

ARCHITECTURAL STANDARDS POLICY FOR THE  
THOMAS CHOICE CONDOMINIUM

*Any exterior modification including those listed below requires prior approval by the  
Thomas Choice Condominium Board of Directors.*

**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 Condominium** desiring to make exterior alterations or changes to their property. *All modifications must be completed within three months of condominium board approval unless a specific exception is received.*

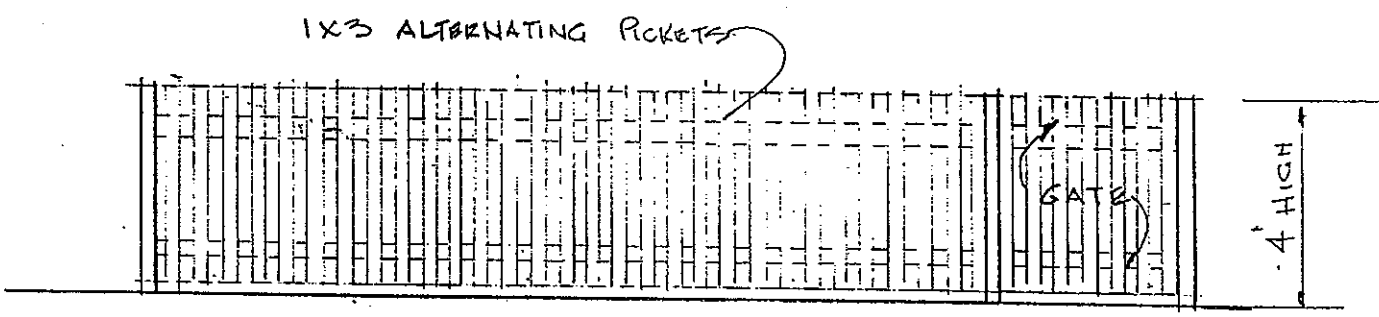
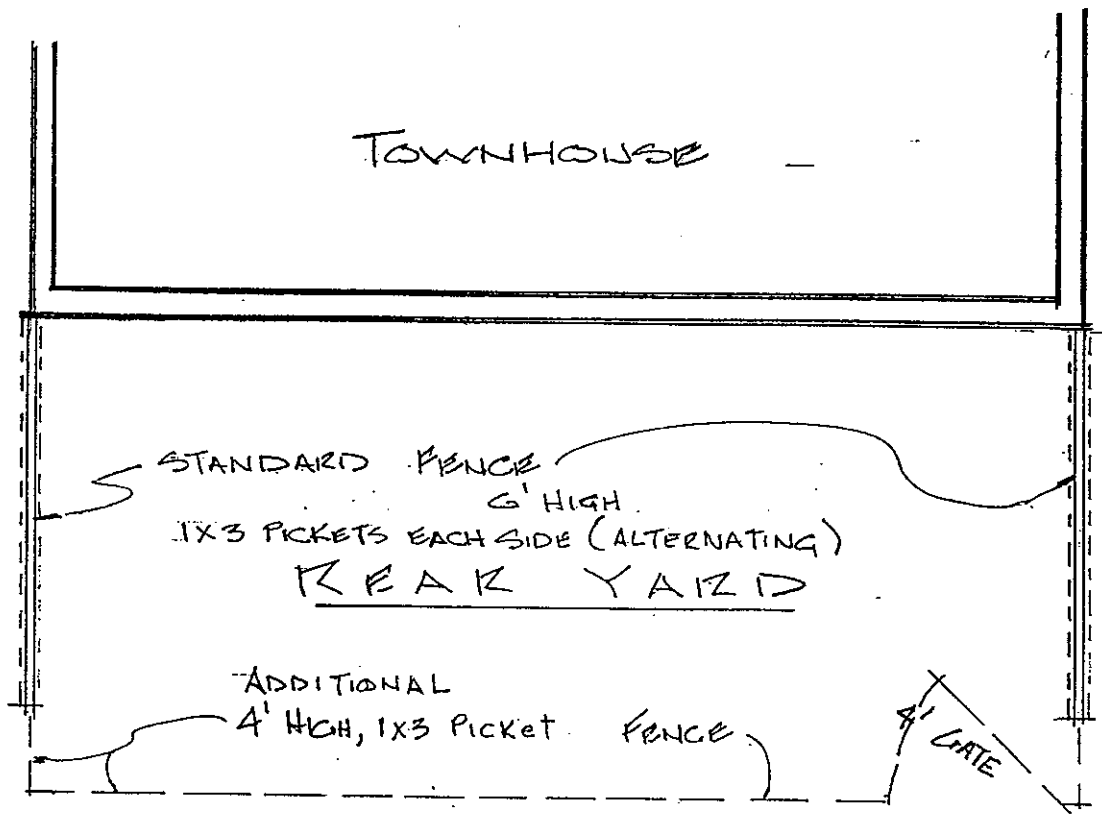
The MVF Architectural Review Board has been asked to make a recommendation to the Thomas Choice Condominium Board of Directors on architectural exterior modifications made to condominium units. The goal of the Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, 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 Thomas Choice Condominium Board of Directors. The TCC Board and the ARB acknowledge 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. **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 colors are pre-planned by a professional color consultant to provide community harmony and attractive individual design. The trim color *Benjamin Moore HC-77 "Alexandria Beige"* is standard and may not be changed. No color changes to siding, brick or door will be approved unless the new colors are within the color spectrum established for **Thomas Choice Condominium**. The Architectural Standards staff is available to assist homeowners in their color selection.
2. **Fences** - Wood fencing within the Limited Common Element will be permitted on the rear property line at a limit of 14 feet from rear of house and side property lines extending from the rear corners of the house. Shrubbery may be planted within 15 feet from rear of house on outside of fence. Maintenance of the fence and the area fenced becomes the responsibility of the condominium owner. *Developer installed privacy fencing in rear yard must be retained.*

**Fencing Material** - On side property lines, the fence shall be 1"x 3" alternating boards, the same height as the originally installed section of fence (6 feet). Fencing on the rear property line to be 1"x 3" alternating boards, 48" in height for those units backing to the golf course (see drawing). Other than golf course units, rear fencing may be 1"x3" alternating boards, 6' or 4' in height. The return must match the rear fence in height. Gates will be of the same material, height and design as the rear fence. The color of fence and gate is to be natural.

3. **Patio/Decks** - will be reviewed on an individual basis. In order to be considered, please attach sketch showing design, dimensions and elevations in enough detail for determination of what and how it will be constructed.
4. **License Agreement** (fences, decks and patios) - for Fairway and Clearview models, in order to have to build a patio beyond 10 feet, it is necessary to have a signed License Agreement on file with the condo association. This agreement will allow a 15 foot extension to a backyard from the rear wall of the house.
5. **Replacement Windows** - to be slider style in bronze, “Terratone”, or dark brown in color.
6. **Storm/Screen Door** – Front entrance storm/screen door **not white** to be full-view, 3/4 glass or self-storing and painted to match the trim color of the house, ***“Benjamin Moore HC-77 “Alexandria Beige”, McCormick #224 “Deep Forest Brown” or pre-finished bronze*** (see drawing). ***White storm doors will not be approved.***
7. **Storage Sheds** - are not permitted. Developer installed sheds must be retained.
8. **Completion** - All approved alterations or changes must be completed within three months of board approval unless a specific exception is received.
9. **Composting** - Residential composting of yard waste will be permitted provided according to approved guidelines. Contact the office for these specific guidelines.

Approved by TCC Board - 11/13/92  
Revised, 1993, \*1995, 2004, 2008, 2009

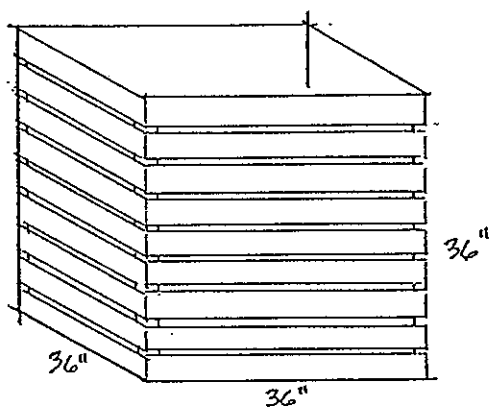


ELEVATION  
SCALE: 1/4" = 1'-0"

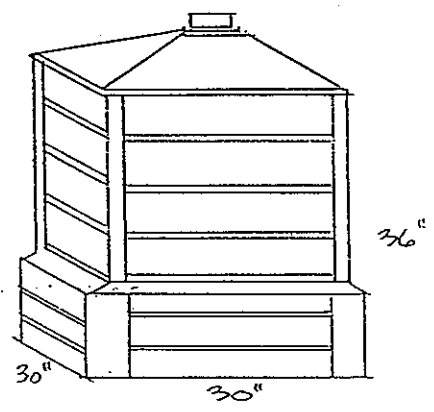
REAR FENCE

THOMAS CHOICE CONDOMINIUM

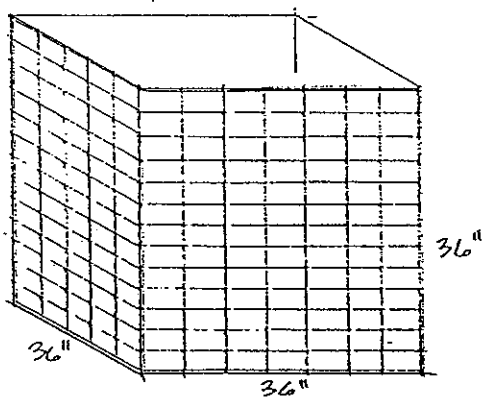
# COMPOST CONTAINERS MONTGOMERY VILLAGE



WOOD BOX Pressure treated lattice.



CHAMBERED BIN  
Vinyl in earthtone colors.



WIRE CAGE Galv. wire or green Vinyl coated.

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