

ARCHITECTURAL STANDARDS POLICY FOR THE **WALKER'S CHOICE**
COMMUNITY OF THE SOUTH 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 **Walker's Choice** 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 standard and may not be changed. The original roof was Johns-Manville "Black Thunder" which is no longer available. Replacement roof shingles must match ***Certainteed "Moiré Black"***.

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 trim color is McCormick paint #Z-49-23 (brown). ***McCormick paint "Woodland" (KT-30)*** is the updated trim color. Either of the standard trim colors must be maintained unless the wood is covered with a replacement material. Any replacement material must receive approval by the ARB prior to installation. Exterior color change requests for house siding, 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. **Replacement Siding/Trim** – Any change in color, style or material requires prior approval. **Replacement Trim Note:** The ARB has determined that replacement trim must be either ***Wolverine "Wicker"*** or ***Certainteed "Prairie Sand"***, however, approval must be received prior to installation.
[When houses with box bay projections are resided with replacement material, the front of the box bay must be covered with flat trim material not the vinyl siding material. All original features of this box bay must be retained when using a replacement material.]

4. **Replacement Windows** - Will be determined by the ARB upon application.
Storm Windows – Will be determined by the ARB upon application.
5. **Storm/Screen Door** – Front entrance storm/screen door to be full-view or 3/4 glass design and painted front door color or house trim color (see drawing).
Security Storm Door – Must be painted to match 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. **Ground Level Deck** – Must be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.
Deck Color - Any tinted or colored preservatives will be reviewed on an individual basis.
8. **Fences** –
Properties backing to South Valley Park – Fencing must be black 2"x4" welded wire mesh, a maximum height of 36 inches (36"), and may only be installed provided a 3 - 4 foot high living hedge of privet, ligustrum or similar plant material screens the wire from view. *All plants must be full height at onset of fence installation.*

Properties backing to Montgomery Village Avenue and Normandie-on-the-Lake – Fencing may be one of the following fence styles:

- a. Black 2"x4" welded wire mesh fencing, no higher than 36" in height, with a 3-4 foot high living hedge of privet, ligustrum or similar plant material to screen the wire from view. *All plants must be full height at onset of fence installation.*
- b. 1"x 3" alternating wood board style fence, 6 feet in height, and a natural wood color (only clear preservatives can be used).

Privacy Fencing – The 6' high privacy fence must be maintained between units and must be 1"x 3" alternating board style in a natural wood color (only clear preservatives can be used).

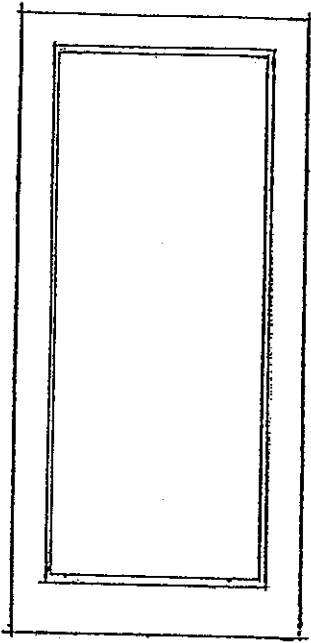
9. **Storage Sheds** – Storage sheds are not permitted in yards that are not enclosed with fences. If a yard is completely fenced, a storage shed that does not exceed the fence height may be approved.
[On those properties that had original developer installed sheds, these sheds must be retained and maintained. *Note: If the shed is shared with an adjoining neighbor, a signed agreement from the adjoining neighbor must accompany the application before a change to the shared shed is approved by MVF.*]

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** – Are not permitted.
12. **Composting** – Residential composting of yard waste will be permitted according to approved guidelines. Contact MVF for these specific guidelines.

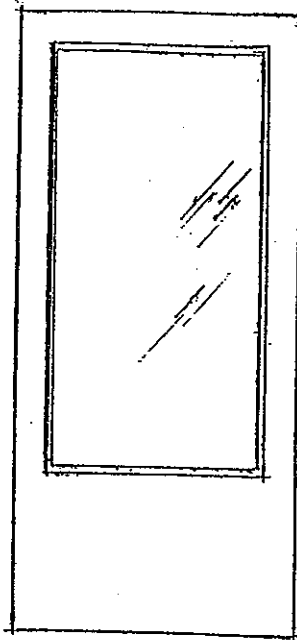
Note: In the Walker’s Choice Road townhouses, gutters/downspouts and sheds are shared with an adjacent property owner. Replacements of original materials and any changes in colors or design of the original materials must receive prior ARB approval and approval will be granted only if these items are coordinated between the two properties. The overall appearance of the gutter, downspout and shed must remain unified.

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

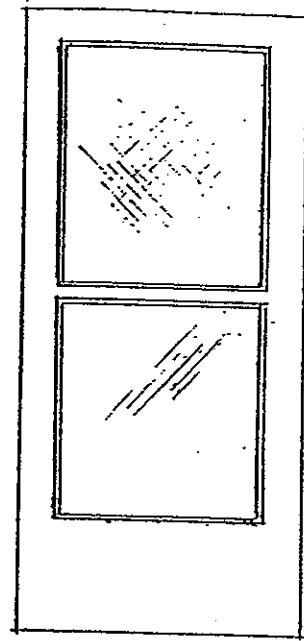
Storm Door Styles



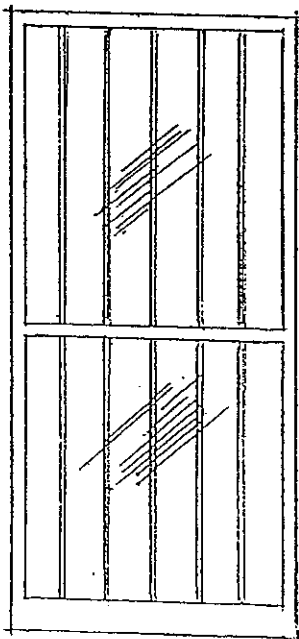
Full-view



3/4 Glass



Self-storing



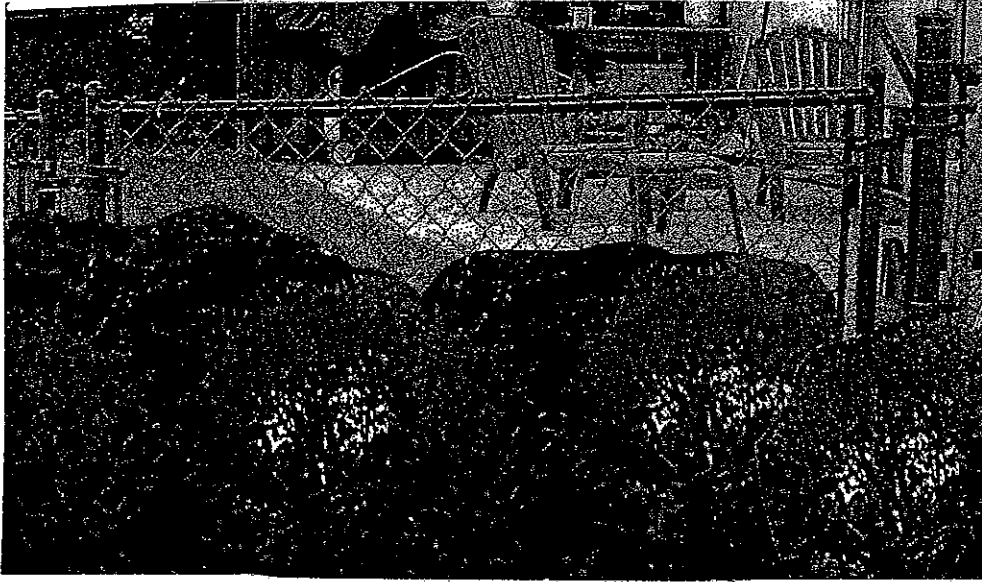
Security Door

Security storm doors must be painted front door color.

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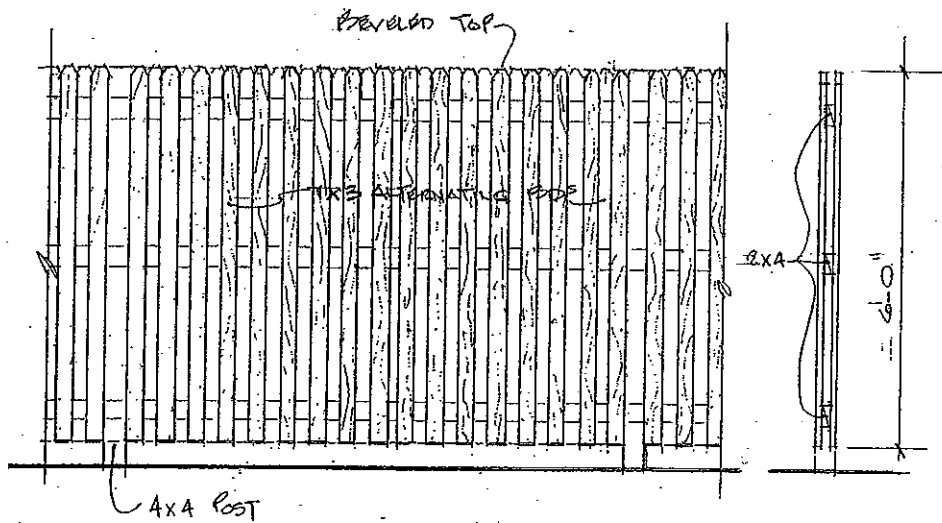
Rear Yard Fences

Properties backing to South Valley Park



**2"x4" Welded Wire Mesh Fence
with living hedge screen**

Properties backing to Montgomery Village Avenue
Properties backing to Normandie-on-the-Lake



Unfinished Treated Lumber or Cedar

1"x3" Alternating Wood Board Fence

This design also for
Privacy Fence (8 linear feet between units)

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