

ARCHITECTURAL STANDARDS POLICY FOR THE WETHERSFIELD
COMMUNITY OF THE EAST 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 **Wethersfield** 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.***

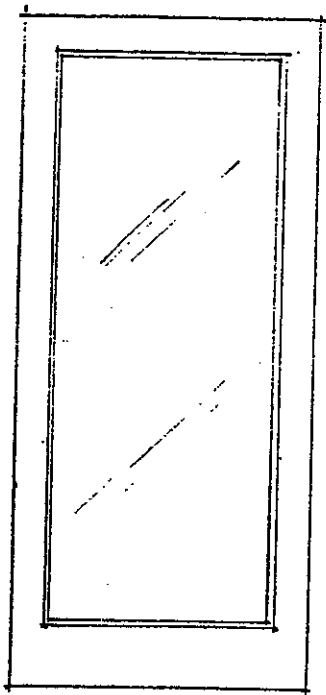
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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 shingles are a standard color. Any replacement shingle must match **Owens-Corning "Slate Gray"** or **Certainteed (3-tab) "Moire Black"**.
2. **Exterior Paint** - Recorded house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the exterior 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 original trim color is **McCormick "Super White #100"**. This color must be maintained unless the wood is covered with a replacement material. 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 ***in white color only.***
Storm Windows – Must only be white in color.
5. **Storm/Screen Door** - Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door can be the front door color or the color of the house trim. White pre-finished doors will be approved.
Security Storm Door – Must be painted the front door color.

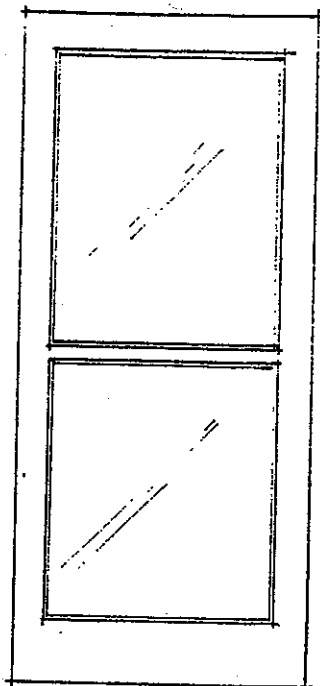
6. **Security Lighting** – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor lights).*
7. **Ground Level Deck** – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.
Deck Color - Any tinted or colored preservatives will be reviewed on an individual basis.
8. **Fences** - Developer-installed fences must be retained (see drawing). *Corner Lots - white picket fencing is standard on outside property line and must be retained.*
9. **Storage Sheds** – Custom-built storage sheds will be permitted when erected in accordance with attached storage plans. Location will be considered on an individual basis (see drawing). Alternate styles and materials may also be considered on an individual basis.
10. **House Numbers** – Only brass metal numbers no higher than 5" will be permitted. The numbers must be affixed to a circular backboard as originally installed and the backboard must be painted the original color. This original design and location must be retained unless otherwise approved.
11. **Basketball Backboards** – Will not be permitted.
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.

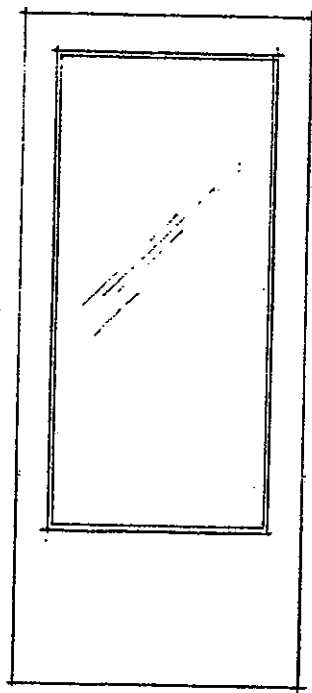
Recommended Storm Door Styles



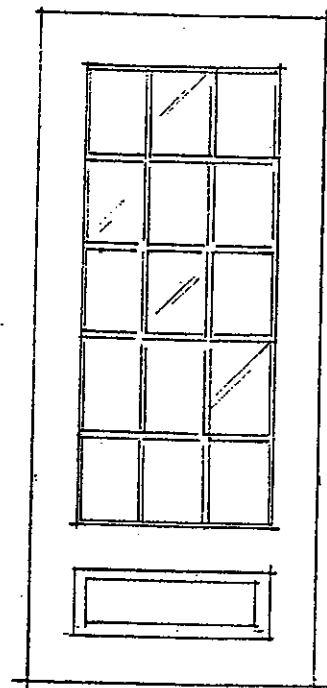
FULL-VIEW



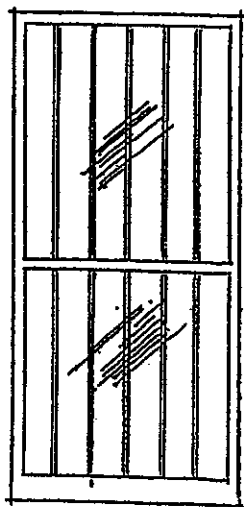
SELF-STORING



3/4 GLASS



WOOD 9 LITE



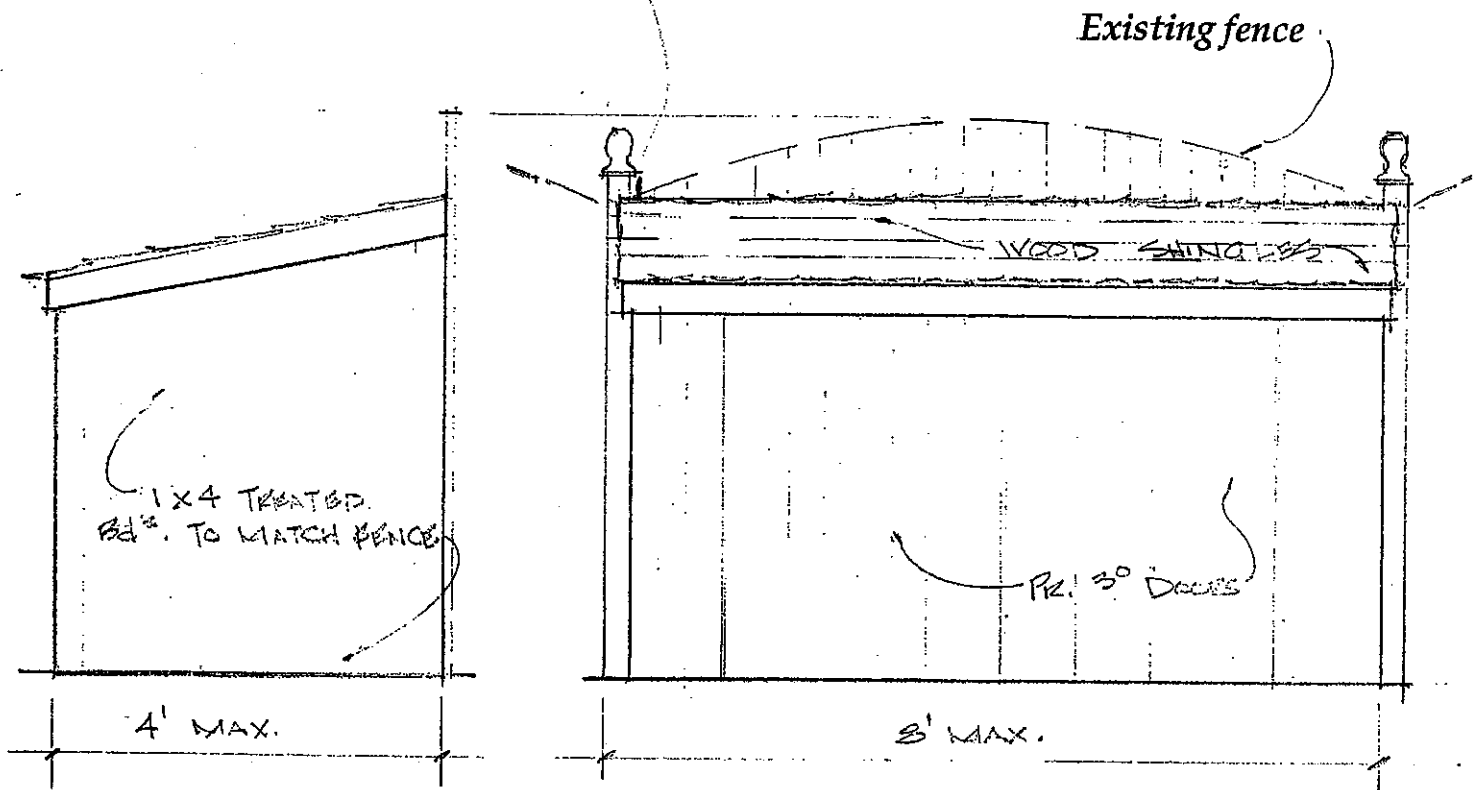
SECURITY DOOR

Security storm doors must be painted the color of the door they cover.

WETHERSFIELD

Storage Shed Design

Storage shed height not to exceed the fence height.



WETHERSFIELD