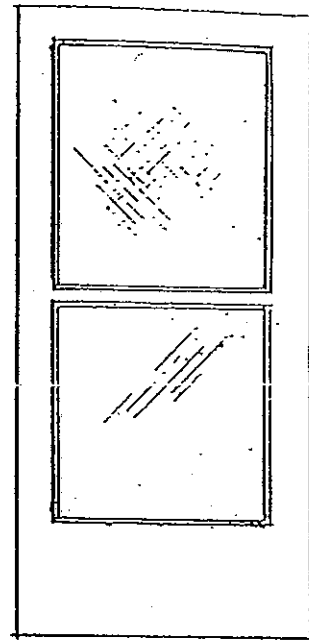
Recommended Storm Door Styles



Full-view



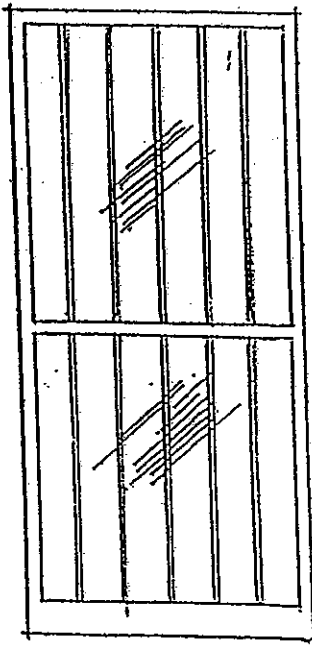
3/4 Glass



Self-storing

Storm doors and Screen doors must be the front door or house trim color.

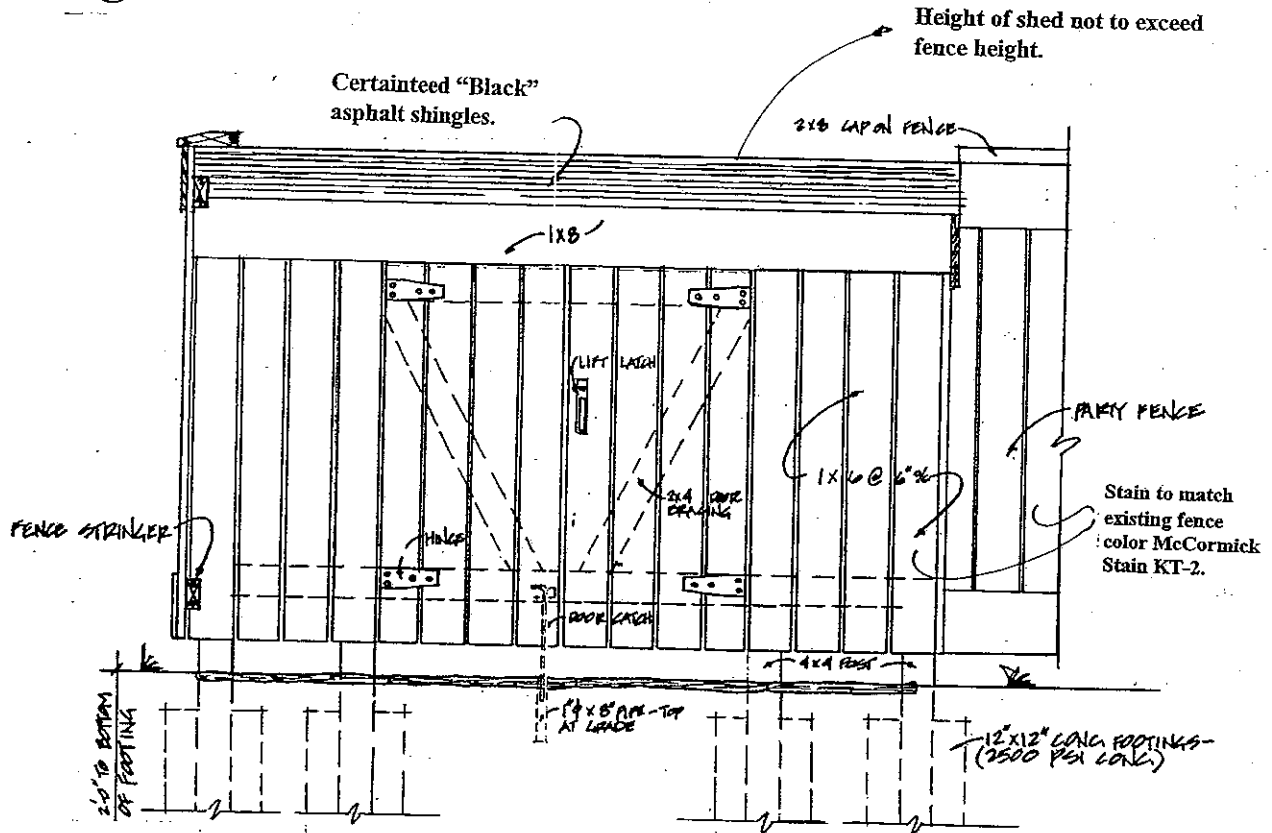
Security storm/ screen doors must only be front door color.



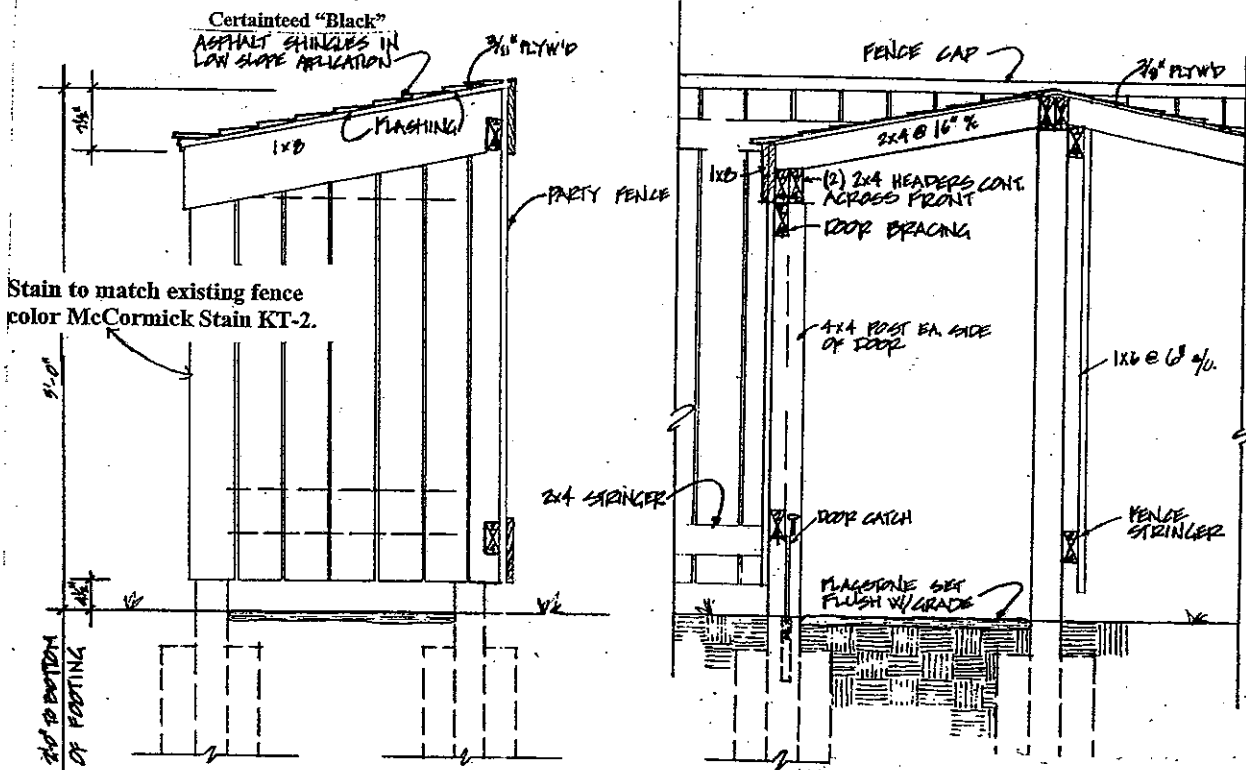
Security Storm Door

Perry Place

Storage Shed Detail



FRONT ELEVATION



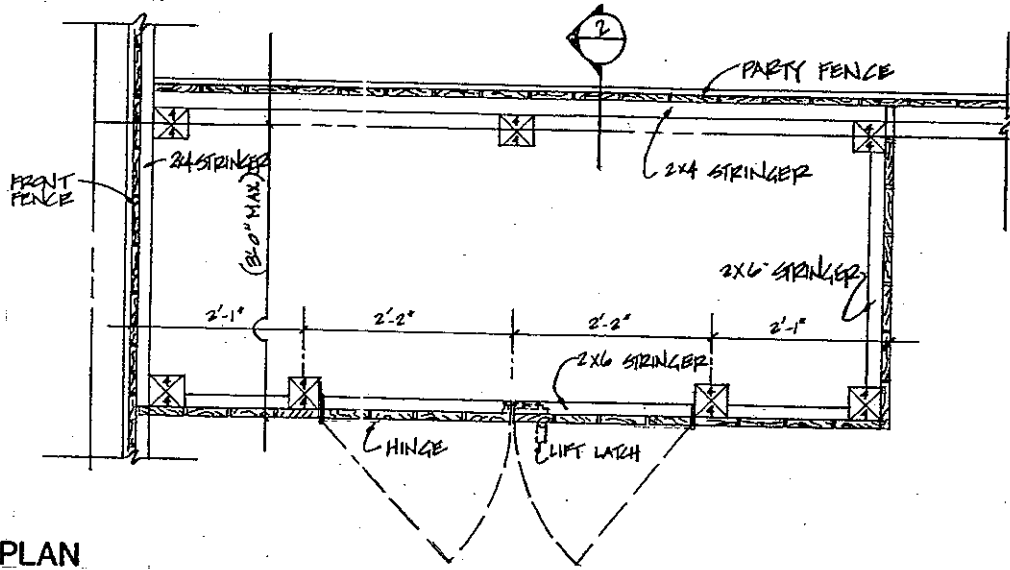
END ELEVATION

SECTION

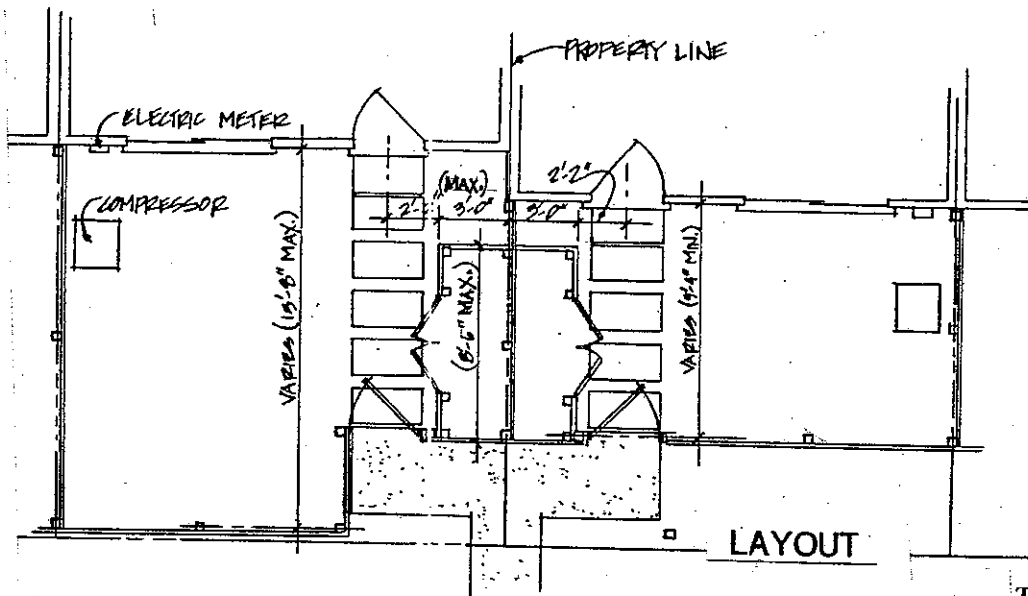
Perry Place

Storage Shed

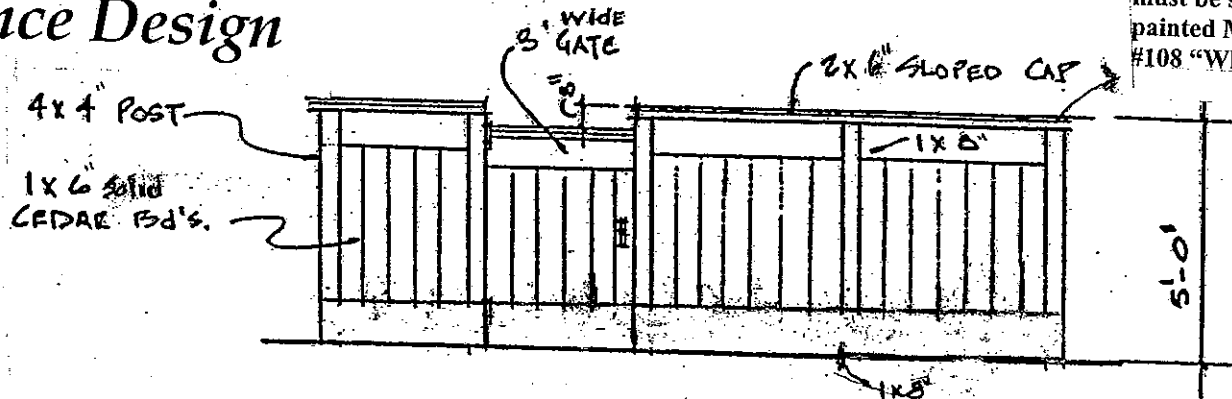
Perry Place



PLAN



Fence Design



The fence and gate must be stained or painted McCormick #108 "Wheat"