

ARCHITECTURAL STANDARDS POLICY FOR **THE RIDGES**
COMMUNITY OF THE STEDWICK HOMES CORPORATION

Any exterior modification including those listed below requires prior approval by the Montgomery Village Foundation Architectural Review Board.

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** 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 purpose 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 allow 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 windows with grids. Color to be determined on an individual basis.
Storm Windows – Must be white, or painted the color of the window trim.
5. **Storm/Screen Doors** – Front entrance storm/screen door to be full-view, $\frac{3}{4}$ glass, or self-storing and painted either to match the door it covers or the house trim color (see drawing). Side or rear storm/screen doors must be painted trim color. *White storm doors will not be approved unless the house trim color is white..*
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 not include motion sensor lights).*

7. **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Deck – 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. **Fence** – Must be 3 rail, split-rail wood, 48” in height, and natural in color. Galvanized welded wire mesh with 2" x 4" openings may be stapled to the inside of the fence. Black or dark green vinyl coated wire mesh is also acceptable (see drawing). Split-rail fencing must be installed on property lines.
Gate – Must be split-rail design (see drawing).
Privacy Fencing - Closed fence for screening purposes to be 6 feet in height, solid board design, and must not exceed 25 linear feet in total length. Color to be natural.
9. **Storage Sheds** – Must be located in the rear yard, constructed of wood Board-and-Batten siding, or Texture T-1-11 siding, with a shingle roof. Sheds are to be a maximum size of 10 feet wide x 8 feet deep x 7 feet high and of colors that blend with the surroundings or house color. Sheds 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. **Mailboxes** – Only galvanized metal or brass mail slots in the front entrance door, or a standard solid black or brass rectangular mailbox, will be permitted (see drawing). Alternate styles or colors will be determined on an individual basis.
11. **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.
12. **Basketball Backboards** – Will be considered on an individual basis.
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.