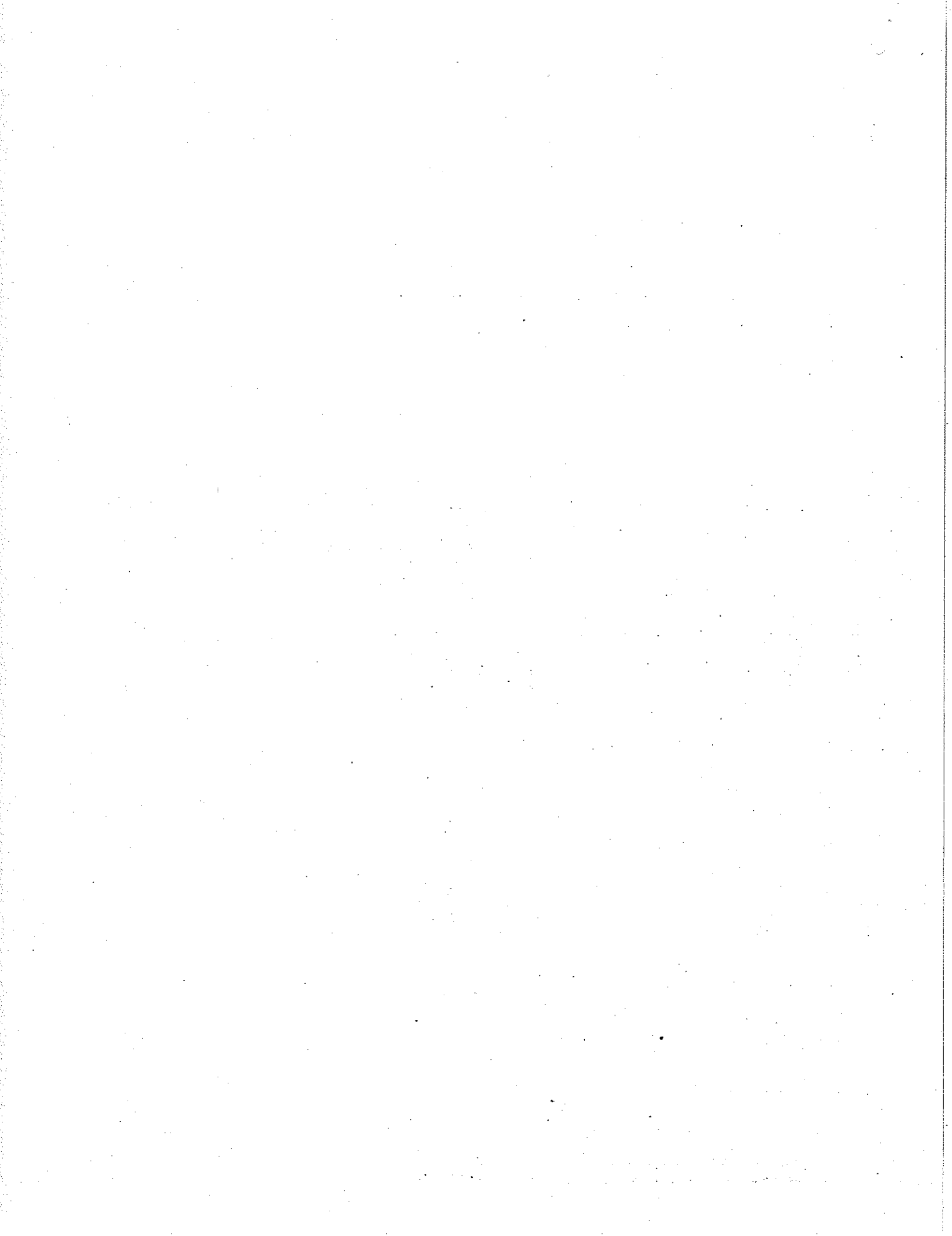


HOMEOWNER GUIDE

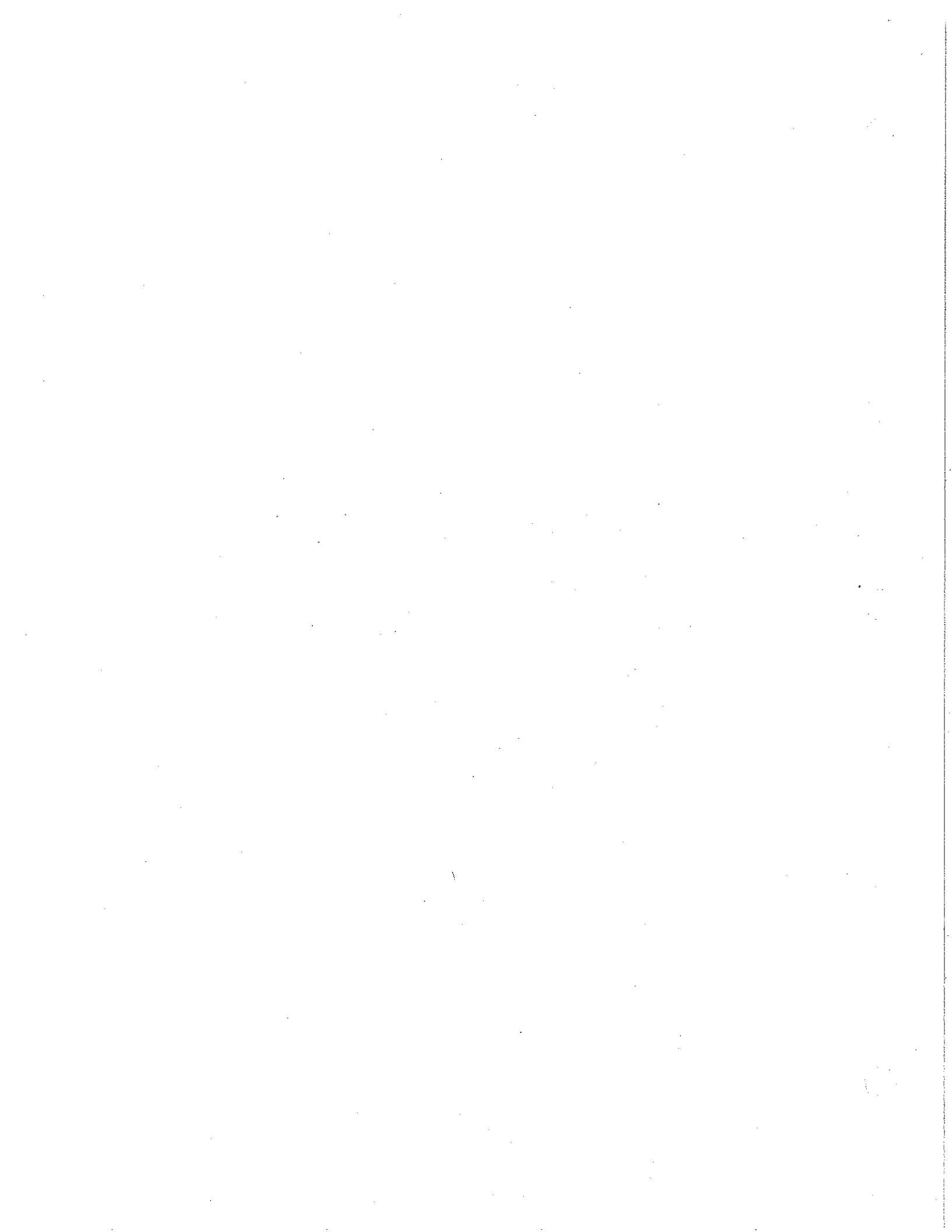
**WHETSTONE
HOMES CORPORATION**



HOMEOWNER GUIDE

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WHETSTONE HOMES CORPORATION

10120 APPLE RIDGE ROAD

P.O. BOX 2130

MONTGOMERY VILLAGE, MARYLAND 20886-2130

(301) 948-0110 FAX (301) 990-7071 www.mvf.org

WHETSTONE HOMES CORPORATION BOARD OF DIRECTORS

Welcome to Whetstone! By choosing a home here in Whetstone, you have automatically become a member, not only of the Montgomery Village Foundation, but also of the Whetstone Homes Corporation. The Whetstone Homes Corporation (WHC) is a non-profit organization, composed of you and your neighbors in the Whetstone portion of the Village, whose primary purpose is the management and maintenance of the commonly-owned properties in our community: the streets, sidewalks, paths, greenspace and plantings, the lights, and the storm drains. These properties belong to all of us. Their care is the concern of all who live here, and it is our assessment dollars that pay for their upkeep.

Actually, these affairs are managed by a Board of Directors; nine of our neighbors elected by the rest of us, who volunteer their time to serve the community. Each member of the Board is elected for a three year term with one-third of the members up for election each year. A list of Board members is published every year following the Annual Meeting in the "Whetstone Watch" column of the Montgomery Village News.

The Whetstone Board meets the second Thursday of each month at 7:30 P.M. in the Whetstone Community Center. A resident's time is held at the beginning of each meeting and every resident is invited to attend these meetings and to bring ideas and concerns to the attention of the Board. Attending a meeting or two serves as a quick introduction to the major aspects of the business of the community. For your information, the annual meeting of the Whetstone Homes Corporation is the second Thursday in March and this meeting is also held in the Whetstone Community Center at 8:00 p.m. Any meeting changes are reported ahead of time in the "Whetstone Watch" column. Do come -- you will be welcomed!

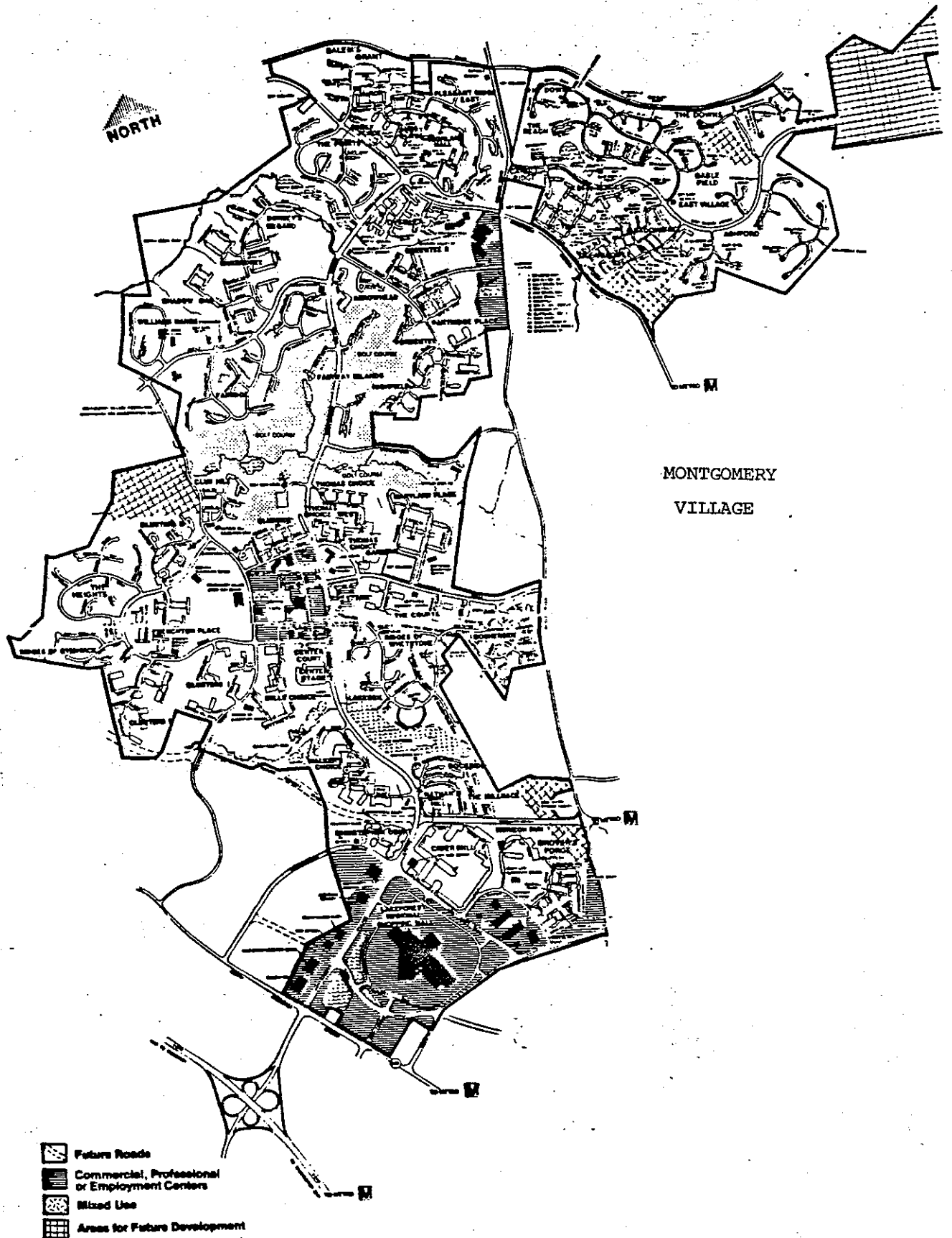
Besides maintenance, the Board is concerned with reviewing, formulating, and enforcing rules aimed at helping the community live more harmoniously together: rules relating to such activities as parking, greenspace use, and snow removal. In addition, the Board has the responsibility of setting and collecting assessments, preparing an operating budget, and administering the reserve fund.

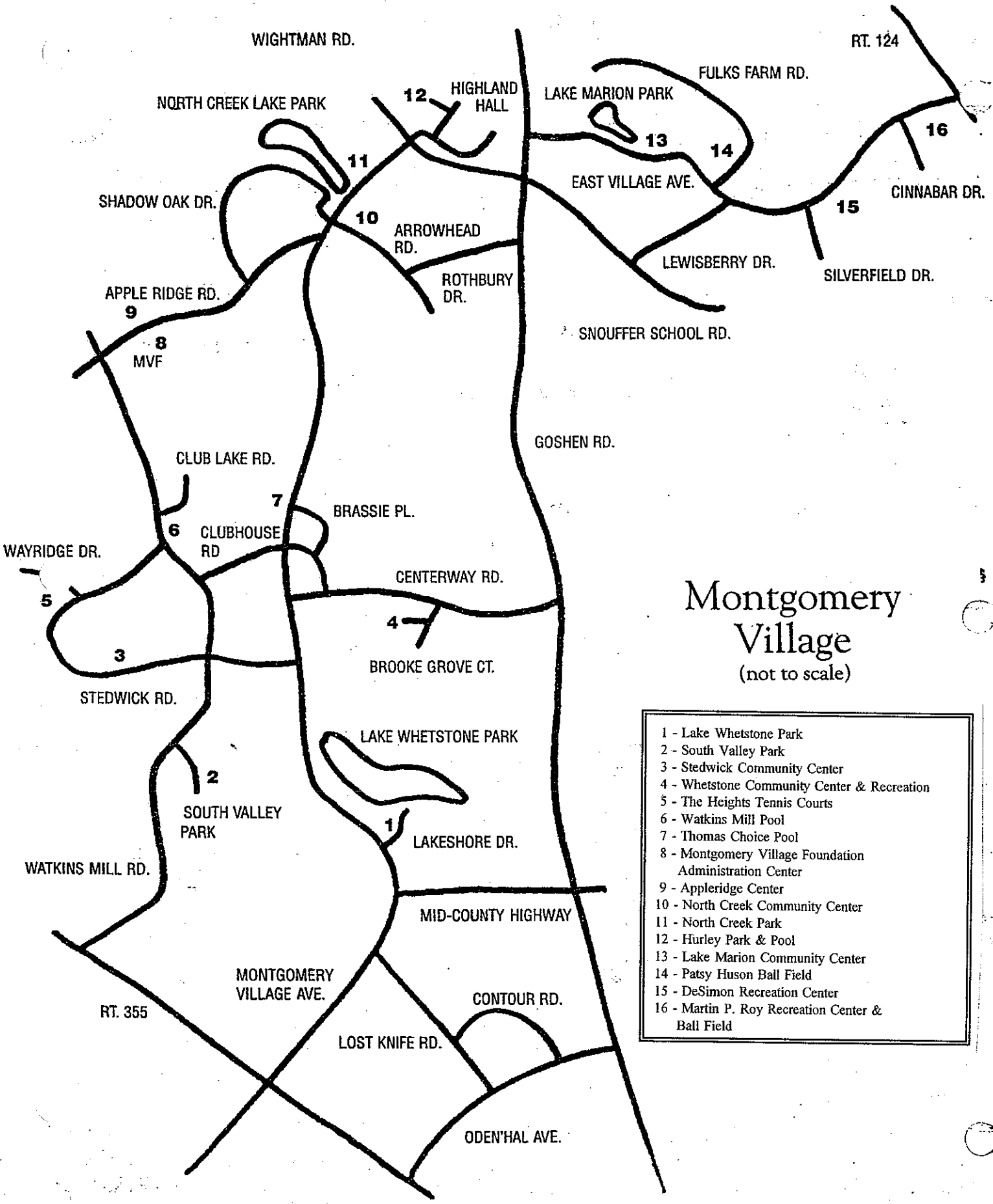
Perhaps you are wondering what the relationship is between our Homes Corporation and the Montgomery Village Foundation. The Foundation acts as an agent to our Homes Corporation. It employs a full-time manager to help our Board (and others) conduct its day-to-day affairs. Our agent can be reached at 301-948-0110 to answer questions or refer problems concerning Homes Corporation affairs to the appropriate Board member. The office is in the Montgomery Village headquarters on Apple Ridge Road.

The Foundation also collects assessments, provides bookkeeping and secretarial services to local Boards, and has a staff and equipment which it rents to local Boards for general maintenance work. It is the Village Foundation you call to report path or street lights that are out or broken and to report covenant violations. Thus the Foundation and the Whetstone Homes Corporation Board work closely together for the well-being of all the residents.

Whetstone was one of the first communities in Montgomery Village and we have a proud tradition of consideration and cooperation in our neighborhoods. We ask that you consult this booklet when you need information on Whetstone's rules, policies, or covenants. We know you will be happy among us, and hope you will take full advantage of all the wonderful resources, activities, and natural beauties that are available to your family here!

Whetstone Homes Corporation

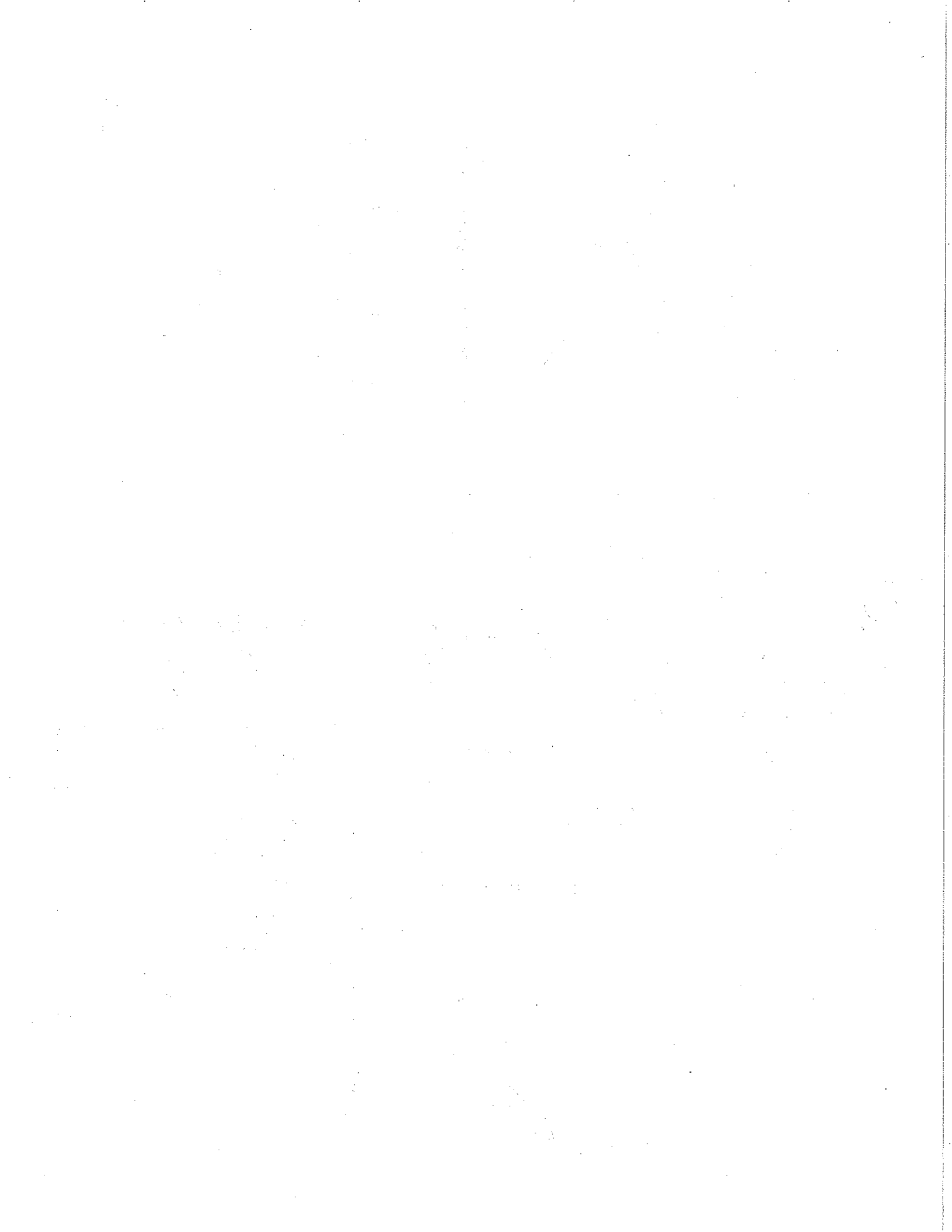




Montgomery Village

(not to scale)

- | |
|---|
| 1 - Lake Whetstone Park |
| 2 - South Valley Park |
| 3 - Stedwick Community Center |
| 4 - Whetstone Community Center & Recreation |
| 5 - The Heights Tennis Courts |
| 6 - Watkins Mill Pool |
| 7 - Thomas Choice Pool |
| 8 - Montgomery Village Foundation Administration Center |
| 9 - Appleridge Center |
| 10 - North Creek Community Center |
| 11 - North Creek Park |
| 12 - Hurley Park & Pool |
| 13 - Lake Marion Community Center |
| 14 - Patsy Huson Ball Field |
| 15 - DeSimon Recreation Center |
| 16 - Martin P. Roy Recreation Center & Ball Field |





WHETSTONE HOMES CORPORATION

10120 APPLE RIDGE ROAD

P.O. BOX 2130

MONTGOMERY VILLAGE, MARYLAND 20886-2130

(301) 948-0110 FAX (301) 990-7071 www.mvf.org

You As A Homeowner in Whetstone

And

Where Your Assessment Money Goes!

As an owner of a home in Whetstone, you are a member of the Montgomery Village Foundation and of the Whetstone Homes Corporation. Your assessments are billed to your quarterly. All payments are made to the Montgomery Village Foundation but are divided into three portions as indicated on a sample bill on the reverse side of the page.

The portion indicated on the first line of your bill goes directly to the Montgomery Village Foundation to pay for administrative services which include architectural control, maintenance of village lakes and parks, and the support of Village-wide activities of the Montgomery Village Foundation Recreation Department and the publication of the Village News.

The second portion pays for operating the community centers and pools owned by the Montgomery Village foundation. Community centers and pools are Whetstone, Stedwick, North Creek and Lake Marion. Two additional pools are Watkins Mill and Apple Ridge. All are available for your use. Scheduled activities are held at the centers and information regarding them is available at the Recreation Department, MVF Administrative Center, 10120 Apple Ridge Road, 301-948-0110.

The third portion of your bill goes to support a budget separately prepared by the Whetstone Homes Corporation. The homes corporation is responsible for the maintenance and repair of all community-owned property within Whetstone. These properties included private streets, sidewalks, postlamps and common greenspace. Street and ground maintenance are the major budget items. In addition, this portion covers your part of Unified Trash Collection.

PAYMENT COUPON

Number
1

Account Number
WS

Date Due
04/01/2007

Amount Due

H/C Qtr Assessment	\$210.15
Pools, Tennis & Ctr.	\$59.64
MVF Qtr Assessment	\$48.00

LOOKOUT PL

LOOKOUT PL
MONT VILL, MD 20886

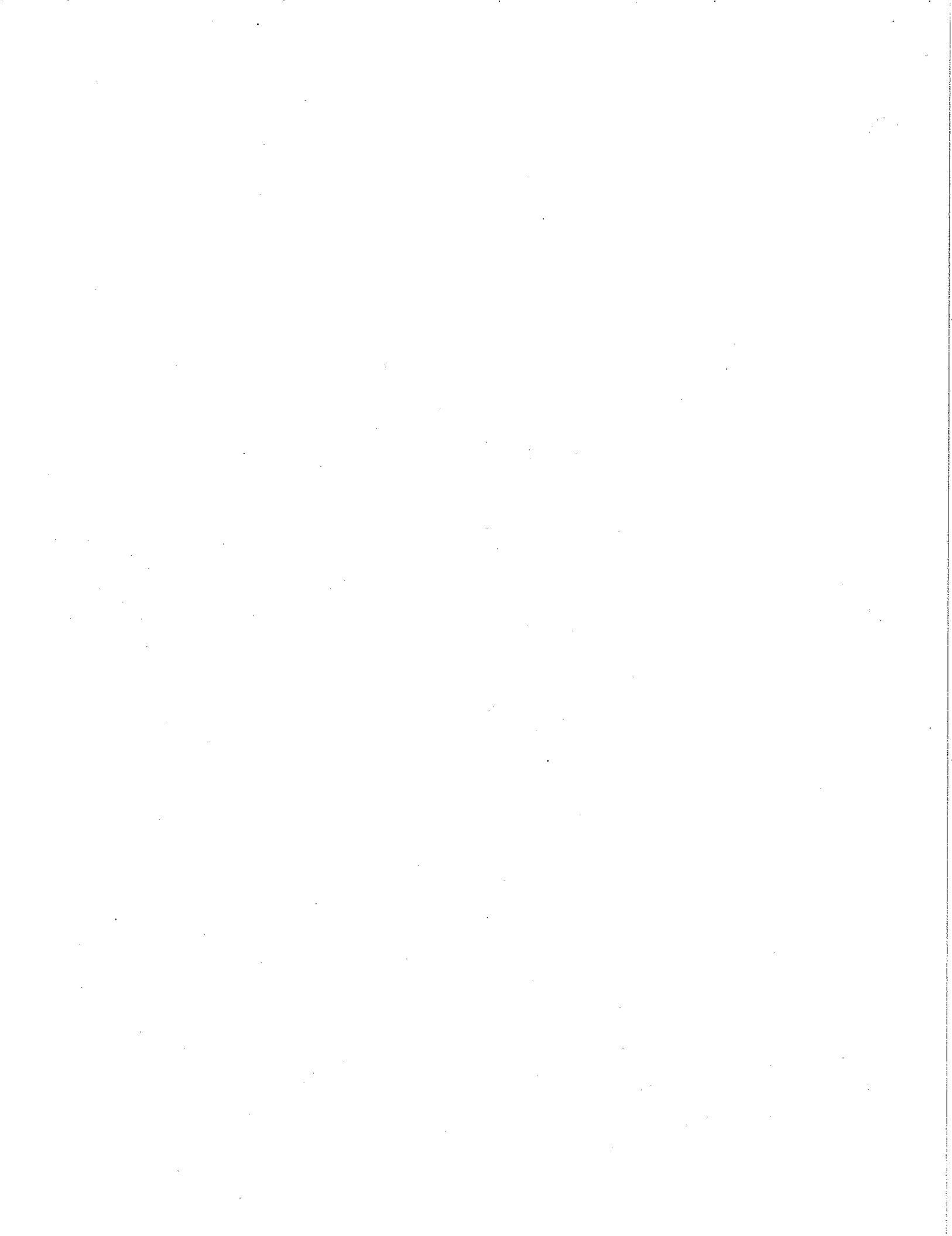
Please include a coupon with every payment.

REMIT TO: Montgomery Village Foundation, Inc.
PO BOX 17077
BALTIMORE MD 21297-1077

WHETSTONE HOMES CORPORATION

Where Your Money Goes

	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>
Greenspace Maintenance	67,762	61,169	64,543	68,256	54,823
Other Maintenance (lighting, streets, paths, storm drains, etc.)	16,813	25,464	9,468	10,383	16,132
Snow Removal	5,772	3,312	11,080	13,000	4,766
Administration/Management	39,978	41,066	42,577	45,581	49,717
Utilities	2,832	3,014	2,882	3,231	2,756
Miscellaneous (audit, legal, security insurance, taxes, etc.)	12,708	10,164	8,128	8,871	13,664
Trash Removal	27,759	26,053	25,784	26,602	25,245
Into Reserves (includes interest)	65,315	68,402	68,618	58,289	62,174
TOTAL EXPENSES (INCLUDES RESERVES)	240,642	238,644	233,080	234,213	229,277
RESERVE BALANCE	306,471	244,993	174,122	210,268	158,684
TOTAL ASSESSMENT PER HOUSE					
(PER YEAR)	501	501	501	501	501
(PER QUARTER)	125.25	125.25	125.25	125.25	125.25
(PER MONTH)	41.75	41.75	41.75	41.75	41.75



LIBER 3654 FOLIO 169

Recorded Aug. 23rd, 1967-at-11:06 A.M.

SUPPLEMENTARY DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made this 18th day of August, 1967, by KETTLER BROTHERS, INC., hereinafter called "Developer,"

WITNESSETH:

WHEREAS, Developer has heretofore on the 15 day of August, 1967, had recorded in the land records for Montgomery County, Maryland in Liber 3651 at Folio 402, a Declaration of Covenants, Conditions and Restrictions applicable to certain land in Montgomery Village as therein described and for the purpose of the efficient preservation, protection and enhancement of the values and amenities of Montgomery Village and to insure the residents' enjoyment of certain easement rights created therein and some of which are applicable to a certain local community created by Developer and known as "Whetstone" and some of which are applicable to the larger community of Montgomery Village; and

WHEREAS, Developer deems it desirable to file certain additional covenants and restrictions as hereinafter set forth pertaining to the use of any land located within Whetstone and for the purpose of the efficient preservation, protection and enhancement of the values and amenities of Whetstone;

NOW, THEREFORE, the Developer declares that the real property described in Article II and made subject to the said Declaration of Covenants, Conditions and Restrictions recorded in the land records for Montgomery County, Maryland in Liber 3651 at Folio 402 on the 15th day of August, 1967, and such additions thereto as may hereafter be made pursuant to said Article II, is and shall be held, transferred, sold, conveyed and occupied subject to the supplemental covenants, conditions, restrictions, easements, charges and liens hereinafter set forth.

1. Developer will install lighting for the Community Properties within Whetstone. The maintenance and repair of such installed lighting shall be the obligation of the Whetstone Homes Corporation. Each Private Dwelling Unit within Whetstone will bear the electric service charges for one lighting fixture and should more or less than one fixture be metered through a Private Dwelling Unit, then the Whetstone Homes Corporation will charge or reimburse the Owner thereof as allocated and determined by the Potomac Electric Power Company. The Whetstone Homes Corporation and the Potomac Electric Power Company are hereby given the right to enter upon the property of any Private Dwelling Unit at reasonable hours for the purpose of the maintenance and repair of said lighting fixtures.

2. The following provisions shall be applicable to all party walls within Whetstone:

a. General Rules of Law to Apply. Each wall which is built as part of the original construction of the Private Dwelling Units within Whetstone and placed on or within six (6) inches of the dividing line of the land between two (2) Private Dwelling Units or a Private Dwelling Unit and Community or Common Property shall constitute a party wall, and to the extent not inconsistent with

the provisions of this article, the general rules of law of the State of Maryland regarding party walls and of liability for property damage due to negligent or willful acts or omissions shall apply thereto.

b. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of a party wall shall be shared by the Owners who make use of the wall in proportion to such use. Any Owner shall have the right to go on the land or property of an adjoining Owner for the purpose of the reasonable repair and maintenance of a party wall.

c. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty, any Owner who has used the wall may restore it, and if the other Owners thereafter make use of the wall, they shall contribute to the cost of restoration thereof in proportion to such use without prejudice, however, to the right of any such Owner to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.

d. Weatherproofing. Notwithstanding any other provision of this article, an Owner who by his negligent or willful act causes the party wall that has been used for that purpose to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

e. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under these party wall provisions shall be appurtenant to the land and shall pass to such Owner's successors in title.

f. Rules and Regulations. The Montgomery Village Foundation shall make such rules and regulations concerning party walls as it considers necessary and proper.

g. Arbitration. In the event of any dispute arising concerning a party wall, or under the provisions of this article, the Owners involved in such dispute shall submit the matter to the Board of Directors of the Montgomery Village Foundation for decision. A ruling by the majority of the Board of Directors of the Montgomery Village Foundation regarding any question involved under this article shall be final and conclusive.

3. In order to provide the Private Dwelling Units within Whetstone with underground utility lines, it is required from time to time that two (2) Private Dwelling Units be served with a common service entrance line. Owners of property with such lines agree to cooperate fully with the utility companies concerned therewith for all maintenance, repair and other measures as may be necessary to provide adequate and proper services to the Owners served thereby.

4. In order that there be adequate means of ingress and egress within all non-through streets in Whetstone, all Owners of the Private Dwelling Units within Whetstone shall and they do hereby agree to permit the use by others of a reasonable portion of the street end of their driveways for the purpose of turning their vehicles around prior to leaving such streets.

5. No commercial vehicles of any type shall be permitted to remain overnight on the property of a Private Dwelling Unit within Whetstone unless garaged, other than as may be used by the Developer in conjunction with building operations.

6. No private trucks or trailers and no unlicensed motor vehicles of any type shall be permitted to remain overnight on the property of a Private Dwelling Unit within Whetstone, unless garaged.

7. No boats of any type shall be permitted on the property of a Private Dwelling Unit within Whetstone for more than fourteen (14) days unless garaged or screened in a manner acceptable to the Architectural Control Committee of the Montgomery Village Foundation.

8. Due to the unsightliness created and possible annoyance to other residents of Whetstone, no extensive work such as dismanteling and repairing of motor vehicles, boats or machinery of any type shall be permitted outdoors on the property of a Private Dwelling Unit.

9. No animals, livestock or poultry of any kind shall be kept or maintained on the property of a Private Dwelling Unit within Whetstone, except that dogs, cats or other household pets may be kept or maintained provided they are not kept or maintained for a commercial purpose.

10. No outside radio or television antennas shall be erected on the property of a Private Dwelling Unit within Whetstone unless and until permission for the same has first been granted by the Architectural Control Committee of the Montgomery Village Foundation.

11. No drying or airing of any clothing or bedding shall be permitted outdoors and within the area of the property of a Private Dwelling Unit within Whetstone other than during the hours of 8 a.m. and 5 p.m. on Monday through Friday and 8 a.m. and 1 p.m. on Saturdays (except when any such day shall fall upon a holiday) and clothes hanging devices such as lines, reels, poles, frames, etc., shall be stored out of sight other than during the times aforementioned.

12. No noxious or offensive activity shall be conducted on the property of a Private Dwelling Unit nor shall anything be permitted to be done thereon which may be or may become an annoyance or nuisance to the residents of Whetstone.

13. All published rules and regulations of the Whetstone Homes Corporation and the Montgomery Village Foundation shall be enforceable by the Boards of Directors of the Whetstone Homes Corporation and the Foundation, their agents and employees, and by the Montgomery County and State of Maryland Police Departments.

The supplemental covenants, conditions, restrictions, easements, charges and liens set forth above are hereby made a part of and subject to all applicable provisions of the aforementioned Declaration of Covenants, Conditions and Restrictions recorded in the land records for Montgomery County, Maryland in Liber 3651 at Folio 402 on the 15th day of August, 1967.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 18th day of August, 1967.

KETTLER BROTHERS, INC. (Declarant)

By [Signature]
M.E. Kettler - President

ATTEST:

[Signature]
Secretary
52
(CORPORATE SEAL)

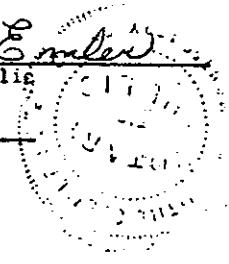
STATE OF MARYLAND)
) ss:
COUNTY OF MONTGOMERY)

I hereby certify that on this 18th day of August 1967, before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared M. E. Kettler, Vice President of KETTLER BROTHERS, INC., and on behalf of said Corporation did acknowledge the foregoing instrument to be the act and deed of said KETTLER BROTHERS, INC.

WITNESS my hand and notarial seal the day and year first above written.

Ruth B. Emley
Notary Public

My commission expires July 1, 1969



**COMMUNITY PROPERTY IMPROVEMENT REQUEST FORM
WHETSTONE HOMES CORPORATION**

Owner's Name: _____ Telephone: (H) _____ (W) _____
Property Address: _____

In accordance with the Declaration of Covenants, Conditions and Restrictions referred to in the deed covering the property described above, I/we hereby apply for written consent to make the following alterations to Community Property within **Whetstone Homes Corporation**. Such additions or plantings on Community Property are reviewed by the Homes Corporation Maintenance Committee and approved by the Maintenance Chairman and/or the Board of Directors.

Site location: (please attach sketch or plat plan) _____

Types of Plants or Shrubs: _____

Size: _____

Other Additions: _____

Special or Unusual Maintenance Required: _____

If my application is approved, I fully understand that the approval is only for what I have indicated above and is based upon the facts I have presented. Also, I understand that my contribution becomes community property. Approved alterations or changes must be completed within three (3) months of Homes Corporation approval unless a specific exception is received. Maintenance of approved additions and plantings is the responsibility of the applicant.

All approvals are in conformity with existing architectural and aesthetic conditions within the community. The applicant has the sole responsibility for any damages (to include water damage) to community property or adjoining properties and all other persons which may result from the approval herein requested. Homeowner is responsible for contacting MISS-UTILITY if necessary and for the repair of any damage to the greenspace.

Note: If it is necessary to have materials delivered for the construction of the proposed addition/modification, it should be known that the greenspace or community property belongs to your homes corporation and, therefore, if any damage is incurred in the delivery of these materials, it is the responsibility of the homeowner to assume the cost of the repair.

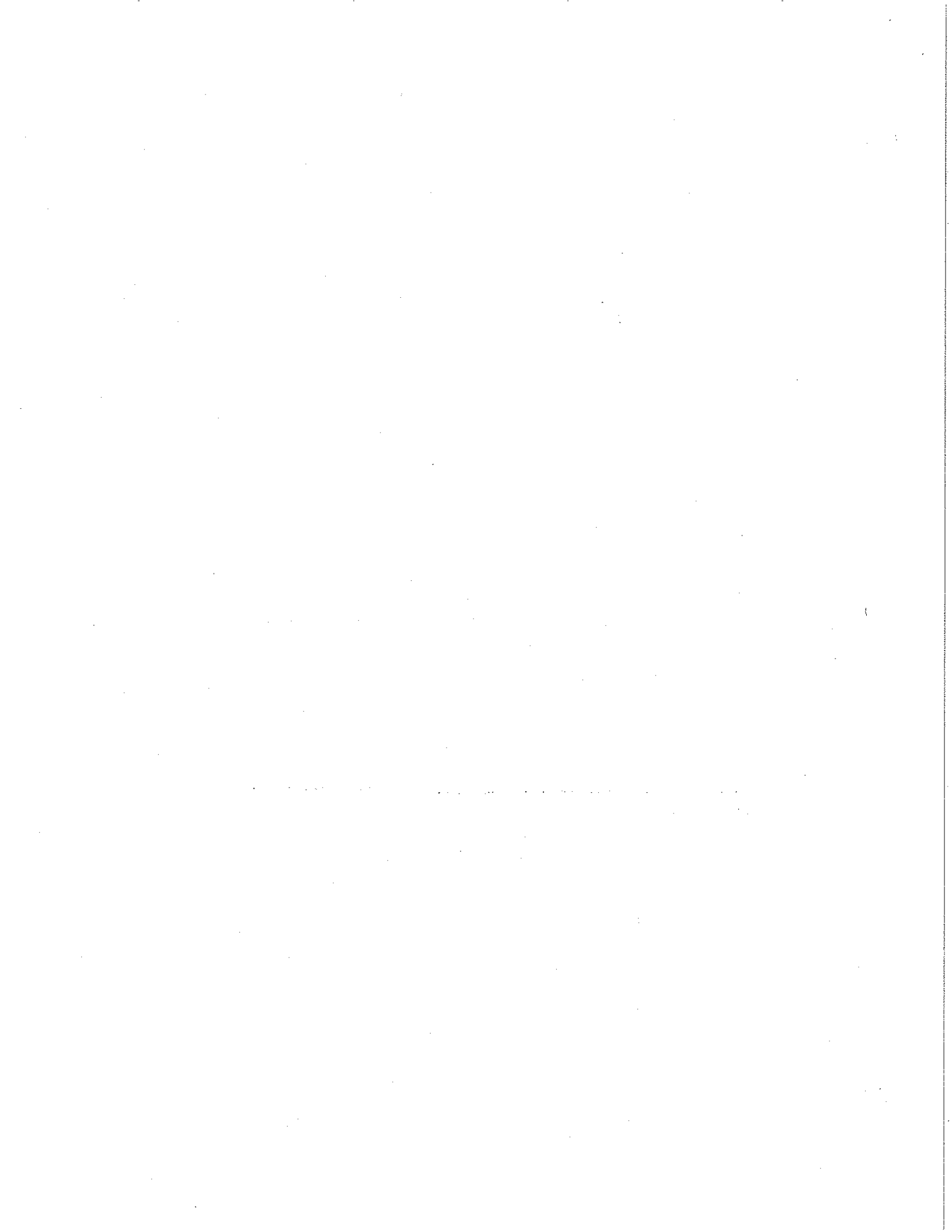
Return to: **Whetstone Homes Corporation**, Maintenance Chairperson, c/o Montgomery Village Foundation, 10120 Apple Ridge Road, Montgomery Village, MD 20886

Signature: _____ Date: _____
Applicant

Approved

Disapproved

By: _____ Date: _____
Maintenance Chairperson/Board Member



WHETSTONE HOMES CORPORATION

COMMUNITIES AND STREETS

GOSHENSIDE

Appeals Place
Bluewillow Lane
Chimney Place
Chimney Way
Diary Road
Elger Mill Road
Five Logs Way
Gunpowder Place
Haymarket Place
Ironhorse Lane
Judge Place
Kobe Way
N. Pike Creek Place
Regions Way
Sousa Way
S. Pike Creek Place
Threshing Place
Union Place
Whetstone Circle
Whetstone Drive 9400-9540

LAKESIDE

Annapolis Way
Breckenridge Place
Canal Place
Digging Road
Eclipse Road
Freestate Place
Hallowell Place
Inaugural Place
Keiffer Way
Lookout Place
S. Meadow Fence Road
Whetstone Drive 9700-9841

RIDGES OF WHETSTONE

Napoleon Way
N. Meadow Fence Road
Oxcart Place
Whetstone Drive 9600-9636

COURTS I

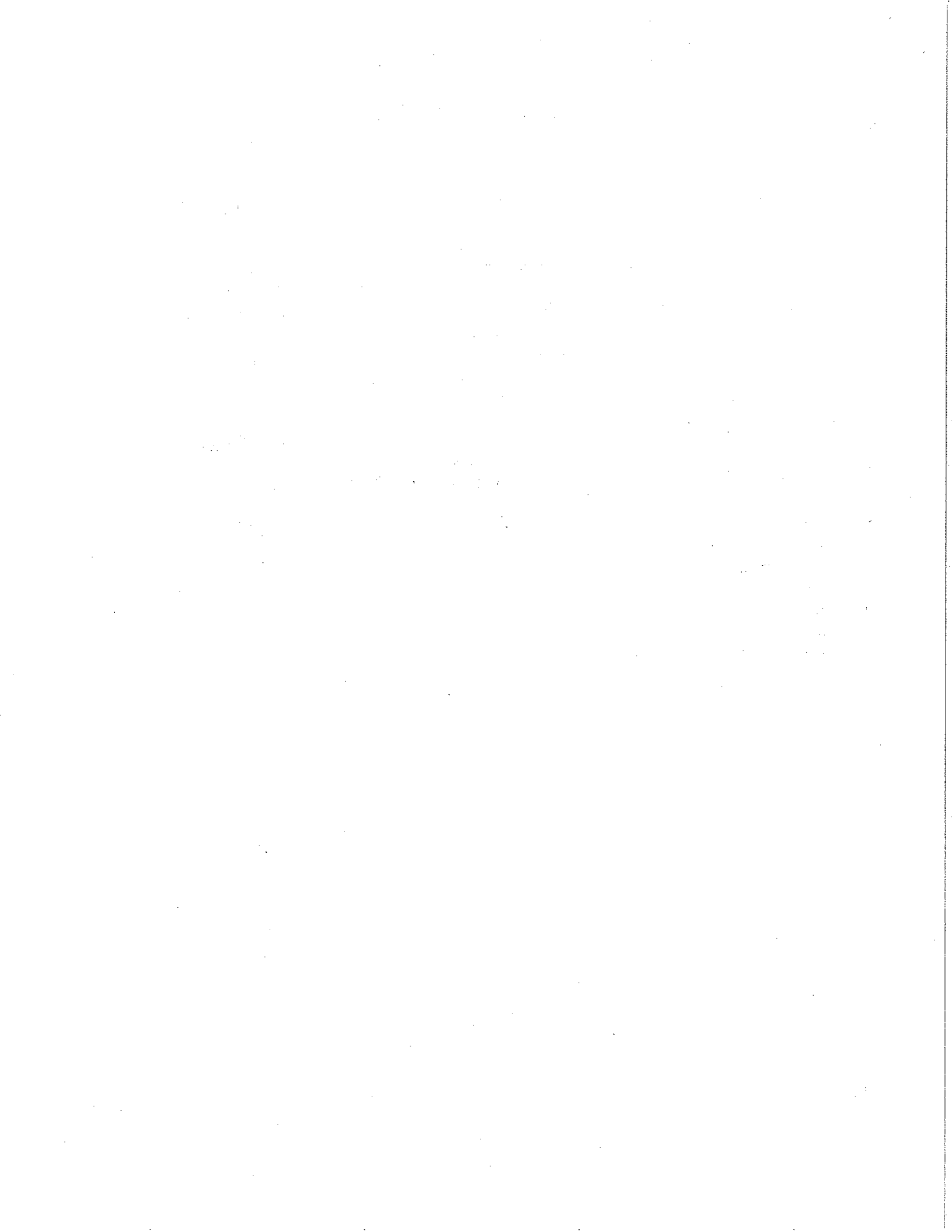
Roman Way

COURTS II

Brooke Grove Court

COURTS III

Rhodes Way



ARCHITECTURAL STANDARDS POLICY FOR THE COURTS I
COMMUNITY OF THE WHETSTONE 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 Courts I 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.* [Courts I is Roman Way and the initial section of Brooke Grove Court.]

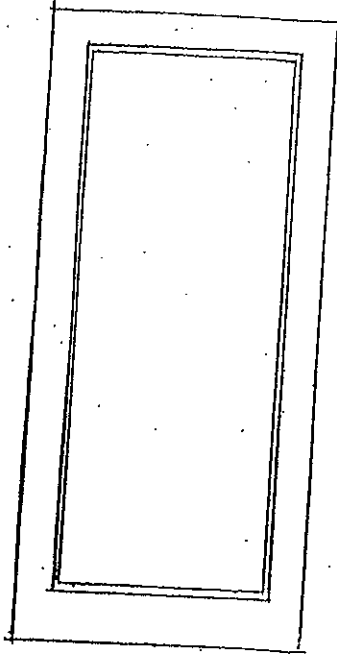
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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 color is standard and may not be changed. The approved roof color is *Certainteed "Moire 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 window trim and door trim for Courts I was *McCormick Paint KT-10 (#101 "Amber White")*. This color may be retained or the window and door trim may be painted the house siding color. Exterior color change requests for house siding, trim, 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** - Any change in color, style or material requires prior approval.
4. **Replacement Windows** - Must be a white slider style. Other colors to be determined on an individual basis.
Storm Windows - Must be a slider style and the color will be determined on an individual basis.
5. **Storm/Screen Door** - The front entrance storm/screen door must be a full-view, 3/4 glass or self-storing design and must be painted the color of the door it covers (see drawing). *White storm doors will not be approved.*
Security Storm Door - Must be painted the front door color.

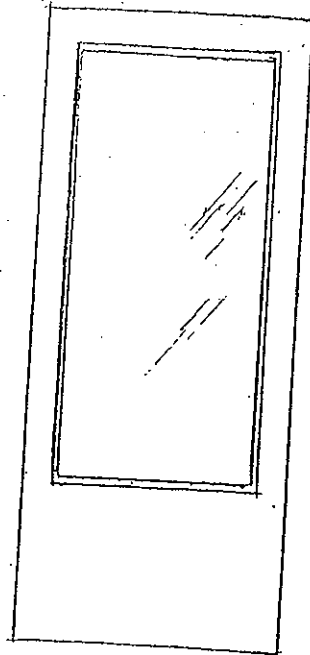
6. **Exterior Light Fixture** – The original black tubular light fixture attached to the front brick wall facing the street must be retained.
Security Lighting – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor 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. **Garden Wall** - Developer installed brick wall and wood fence must be retained (see drawing). The natural wood color must be retained on fencing facing the rear of homes.
Front Wood Fence and Gate – Developer installed wood fence and gate facing toward the front of the homes must be retained. These fences and gates must be the house siding color.
Garden Wall Rear Iron Gate/Privacy Screen – To provide privacy in the rear yards, a privacy screen may be incorporated into the existing wrought iron gate. Approval is not necessary provided the modification conforms to the attached rear gate drawing.
9. **Storage Sheds** – Must be located in the rear yard, constructed of wood board and batten, or T-1-11, siding, and must have a shingle roof. Sheds are to be a maximum size of 10 feet wide x 8 feet deep x 7 feet high and must be a solid color that blends with the surroundings or the house color. The structure 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. **House Numbers** – Only black or brass metal numbers no higher than 5" will be permitted. The original black house numbers were attached to a board painted the house siding color and this board was attached to the front brick under the black tubular light fixture. 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 the approved guidelines. Contact MVF for these specific guidelines.

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

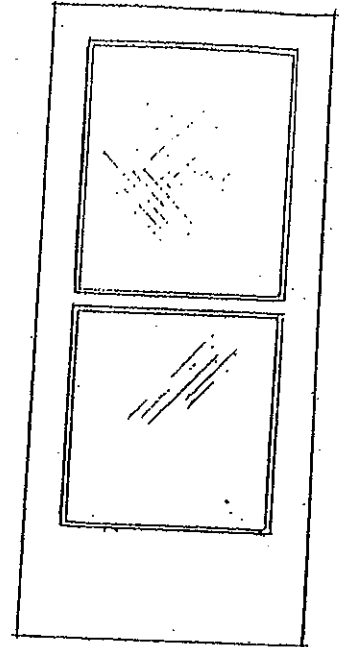
Storm Door Styles



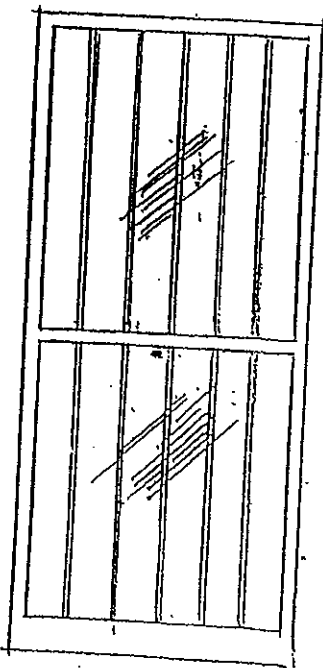
Full-view



$\frac{3}{4}$ Glass



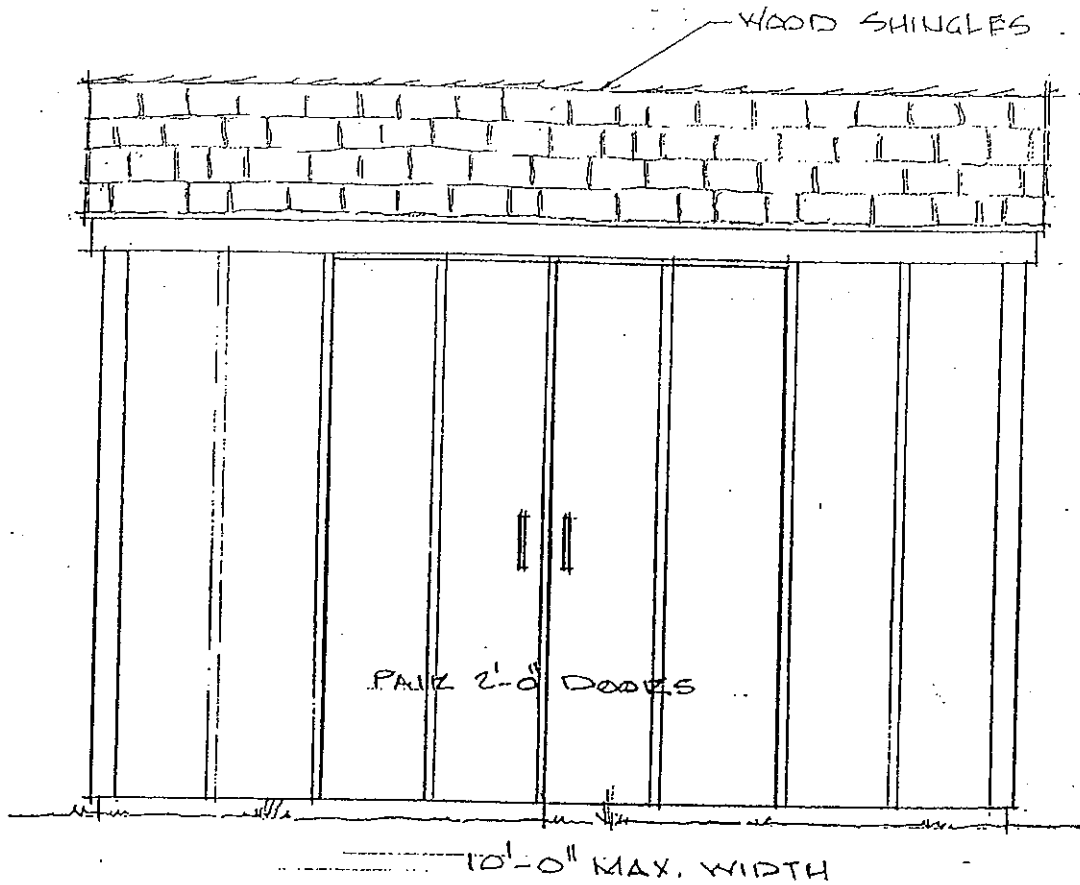
Self-storing



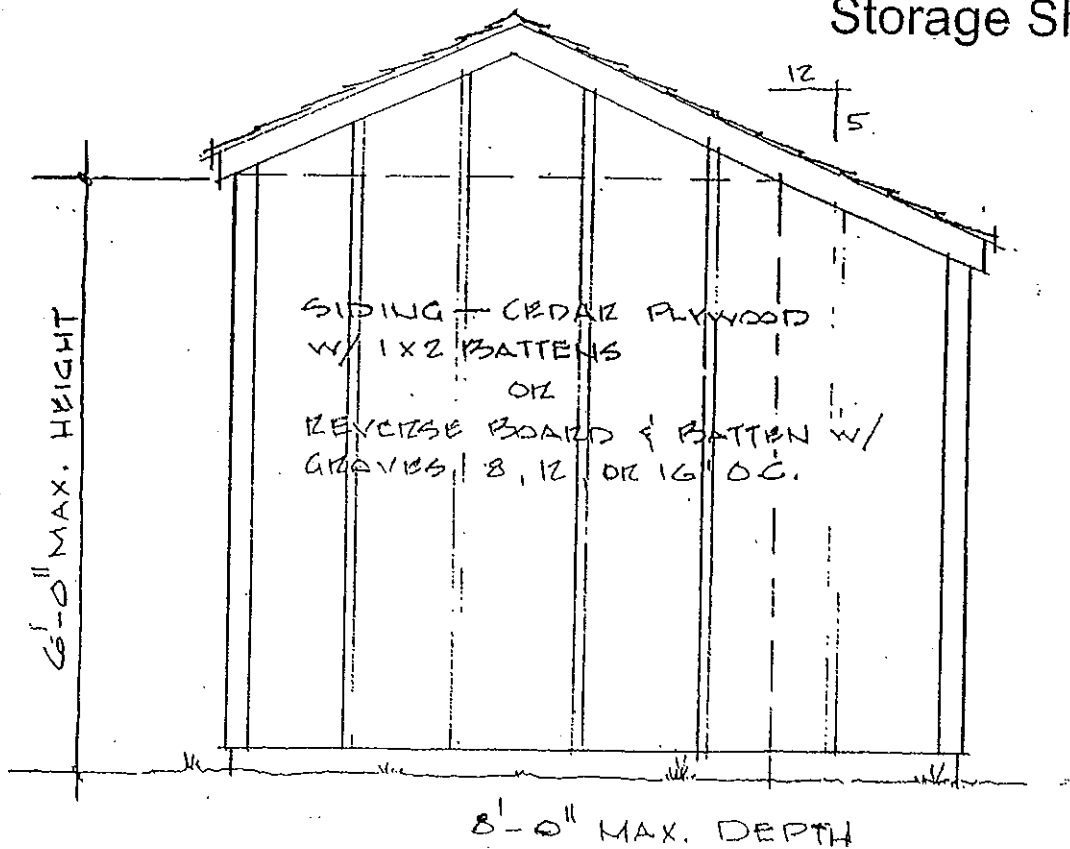
Security Door

Courts of Whetstone I

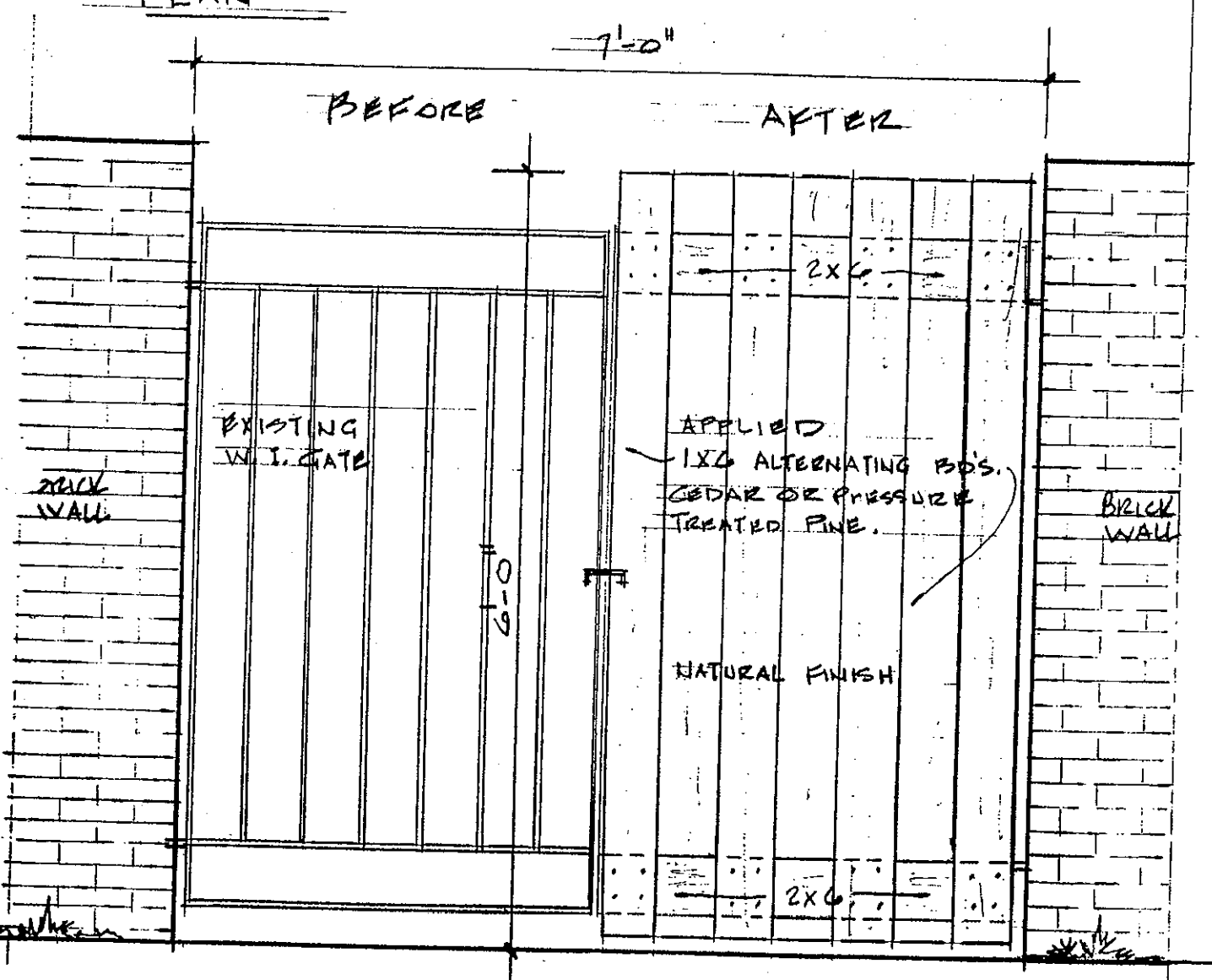
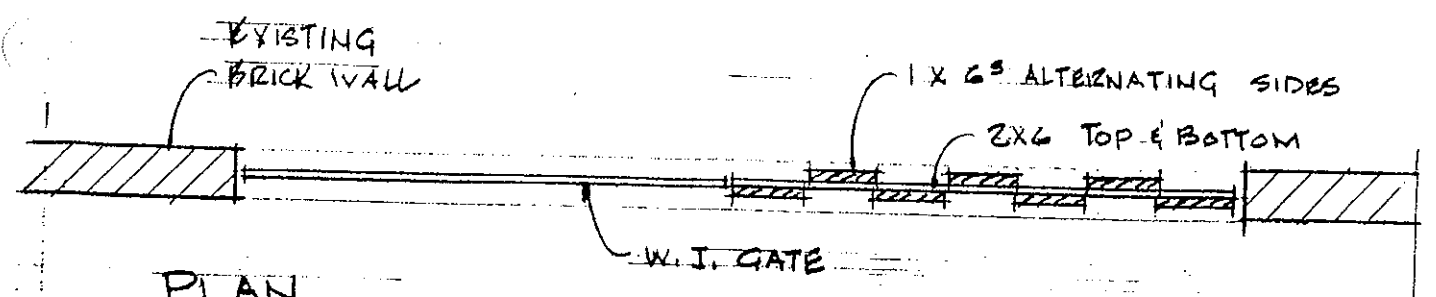
Courts of Whetstone I



Storage Shed Design



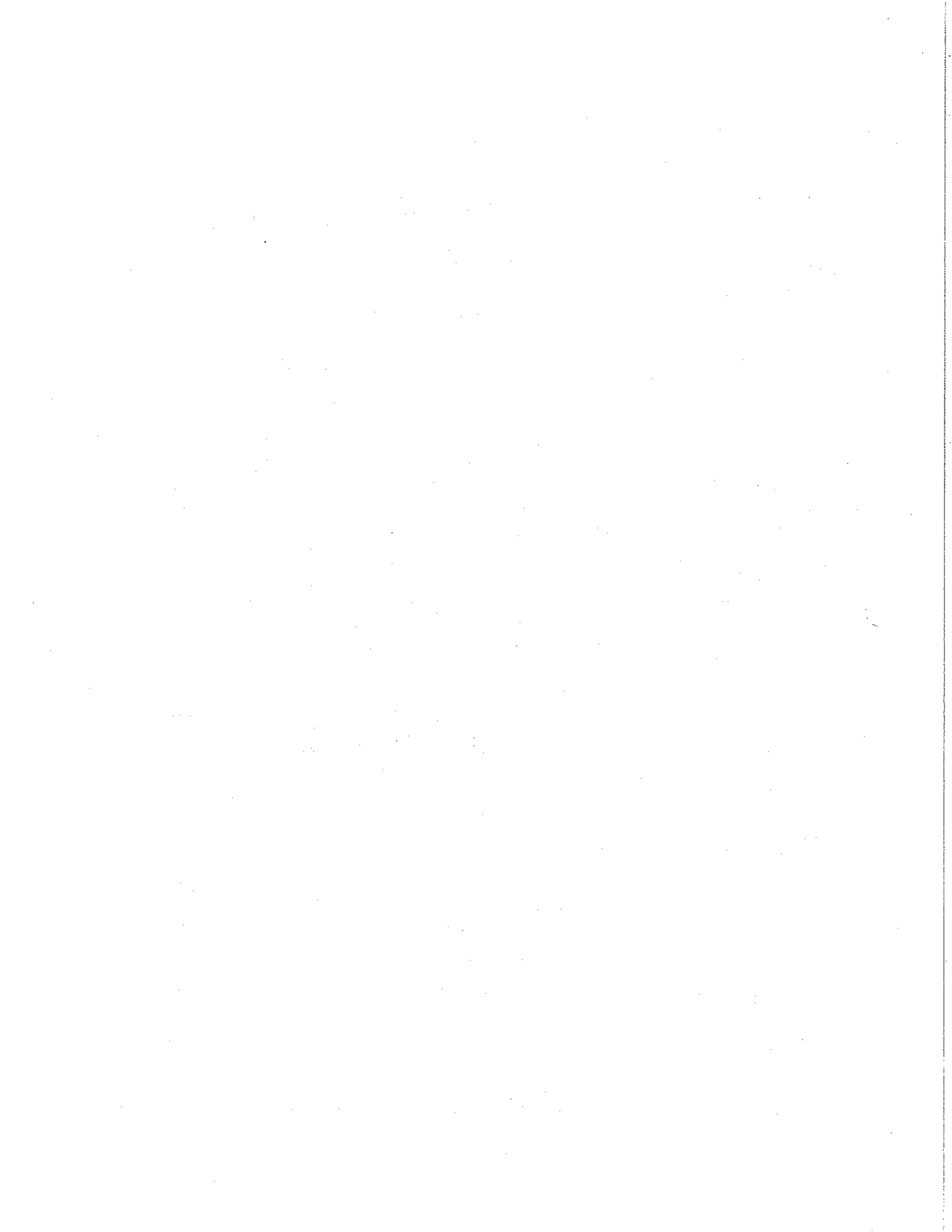
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ELEVATION

Garden Wall Iron Gate/Privacy Screen

Courts of Whetstone I



ARCHITECTURAL STANDARDS POLICY FOR THE COURTS II
COMMUNITY OF THE WHETSTONE 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 Courts II 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.* [Courts II is the second section of Brooke Grove Court.]

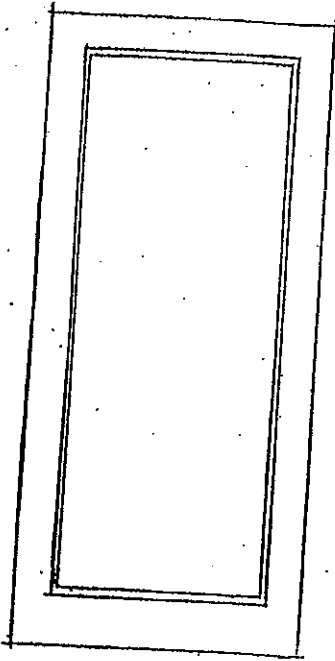
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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 color is standard and may not be changed. The approved roof color is *Certainteed "Moire 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. Exterior color change requests for house siding, trim, 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** - Any change in color, style or material requires prior approval.
4. **Replacement Windows** - Must receive approval prior to installation. Colors to be determined on an individual basis.
Storm Windows - Must be a slider style and the color will be determined on an individual basis.
5. **Storm/Screen Door**- The front entrance storm/screen door must be a full-view, 3/4 glass or self- storing design and painted the color of the door it covers (see drawing). *White storm doors will not be approved.*
Security Storm Door - Must be painted the front door color.

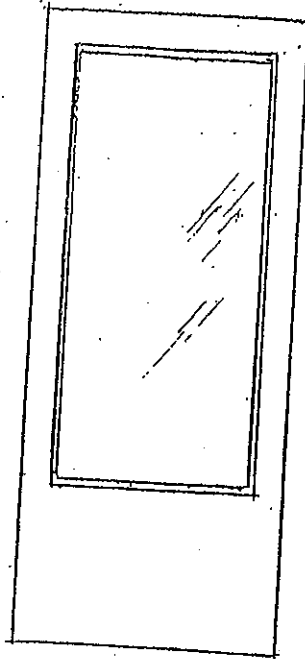
6. **Exterior Light Fixture** – The original black tubular light fixture attached to the front brick wall facing the street must be retained.
Security Lighting – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor 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. **Garden Wall** - Developer installed brick walls must be retained (see drawing).
Garden Wall Rear Iron Gate/Privacy Screen – To provide privacy in the rear yards, a privacy screen may be incorporated into the existing wrought iron gate. Approval is not necessary provided the modification conforms to the attached rear gate drawing.
9. **Front Wood Fence and Gate** – Developer installed wood fence and gate facing toward the front of the homes must be retained. These fences and gates must be the house siding color.
10. **Rear Yard Fences** – Developer installed wood fences in the rear yards must be stained (or painted) the standard community color of *McCormick KCS-9*.
11. **Storage Sheds** – Must be located in the rear yard, constructed of wood board and batten, or T-1-11, siding, and must have a shingle roof. Sheds are to be a maximum size of 10 feet wide x 8 feet deep x 7 feet high and must be a solid color that blends with the surroundings or the house color. The structure 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).
12. **House Numbers** – Only black or brass metal numbers no higher than 5" will be permitted. The original black house numbers were attached to a board painted the house siding color and this board was attached to the front brick under the black tubular light fixture. The original design and location must be retained unless otherwise approved.
13. **Garage aprons** – The original garage aprons are aggregate concrete. The aggregate concrete must be maintained and retained. No other types of material are approved.
14. **Basketball Backboards** – Are not permitted.
15. **Composting** - Residential composting of yard waste will be permitted according to the approved guidelines. Contact MVF for these specific guidelines.

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

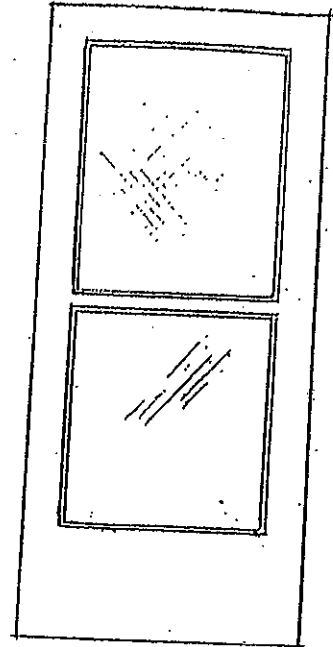
Storm Door Styles



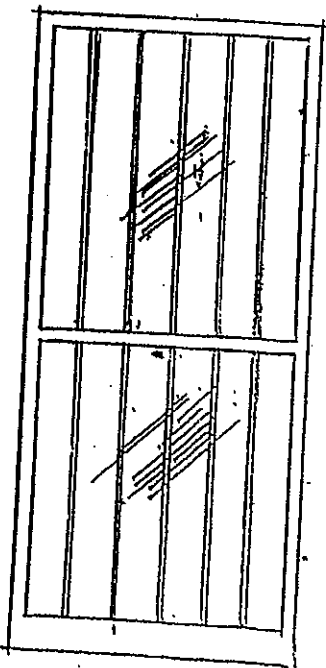
Full-view



1/4 Glass



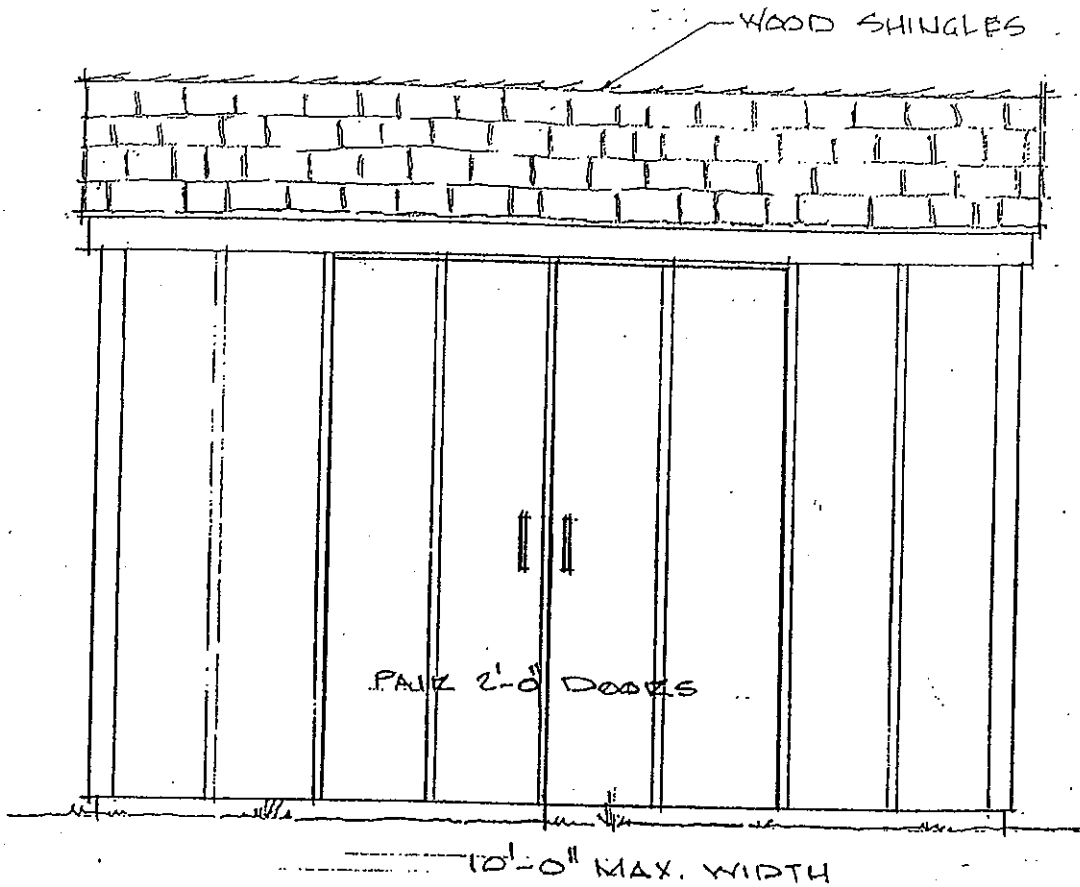
Self-storing



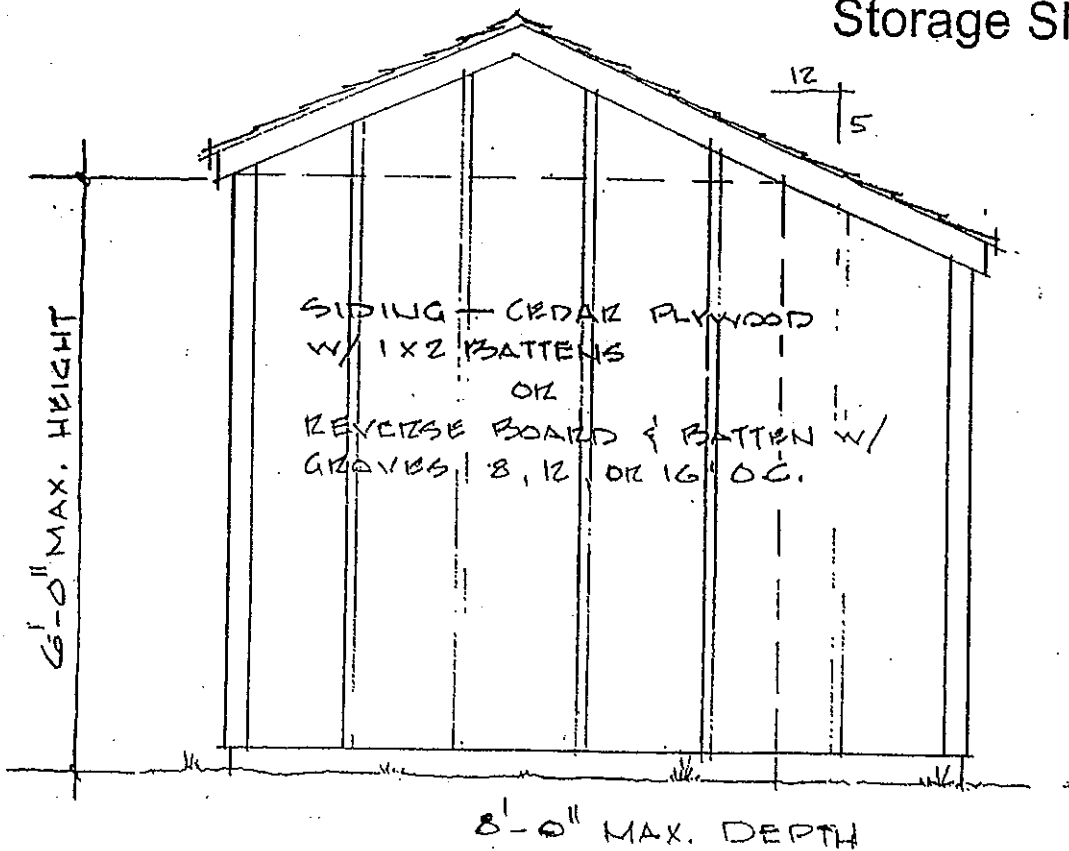
Security Door

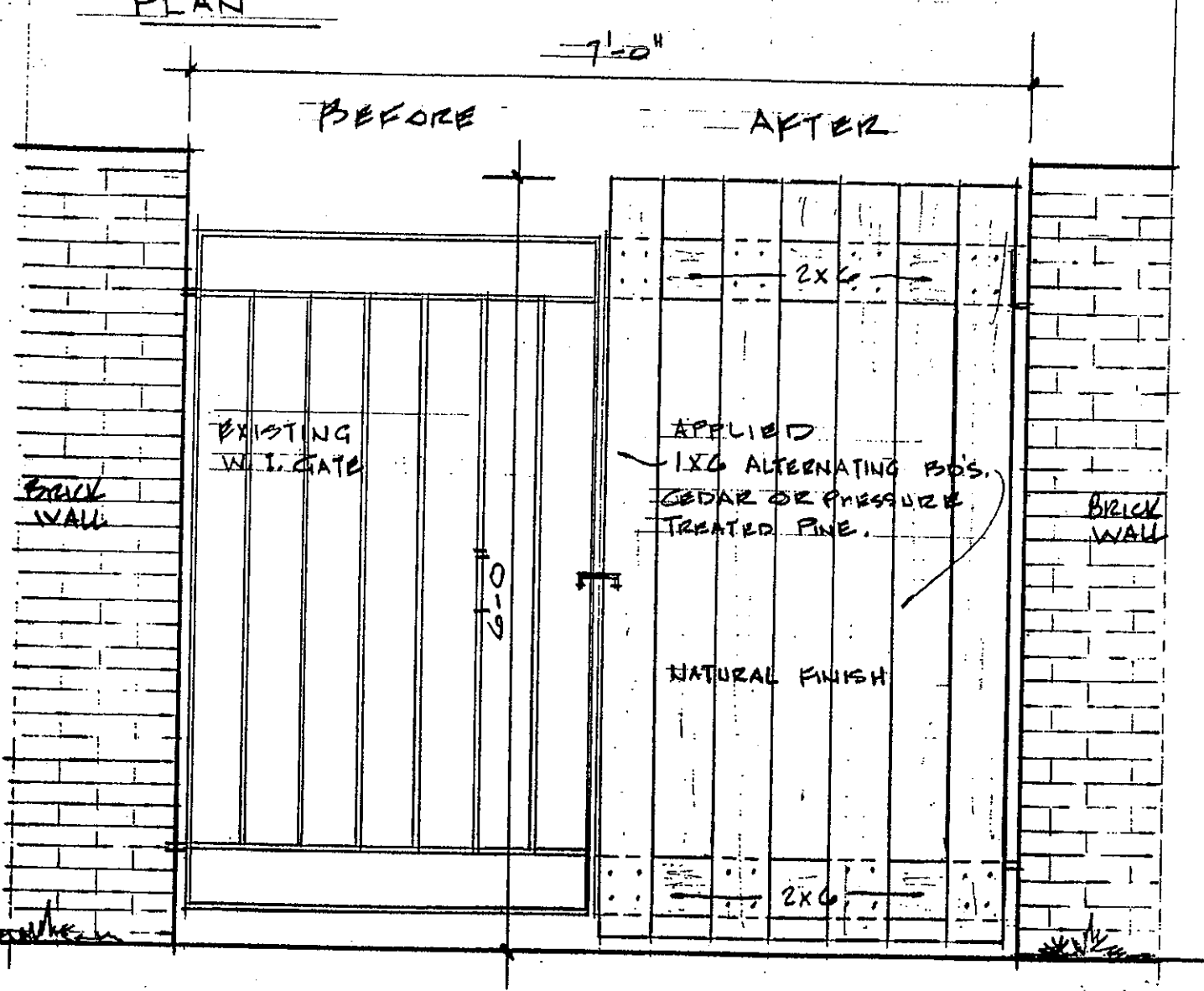
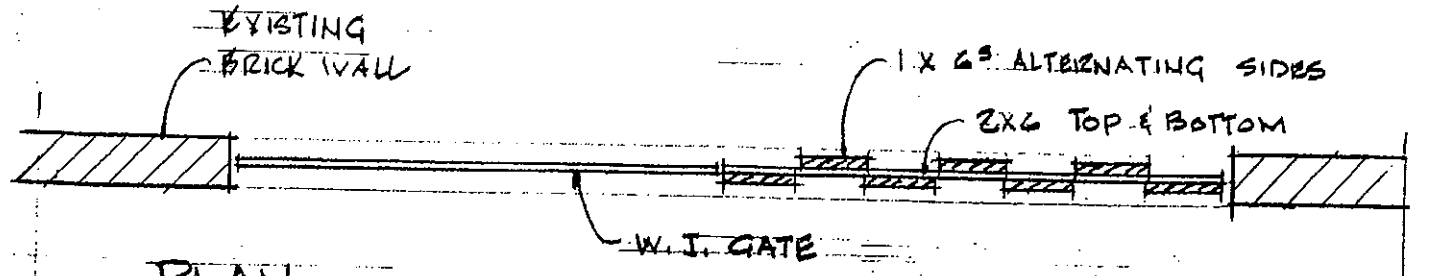
Courts of Whetstone II

Courts of Whetstone II



Storage Shed Design

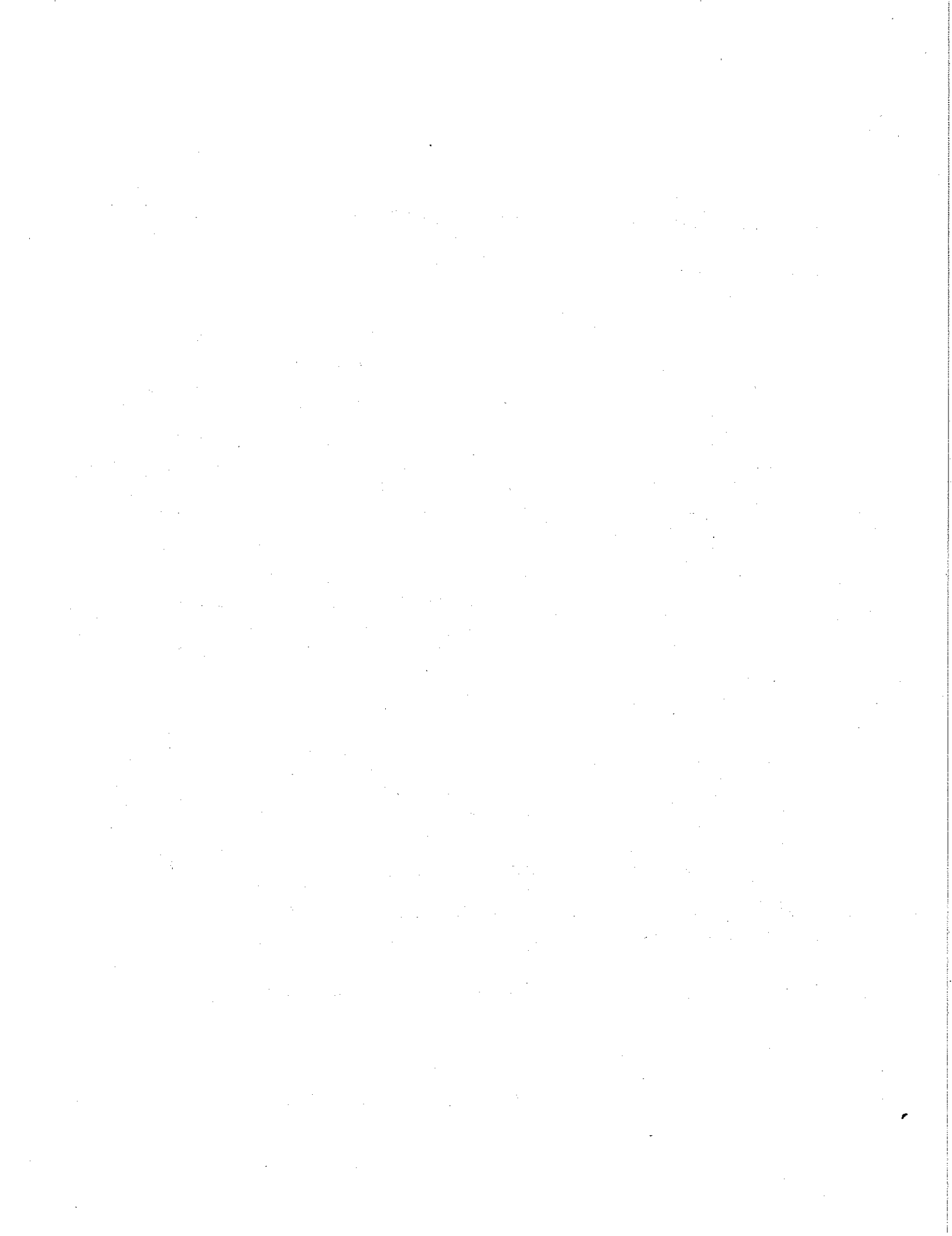




ELEVATION

Garden Wall Iron Gate/Privacy Screen

Courts of Whetstone II



ARCHITECTURAL STANDARDS POLICY FOR THE COURTS III
COMMUNITY OF THE WHETSTONE 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 **Courts III** 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. [Courts III is Rhodes Way]*

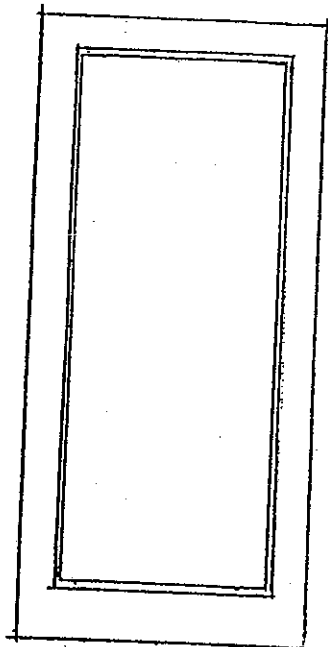
The goal of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis utilizing 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 color is standard and may not be changed. The approved color is *Certaineed "Moire 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. Exterior color change requests for house siding, trim, 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** - Any change in color, style or material requires prior approval.
4. **Replacement Windows** - Must be a slider style and the color will be determined on an individual basis.
Storm Windows - Must be a slider style and the color will be determined on an individual basis.
5. **Storm/Screen Door**- The front entrance storm/screen door must be a full-view, 3/4 glass or self-storing design and must be painted the color of the door it covers (see drawing). *White storm doors will not be approved.*
Security Storm Door - Must be painted the front door color.

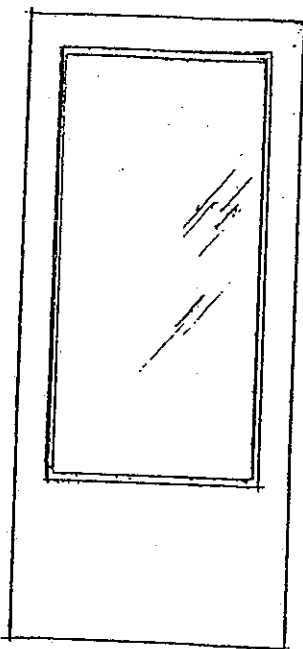
6. **Exterior Light Fixture** – The original black tubular light fixture attached to the front brick wall facing the street must be retained.
Security Lighting – Must conform to MVF approved guidelines. *Original light fixtures on front elevations must be retained (may or may not include motion sensor 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. **Garden Wall** - Developer installed brick walls must be retained (see drawing).
Garden Wall Iron Gate/ Privacy Screen – To provide privacy in the rear yards, a privacy screen may be incorporated into the existing wrought iron gate. Approval is not necessary provided the modification conforms to the attached rear gate drawing attached.
9. **Front Wood Fence and Gate** – Developer installed wood fence and gate facing toward the front of the house must be retained. These fences and gates must be the house siding color.
10. **Rear Yard Fences** – Developer installed wood fences in the rear yards must be stained (or painted) the standard community color of *McCormick KCS-9*.
11. **Storage Sheds** – Must be located in the rear yard and must be constructed of wood board and batten, or 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 a solid color that blends with the surroundings or the house color. The structure 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).
12. **House Numbers** – Only black or brass metal numbers no higher than 5" will be permitted. The original black house numbers were attached to a board painted the house siding color and this board was attached to the front brick under the black tubular light fixture. The original design and location must be retained unless otherwise approved.
13. **Basketball Backboards** – Are not permitted.
14. **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.

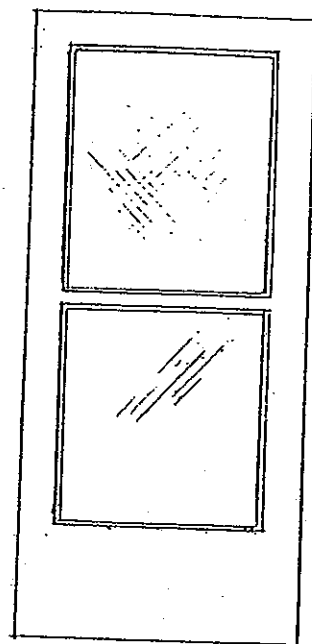
Storm Door Styles



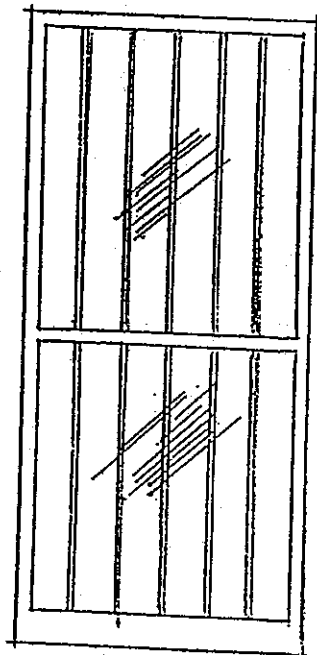
Full-view



$\frac{3}{4}$ Glass

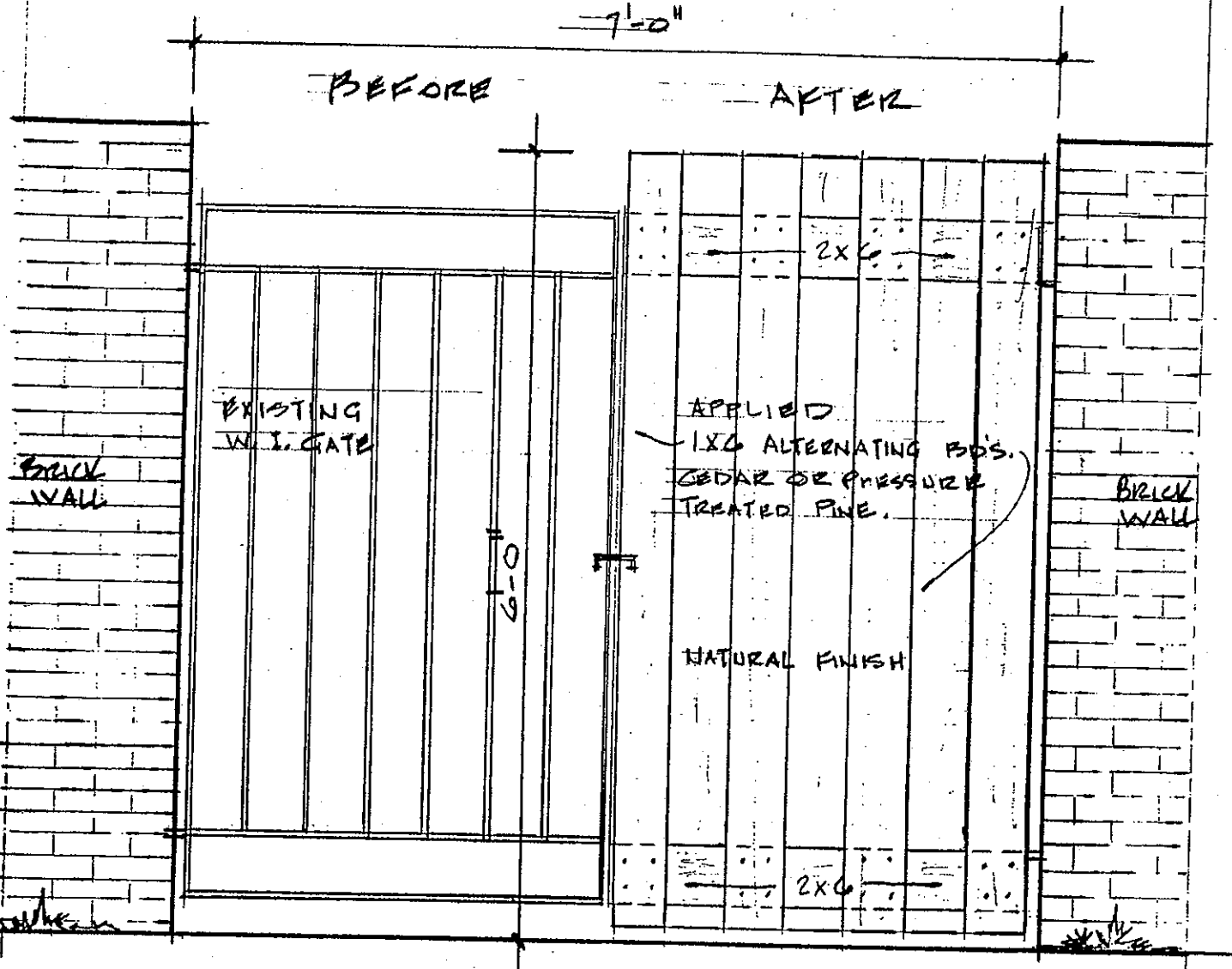
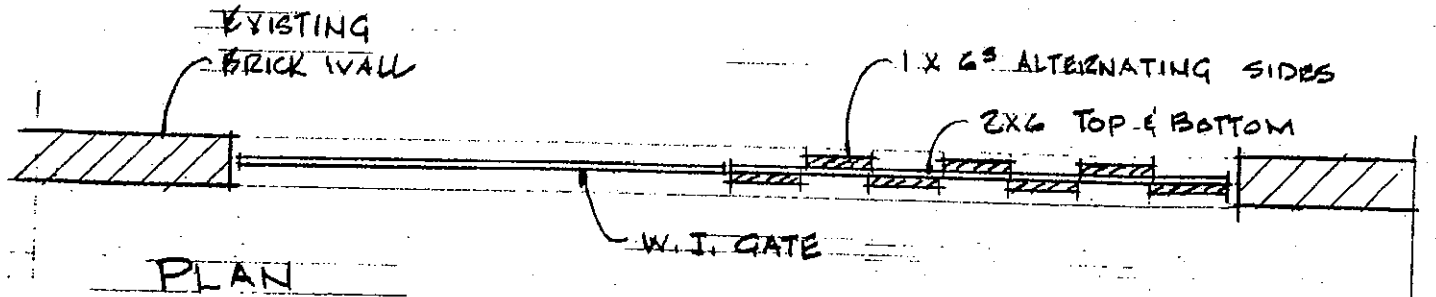


Self-storing



Security Door

Courts of Whetstone III

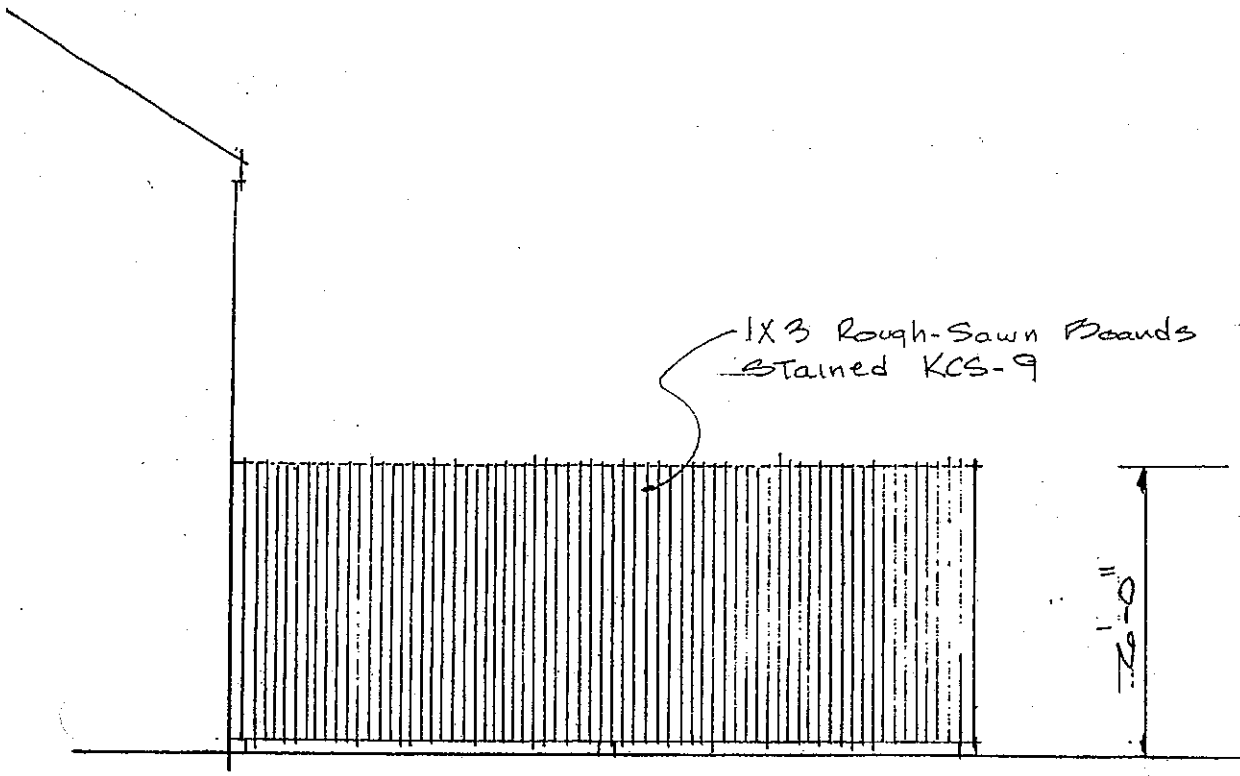


ELEVATION

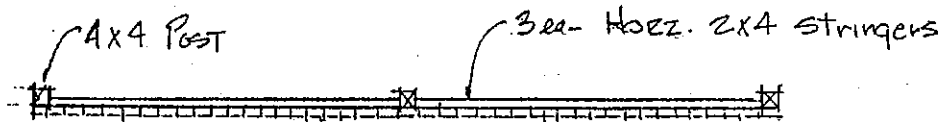
Garden Wall Iron Gate/Privacy Screen

Courts of Whetstone III

*Courts III – Rhodes Way & Courts III type Houses
on Brooke Grove Court*



ELEVATION

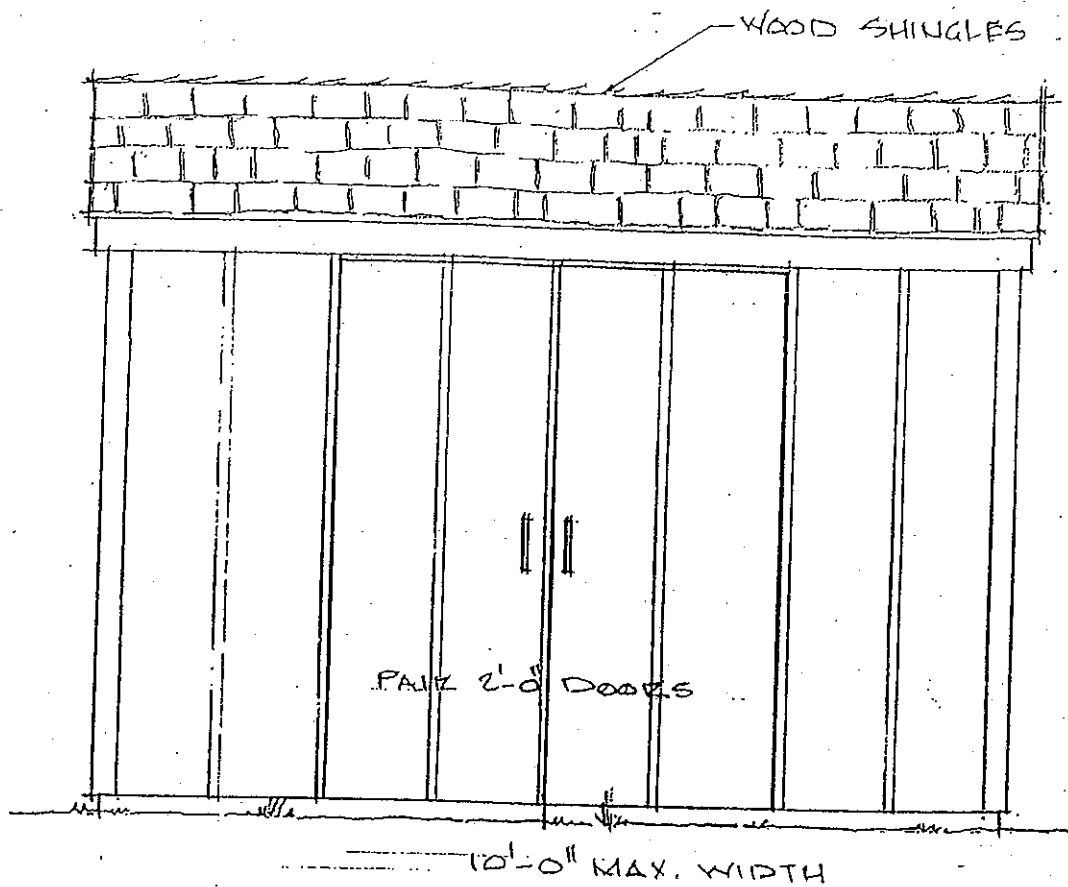


PLAN

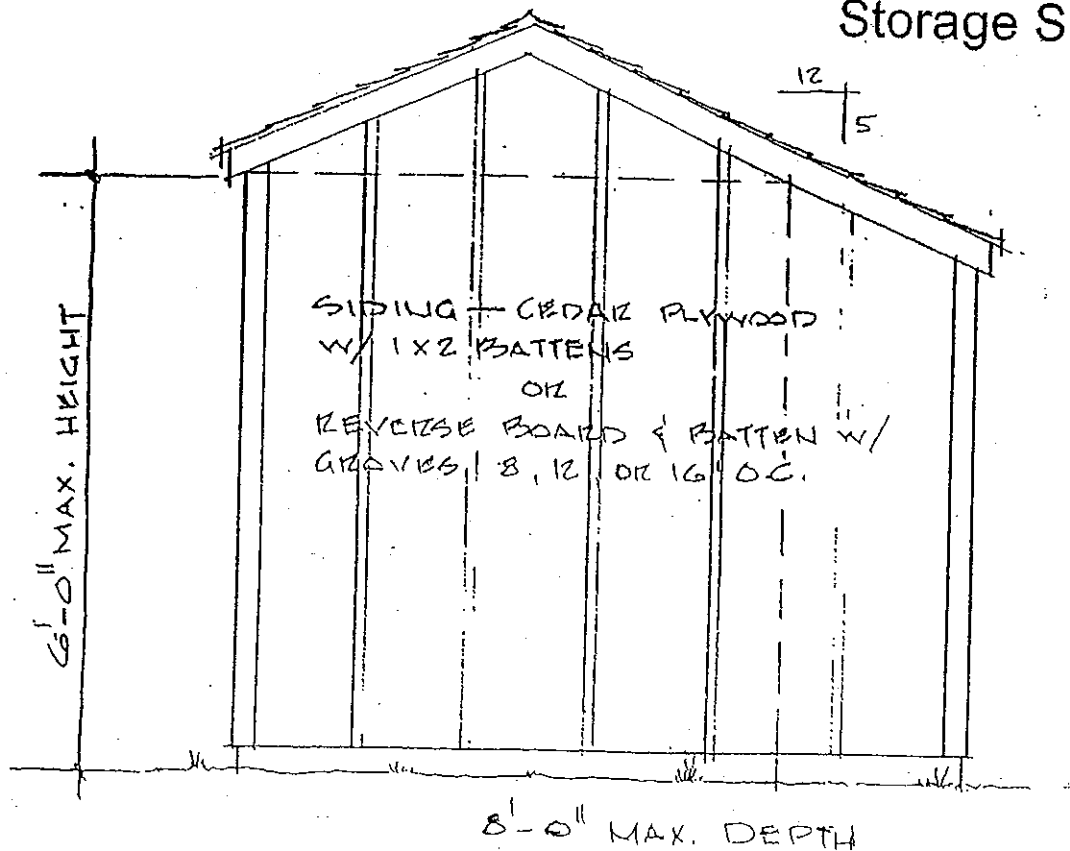
Rear Wood Fence

Courts of Whetstone III

Courts of Whetstone III



Storage Shed Design



ARCHITECTURAL STANDARDS POLICY FOR THE GOSHENSIDE OF WHETSTONE
COMMUNITY OF THE WHETSTONE 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 Goshenside of Whetstone 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.*

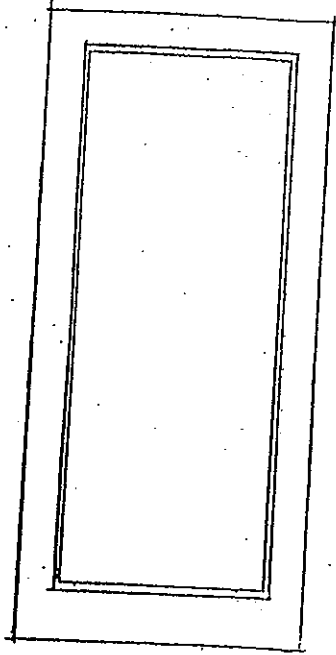
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1. **Roof** - Any change in color or style from original requires prior approval
2. **Exterior Paint** - Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if the 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 with grids to match original grid pattern. Color to be determined on an individual basis.
Storm Windows - Must be white or painted the color of the window trim.
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). The side or rear storm/screen doors must be painted the 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).*

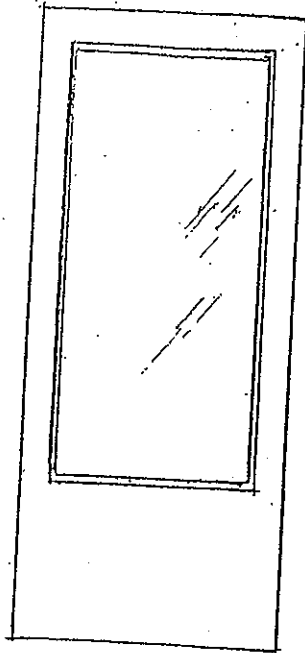
7. **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Decks – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.
Deck Color – Any tinted stain or colored preservatives to be reviewed on an individual basis.
8. **Fences** – Must be three rail, split-rail wood, natural in color, and 48" in height. Galvanized welded wire mesh with 2" by 4" openings may be stapled to the inside of the fence. Black and dark green vinyl coated wire mesh is also acceptable (see drawing).
Gate – Must be the split-rail design (see drawing).
Privacy Fencing – Closed fencing for screening purposes within the yard must be a solid board design, or alternating boards with crisscross lattice on top. The privacy fence must be natural wood in color, a maximum height of 6 feet, and *must not* exceed 25 linear feet in total length (see drawing). Privacy fencing is *not* to be installed on property lines.
9. **Storage Sheds** – Must be located in the rear yard and be constructed of wood board and batten, or T-1-11, siding with a shingle roof. The shed must be a maximum size of 10 feet wide x 8 feet deep x 6 feet high and be a solid color that blends with the surroundings or the house color. The structure 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. **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** – Will be considered on an individual basis.
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.

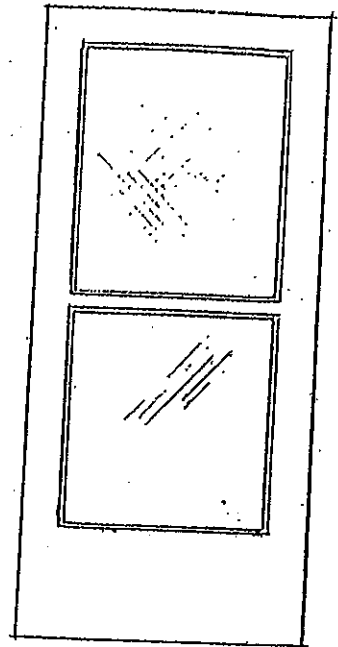
Storm Door Styles



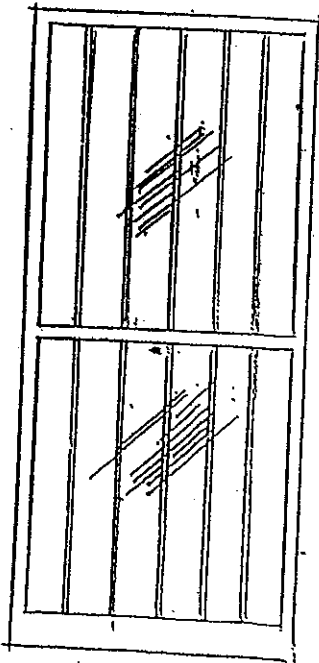
Full-view



1/4 Glass



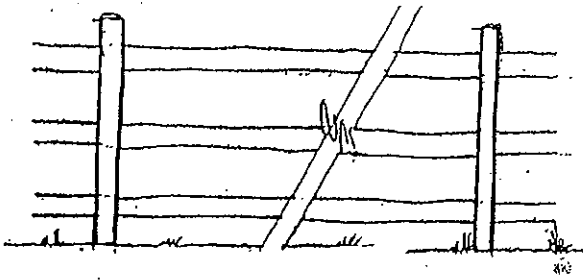
Self-storing



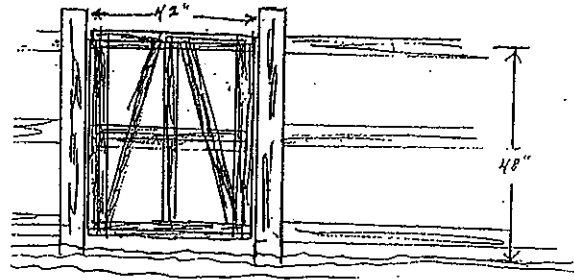
Security Door

Goshenside of Whetstone

Property Line Fence Style

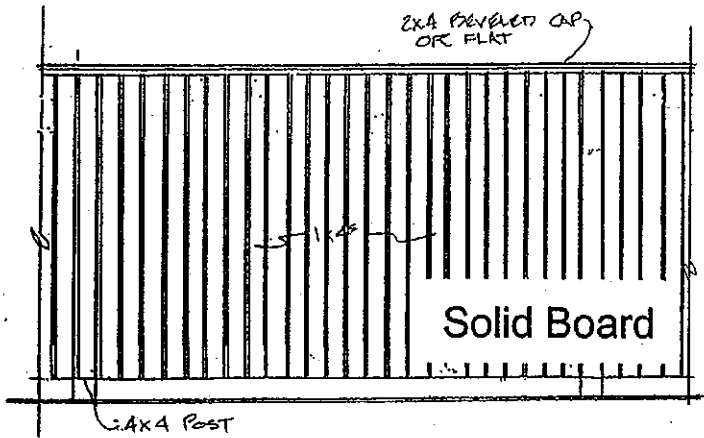


Split-rail fence

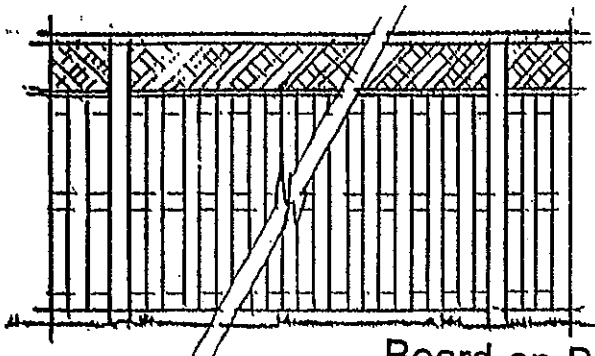


Split-rail gate

Privacy Fence Styles

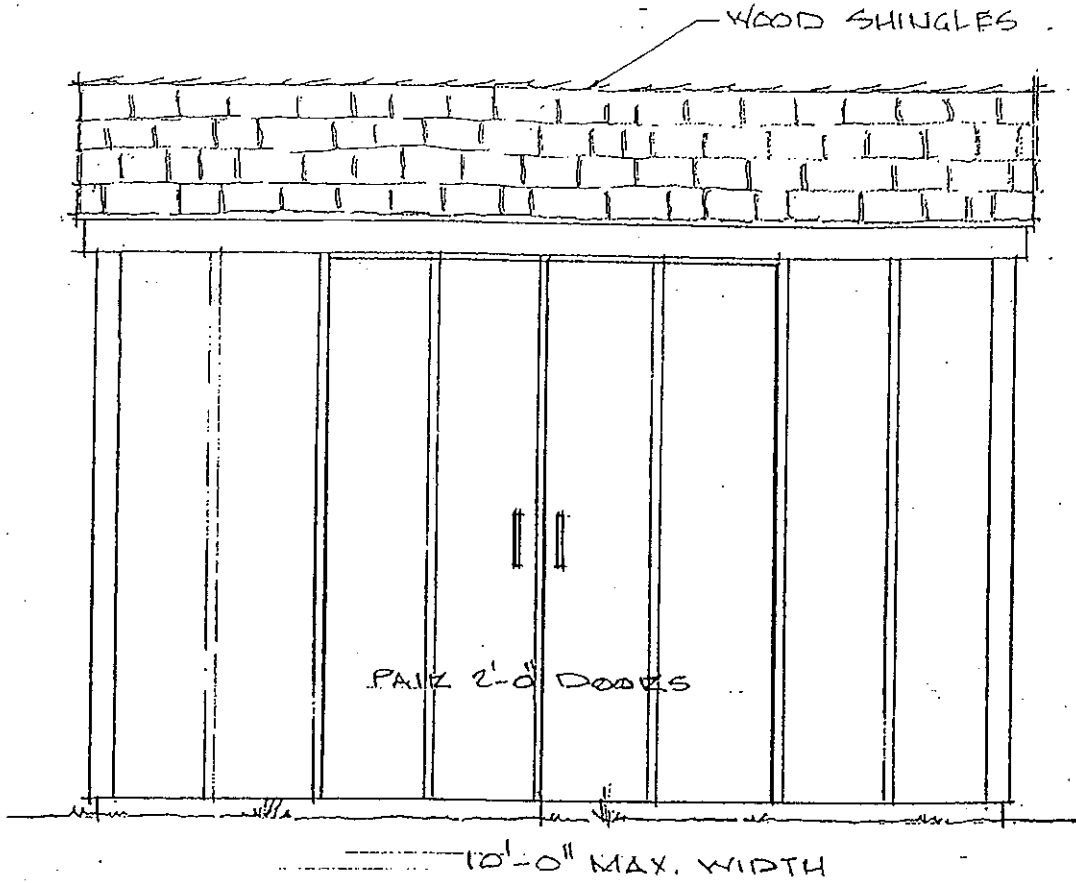


Goshenside of Whetstone

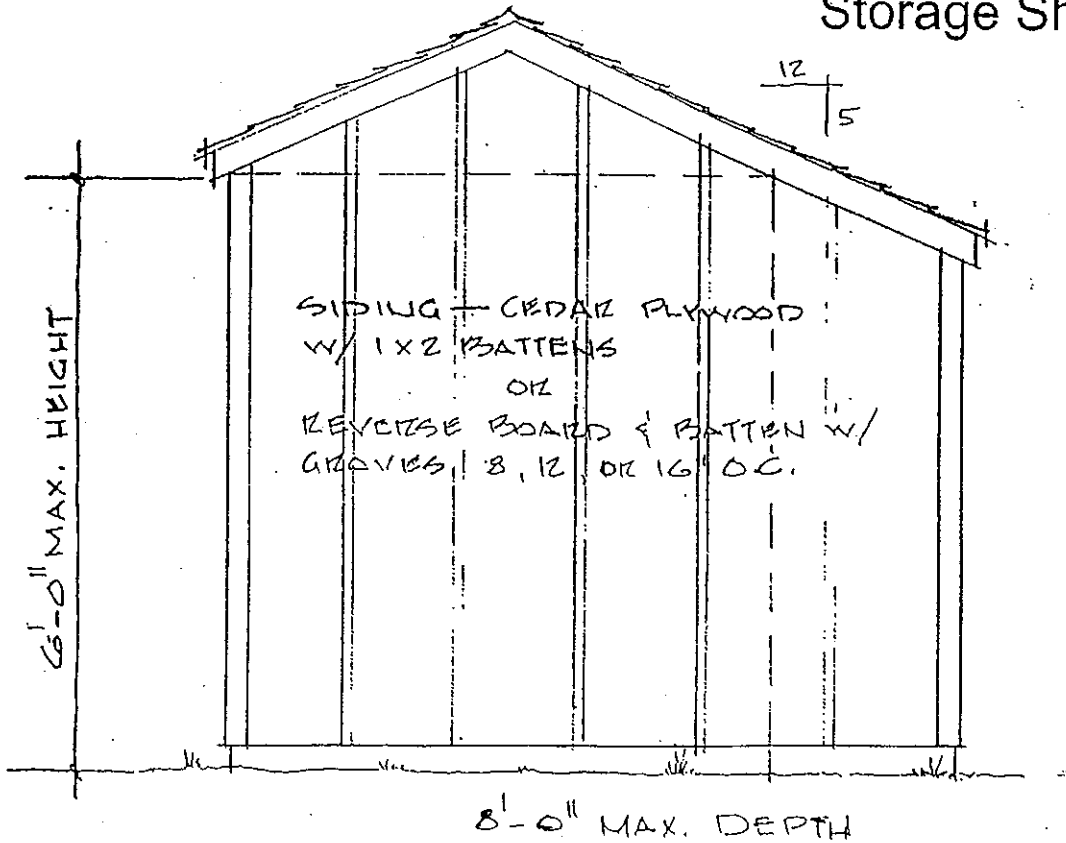


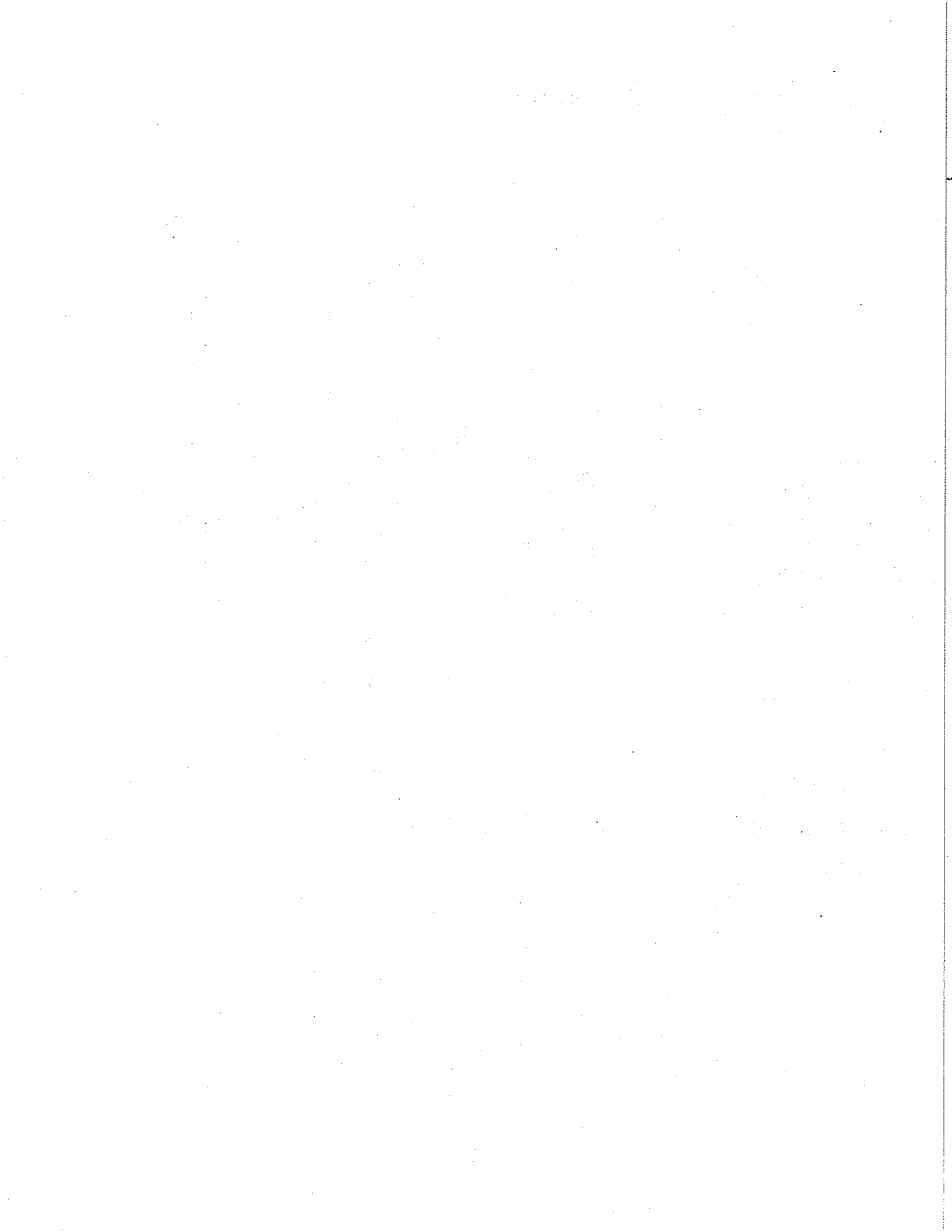
Board-on-Board
with Criss-Cross Top

Goshenside of Whetstone



Storage Shed Design





ARCHITECTURAL STANDARDS POLICY FOR THE LAKESIDE OF WHETSTONE
COMMUNITY OF THE WHETSTONE 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 Lakeside of Whetstone 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.*

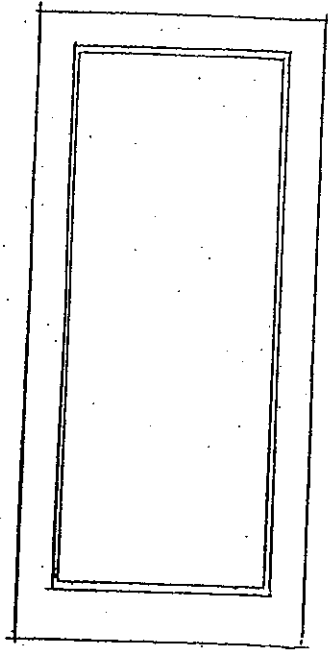
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1. **Roof** - Any change in color or style from original requires prior approval.
2. **Exterior Paint** - Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. No approval is required if 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 with grids to match original grid pattern. Color to be determined on an individual basis.
Storm Windows - Must be white or painted the color of the window trim.
5. **Storm/Screen Door** - Front entrance storm/screen door must be a full-view, 3/4 glass or self-storing design and must be painted the color of the door it covers or the house trim color (see drawing). The side or rear storm/screen doors must be painted the house trim color.
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).*

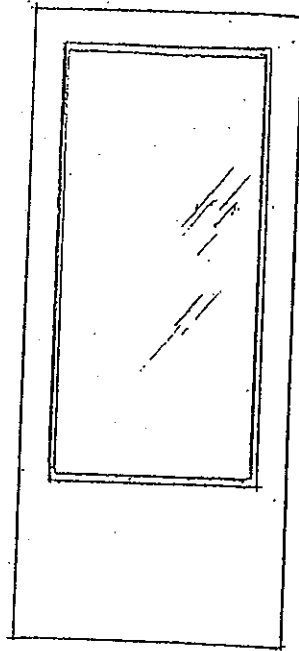
- 7., **Elevated Deck** – Will be reviewed on an individual basis.
Ground Level Decks – Should be screened with shrubs to enclose that portion between deck and grade that is greater than 12" in height.
Deck Color – Any tinted stain or colored preservatives will be reviewed on an individual basis.
8. **Fences** – Must be three rail, split-rail wood, natural in color, and 48" in height. Galvanized welded wire mesh with 2" by 4" openings may be stapled to the inside of the fence. Black and dark green vinyl coated wire mesh is also acceptable (see drawing).
Gate – Must be the split-rail design (see drawing).
Privacy Fencing – Closed fencing for screening purposes within the yard must be a solid board design, or alternating board with crisscross lattice on top, natural in color, and a maximum height of 6 feet. This fence *must not* exceed 25 linear feet in total length (see drawing). Privacy fencing is *not* to be installed on property lines.
9. **Storage Sheds** – Must be located in the rear yard and be constructed of wood board and batten, or T-1-11, siding with a shingle roof. The shed must be a maximum size of 10 feet wide x 8 feet deep x 6 feet high and be a solid color that blends with the surroundings or the house color. The structure 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. **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** – Will be considered on an individual basis.
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.

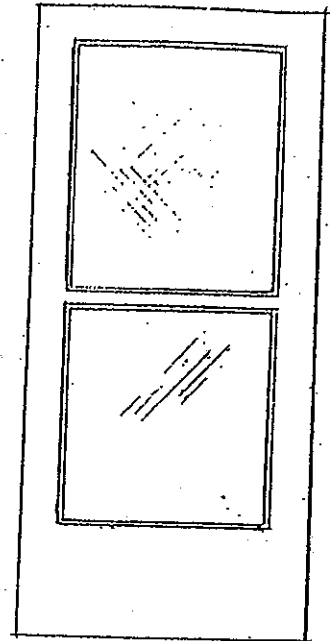
Storm Door Styles



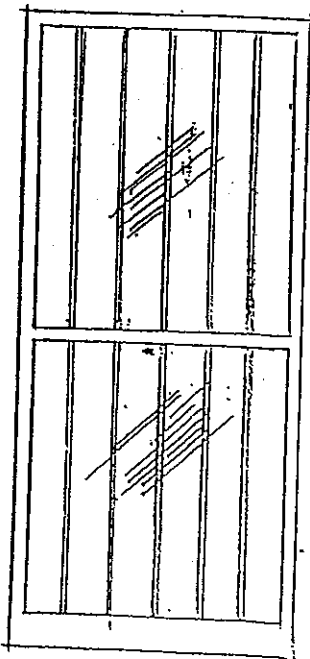
Full-view



3/4 Glass



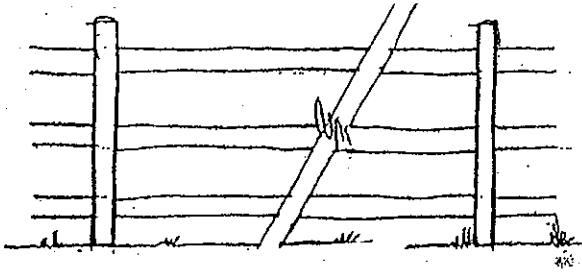
Self-storing



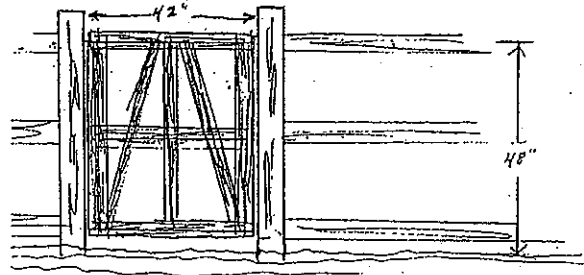
Security Door

Lakeside of Whetstone

Property Line Fence Style

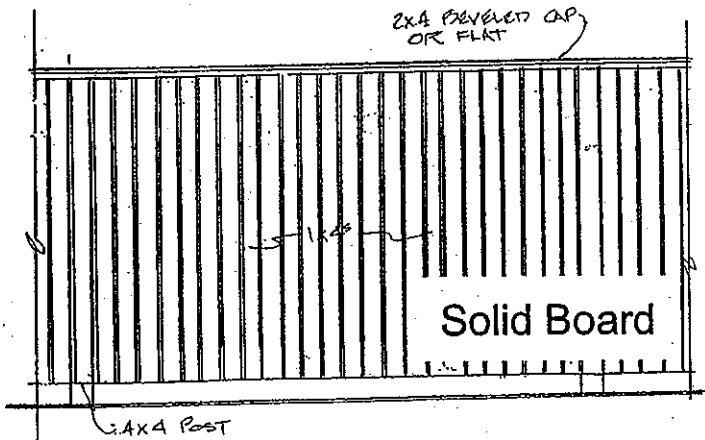


Split-rail fence

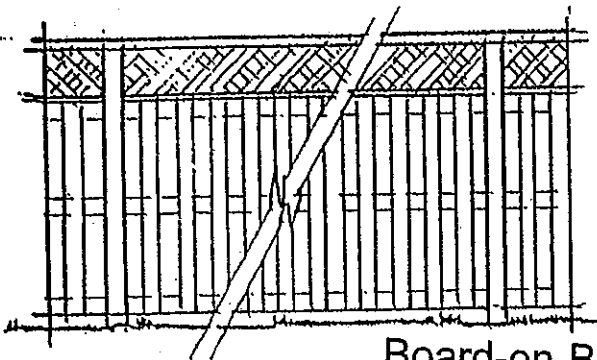


Split-rail gate

Privacy Fence Styles



Lakeside of Whetstone



Board-on-Board
with Criss-Cross Top