



# MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD  
MONTGOMERY VILLAGE, MARYLAND 20886-1000

## FENCES/GATES CRITERIA

Each community in Montgomery Village has criteria for the fence/gate style that must be used in that community. Please refer to your community criteria for specifics.

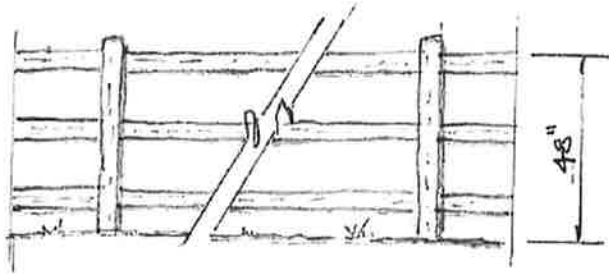
- For communities that require split-rail fences, the following must be adhered to (the below supersedes community criteria for split rail fences, which will be updated on a rolling basis to conform to this Village-Wide criteria):
  - Must be three-rail, split-rail wood, unstained, and 48" in height. Please refer to attached drawing.
  - Galvanized wire mesh with 2" by 4" openings may be stapled to the inside of the fence with approval. Black and dark green vinyl coated wire mesh may also be used.
  - The gate must be one of the styles included in the attached drawing.
- Fences and gates were originally installed on property lines. To ensure compliance with new Montgomery County regulations, when fences are replaced or new fences are built, they must be built entirely on the homeowner's property, and must be built 1-6 inches inside the property line to ensure a uniform and harmonious appearance in the community.
- Homeowners are responsible for obtaining any permits required by Montgomery County or other government or quasi-governmental agencies, and for adhering to all requisite regulations in the building of their fences.
- Homeowners are responsible to maintain developer installed fences, including those that are on property lines adjacent to common areas.
- Fences/gates will be approved only after considering the impact on adjoining properties and lot configuration.
- Please refer to community criteria for fence color requirements and submit an application before staining a fence, even if the color matches the criteria. For communities where there is no criteria color for fences, no red or orange stains, including tinted preservatives, will be approved for fences in Montgomery Village. Residents are encouraged to visit or call the Montgomery Village Foundation Office to view examples of stain colors that are acceptable for fences in Montgomery Village.

**Questions: Call or e-mail Architectural Standards at (240)-243-2364 or [archadmin@mvf.org](mailto:archadmin@mvf.org)**

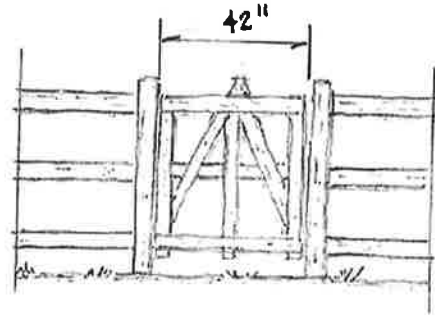
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All Architectural Standards information including community criteria is available on [www.montgomeryvillage.com](http://www.montgomeryvillage.com). Property Improvement Request applications are available at [www.montgomeryvillage.com/pir](http://www.montgomeryvillage.com/pir). Approved by the MVF Board of Directors 4/23/2020.

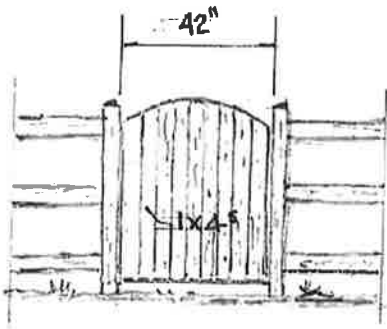
# 3-Split Rail Fence/Gate Designs



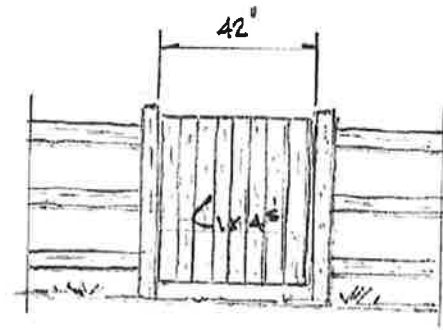
Split-Rail Fence



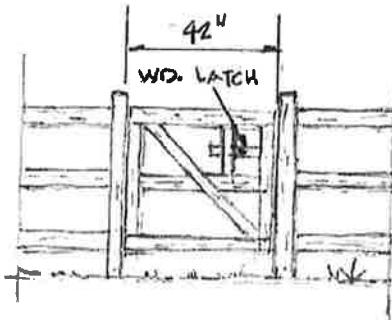
Post and Rail Style Gate



Arch Gate



Flat Top Gate



Wood Latch Type Gate