

ARCHITECTURAL STANDARDS POLICY FOR THE THOMAS CHOICE WEST
COMMUNITY OF THE MIDDLE 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 **Thomas Choice West** 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 was Celotex "Burnt Brown" which is no longer available. When roof replacement becomes necessary, **GAF "Autumn Brown Blend"** or "**Certainteed "Oakwood"** or "**Cedar Brown"** will be required as a replacement shingle.
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 house trim color is **McCormick Paint # 41-22** (Latex Paint). Other options 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 trim will be determined at that time by the ARB with the recommendation of the MVF Design Consultant.
3. **Siding/Trim/Shutters** – Any change in color, style or material requires prior approval. When replacing the siding or the house trim. All original details must be retained. If an area such as a bay window originally had flat wood material then the replacement material must be flat material – not siding material.
4. **Replacement Windows** – Must be slider windows without 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. **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 the front door color. The balcony storm door must be the approved house trim 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 or may not include motion sensor lights).*
7. **Elevated Deck** – Will not be permitted.
Ground Level Deck – Must be a maximum height of 12 inches.
Deck Color – The preferred color is unstained natural wood. Any tinted stain or colored preservative must be reviewed on an individual basis.
8. **Fence** – developer-installed fences must be retained. The original fence color is **McCormick Stain #41-22** (Latex Stain). Another option is **McCormick “Accessible Beige”**.
9. **Wrought Iron Gates** - Black wrought iron gates may be installed in brick garden walls upon application (see drawing).
10. **Storage Sheds** – Will be considered on an individual basis.
11. **House Numbers** – Only black metal or 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 is not permitted in the **Thomas Choice West** community.

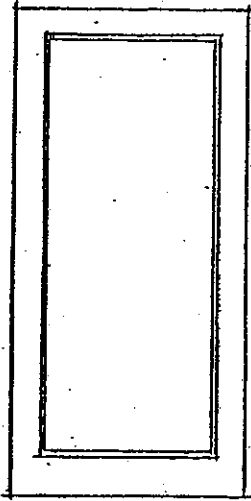
Additional guidelines for exterior modifications are available at the MVF office.

Adopted by MVF/BOD - 11/28/78

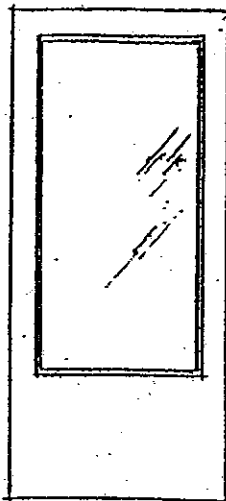
Revised, 1981, 1984, 1993, 2001, 2004, 2007, 2008, 2010 (fence and storm door color), 2011 (window)

Recommended Storm Door Styles

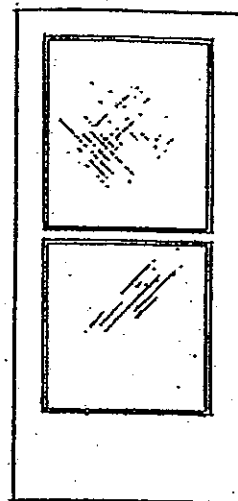
7-22-2010



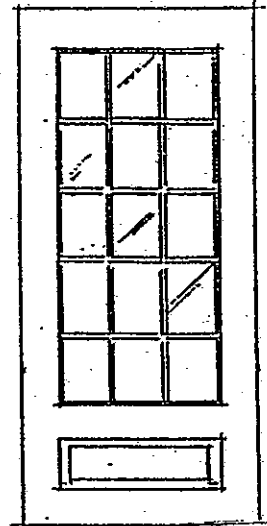
Full View



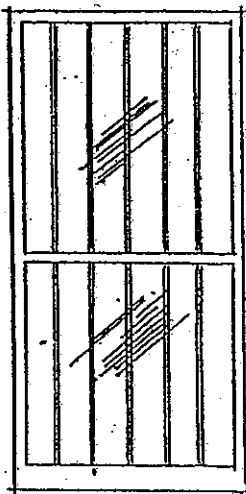
3/4 Glass



Self-storing



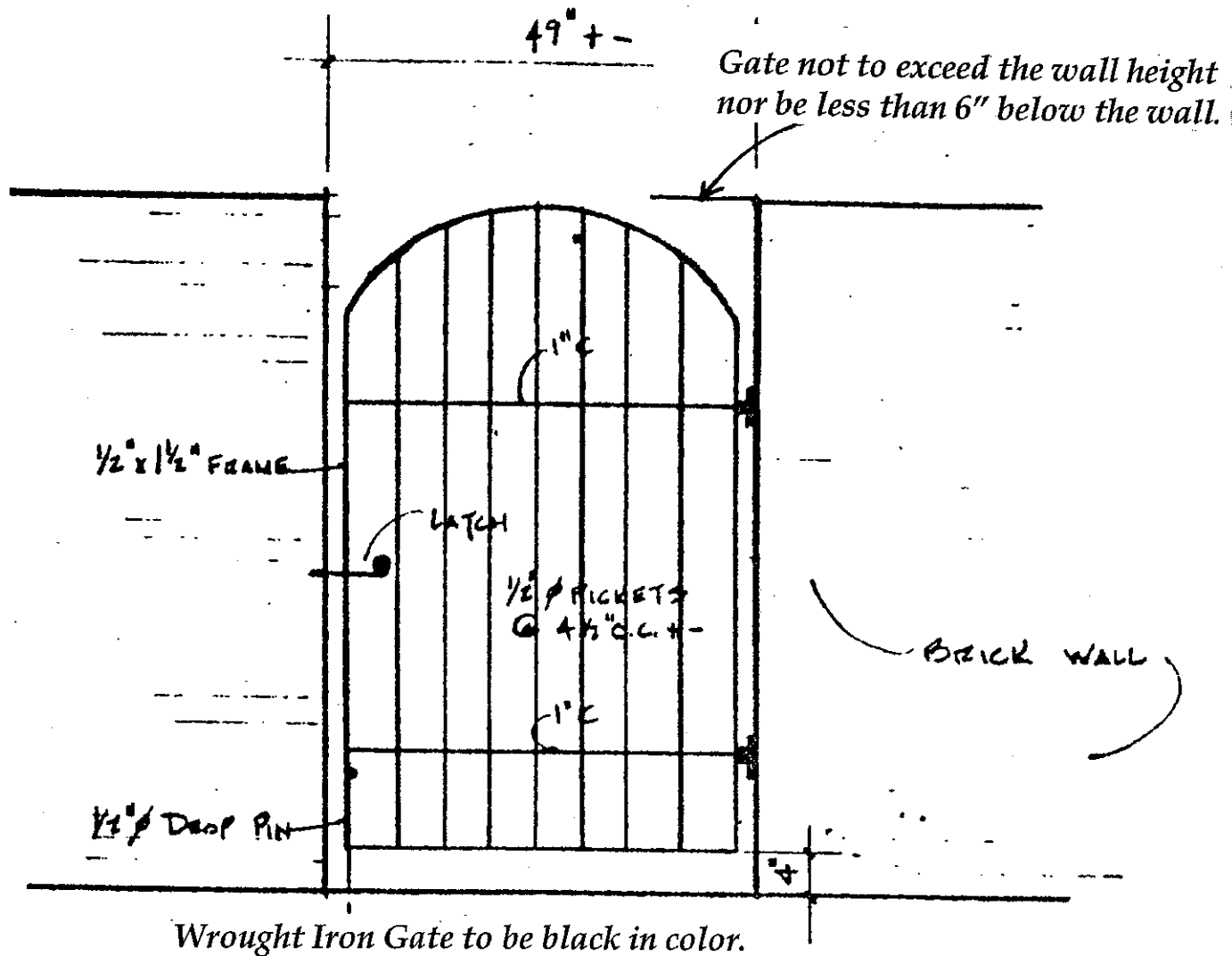
Wood & Lite



Security Storm Door

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

THOMAS CHOICE WEST



Wrought Iron Gate Design

THOMAS CHOICE WEST