

ARCHITECTURAL STANDARDS POLICY FOR THE **WILLIAMS RANGE**
COMMUNITY OF THE NORTHGATE 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 **Williams Range** 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.***

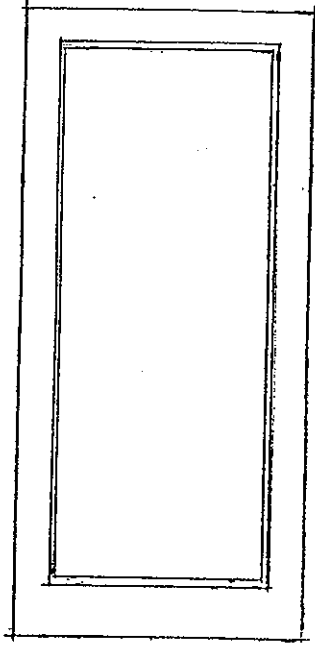
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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** - 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 material, style or color requires prior approval.
4. **Replacement Windows** – Must be double-hung style with grids to match original grid pattern in white or house trim color.
Storm Windows – Must double-hung style in white or house trim color.
5. **Storm/Screen Door** - Front entrance storm/screen door must be full-view, 3/4 glass or self-storing design and painted to match the door it covers or the house trim color (see drawing). Side or rear storm/screen doors must be painted house trim color.
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).***

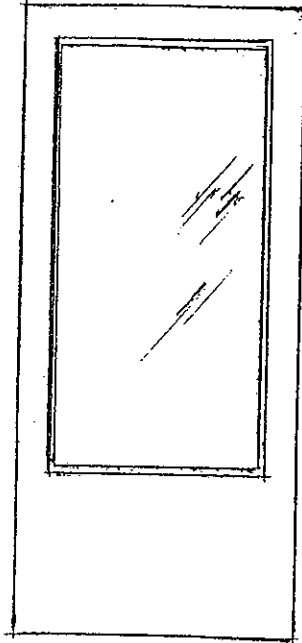
7. **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Deck – May be required to be screened with shrubs to enclose that portion between deck and grade greater than 12" in height.
Deck Color - Any tinted or colored preservatives must be reviewed on an individual basis.
8. **Rear Yard Fence** – Must be three rail, split-rail wood, 48" in height, and natural unstained wood in color (see drawing). Galvanized welded wire mesh with 2" x 4" openings may be stapled to the inside of the fence. Black and dark green vinyl coated wire mesh is also acceptable. Split-rail fencing must be installed on property lines.
Gate – to be split-rail fence design (see drawing).
Privacy Fencing – Closed fencing for screening purposes must be a solid board design or a board-on-board (alternate board) design with crisscross pattern on top. This fence must be natural unstained wood in color, a maximum height of 6'-0", and it must not exceed 25 linear feet in total length (see drawing). Privacy fencing is *not* to be installed on property lines.
Front Yard Fence – A solid board fence connecting the house and the garage toward the front of the house on the Fulford house model must be retained and maintained. The color of this fence must match the house siding color.
9. **Storage Sheds** – Must be located in the rear yard and must be a maximum size of 10 feet wide x 8 feet deep x 7 feet high (see drawing). The color of the shed must be natural unstained wood or the shed may be stained to match *Behr "Chatham Fog" Solid Stain #DP-540*. Alternate styles and materials may be considered on an individual basis *but no metal or aluminum sheds will be permitted*. Sheds may be required to be screened with shrubs to maintain the aesthetics of the community.
10. **Mailboxes** - Optional mailbox with newspaper box must follow attached design (see drawing). Alternate colors for the mailbox and post 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** – to 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.

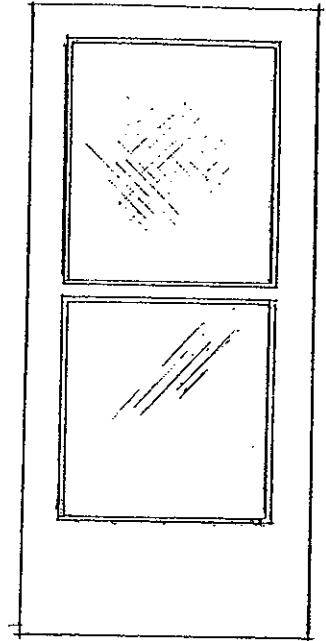
Storm door styles



Full-view

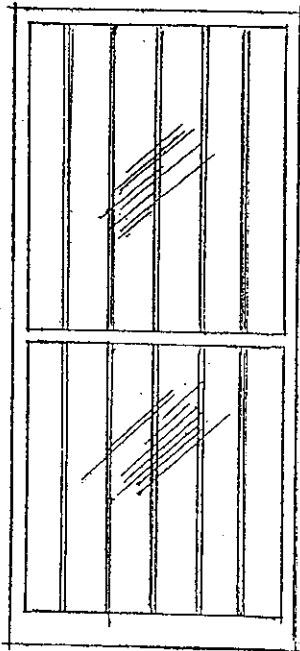


$\frac{3}{4}$ Glass



Self-storing

Storm doors may be painted front door or house trim color.

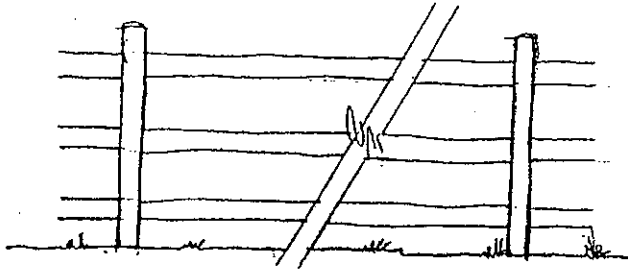


Security door

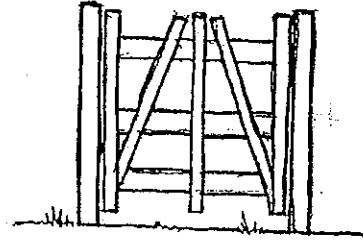
WILLIAMS RANGE

Security doors must be front door color.

Fence design

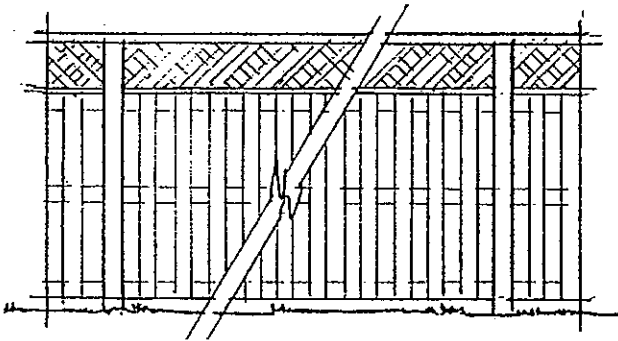


Three rail, split rail fence design

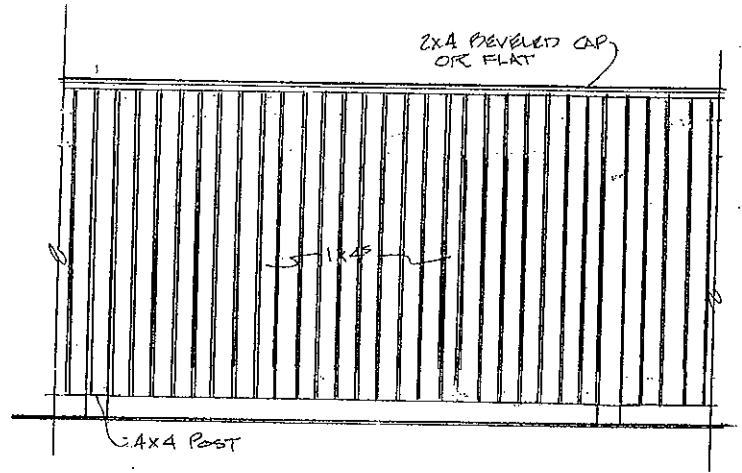


Split-rail gate design

Privacy fence design



Board-on-Board with crisscross top
(REAR YARD ONLY)

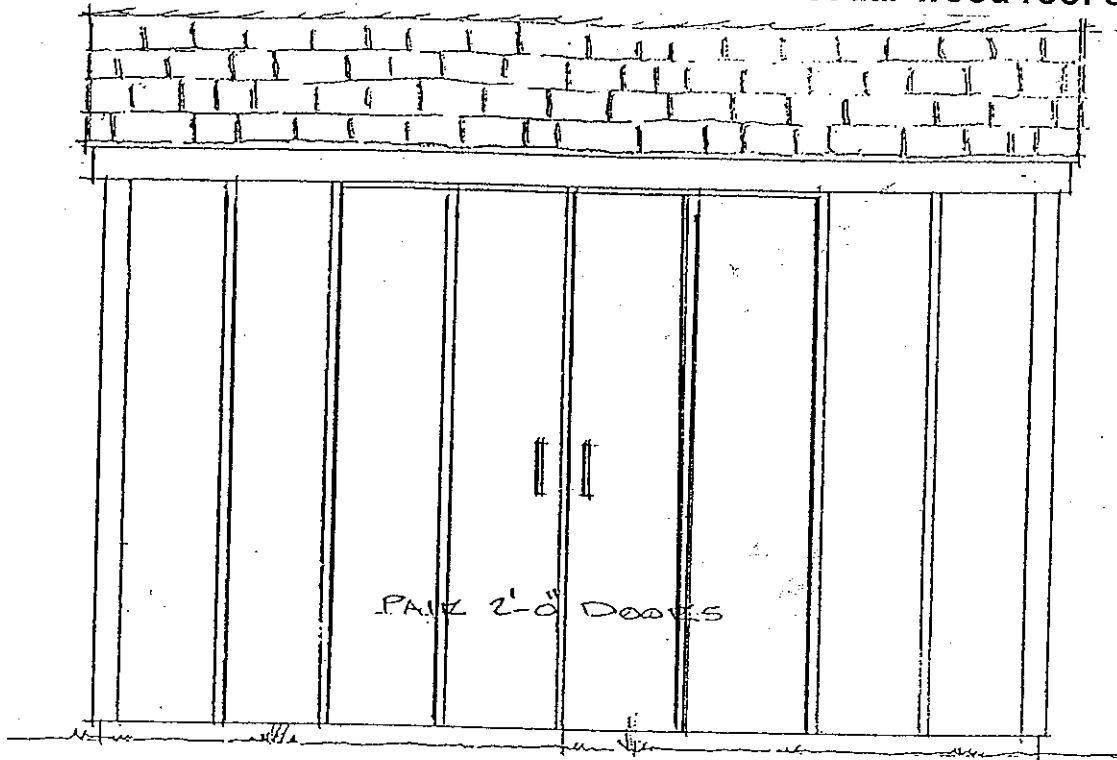


Solid board
(FRONT YARD AND REAR YARD)

WILLIAMS RANGE

Storage shed design

Natural cedar wood roof shingles

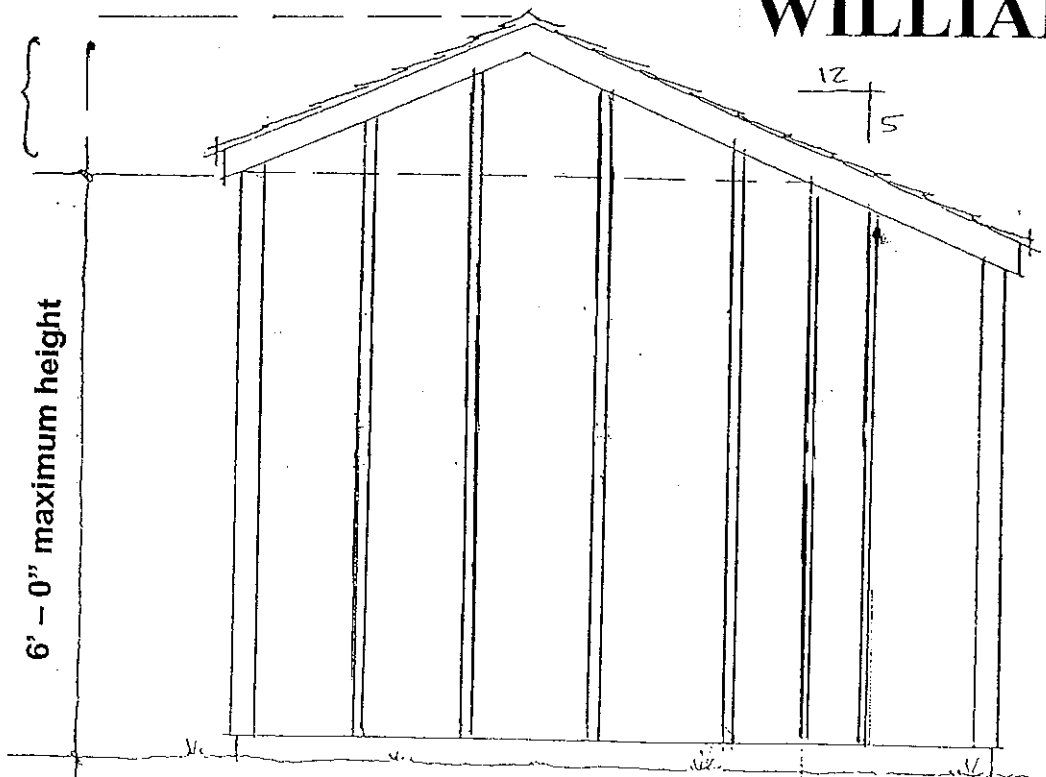


10' - 0" maximum width

WILLIAMS RANGE

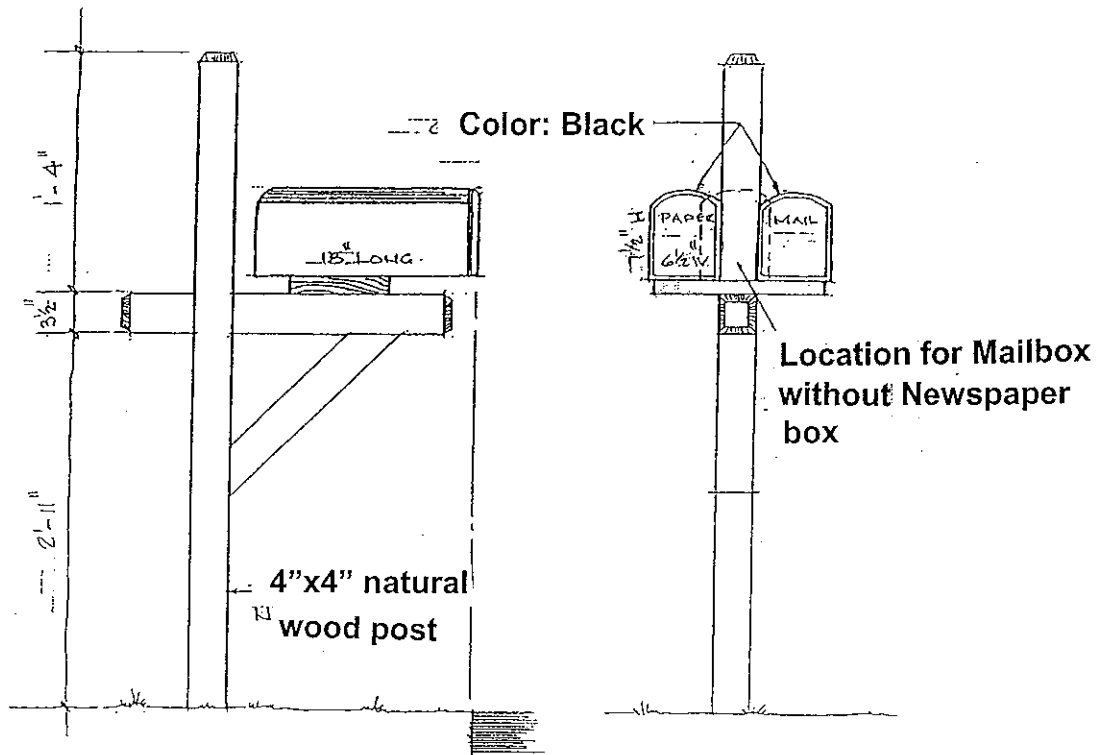
1' - 0" maximum height...

6' - 0" maximum height



8' - 0" maximum depth

Mailbox and newspaper box design



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