

ARCHITECTURAL STANDARDS POLICY FOR THE **RIDGES OF WHETSTONE**  
COMMUNITY OF THE WHETSTONE 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 **Ridges of Whetstone** 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.***

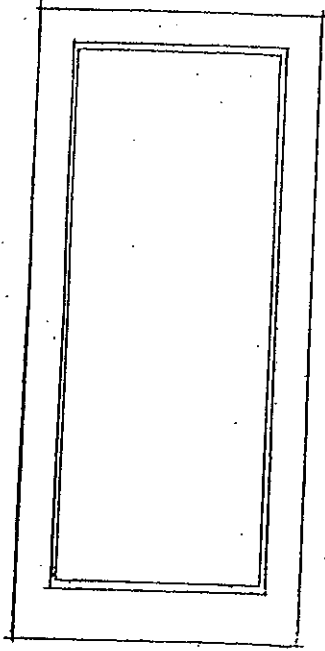
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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** - Any change in color or style from original requires prior approval.
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. Exterior color change requests for house siding, trim, shutters, front door, storm door, garage door or garage trim 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/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be double-hung style with grids to match original grid pattern. Color to be determined on an individual basis.  
**Storm Windows** – Must white or painted the color of the window trim.
5. **Storm/Screen Door**- Front entrance storm/screen door must be a full-view, 3/4 glass or self-storing design and must be painted the color of the door it covers or the house trim color (see drawing). The side or rear storm/screen doors must be painted the house trim color.  
**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 or may not include motion sensor lights).***

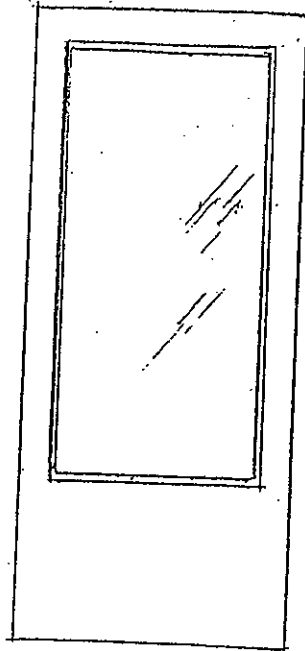
7. **Elevated Deck** – Will be reviewed on an individual basis.  
**Ground Level Decks** – should be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.  
**Deck Color** – Any tinted stain or colored preservatives will be reviewed on an individual basis.
8. **Fences** – Must be three rail, split-rail wood, natural in color, and 48" in height. Galvanized welded wire mesh with 2" by 4" openings may be stapled to the inside of the fence. Black and dark green vinyl coated wire mesh is also acceptable (see drawing).  
**Gate** – Must be the split-rail design (see drawing).  
**Privacy Fencing** – Closed fencing for screening purposes within the yard must be a solid board design, or alternating board with crisscross lattice on top, natural in color, a maximum height of 6 feet, and *must not* exceed 25 linear feet in total length (see drawing). Privacy fencing is *not* to be installed on property lines.
9. **Storage Sheds** – Must be located in the rear yard, constructed of wood board and batten, or T-1-11 siding, with a shingle roof. The shed must not exceed a maximum size of 10 feet wide x 8 feet deep x 6 feet high, and it must be a solid color that blends with the surroundings or the house color. The structure should be screened with shrubs as required to maintain the aesthetics of the community. Alternate styles and materials may be considered on an individual basis. No metal or aluminum sheds will be permitted (see drawing).
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** – Will be considered on an individual basis.
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.*

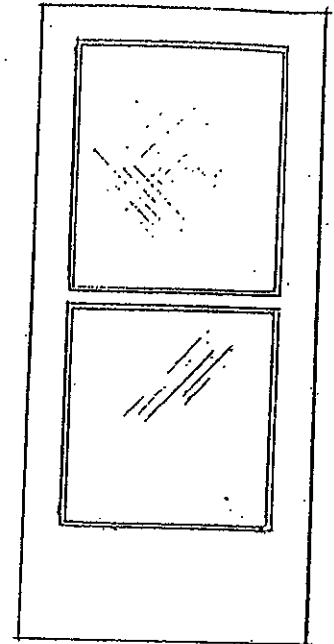
# Storm Door Styles



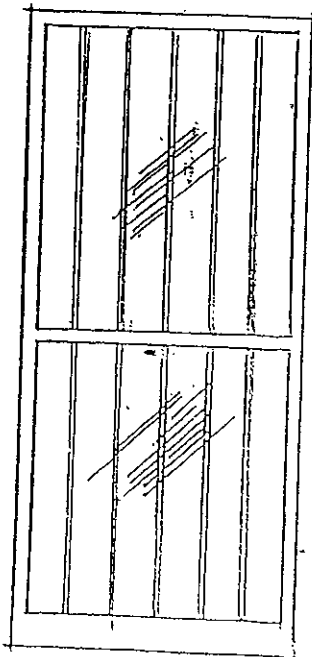
Full-view



3/4 Glass



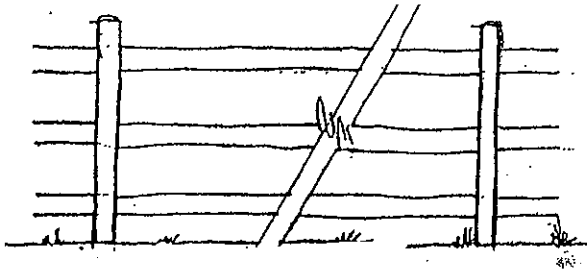
Self-storing



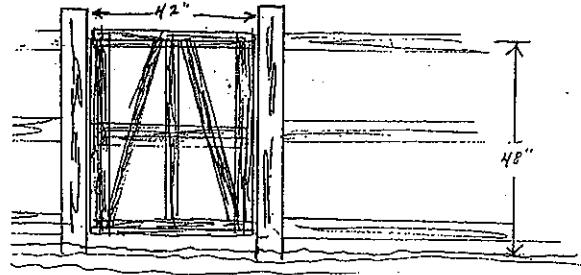
Security Door

*The Ridges of Whetstone*

# Property Line Fence Style

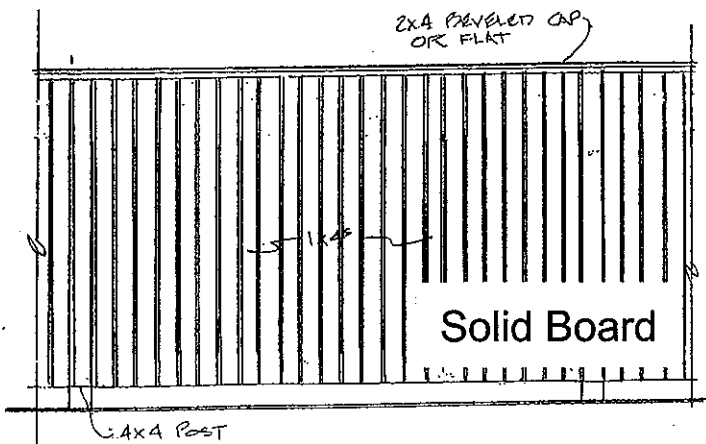


Split-rail fence

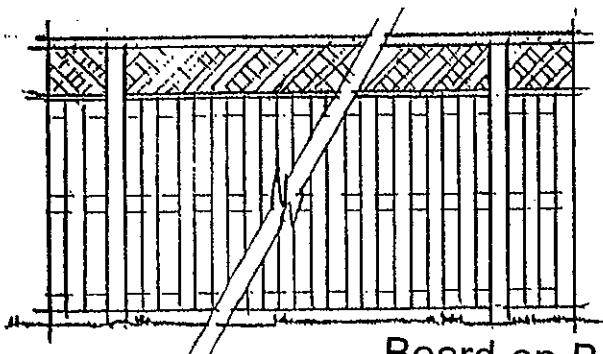


Split-rail gate

# Privacy Fence Styles

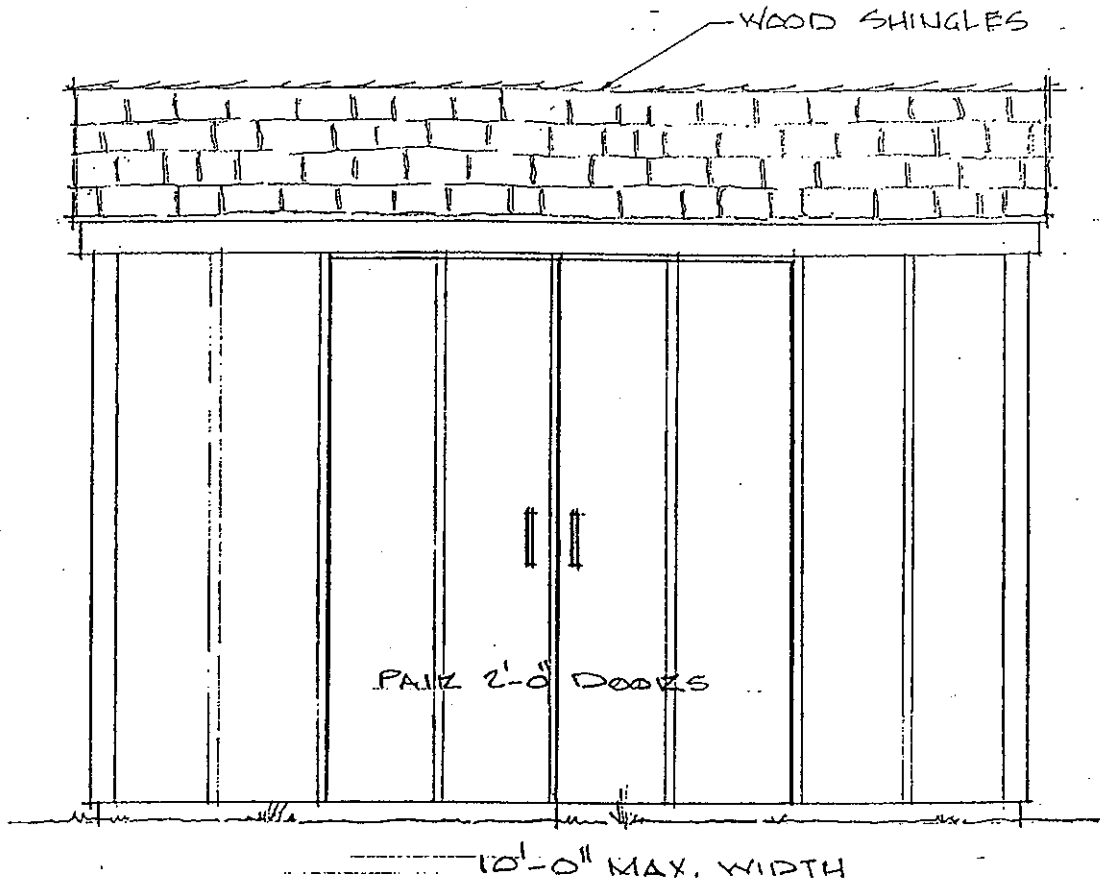


*The Ridges of Whetstone*



Board-on-Board  
with Criss-Cross Top

# The Ridges of Whetstone



## Storage Shed Design

