

ARCHITECTURAL STANDARDS POLICY FOR THE **FRENCHTON PLACE**
COMMUNITY OF THE STEDWICK HOMES CORPORATION

*Any exterior modification including those listed below requires prior approval by the
Montgomery Village Foundation Architectural Review Board.*

To ensure values and enhance the appearance of Montgomery Village, the following criteria are established to serve as a general guide for residents of **Frenchton Place** 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.*

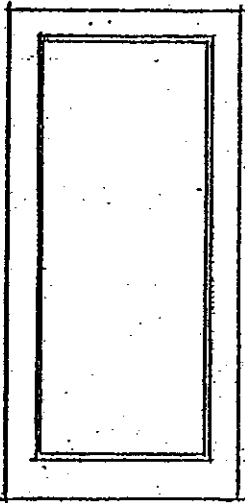
The purpose of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis 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 allow 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.
Bay Window Roof – The original color designated for the bay window roof was house trim color. The trim color must be maintained on the bay roof.
2. **Exterior Paint** - 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. **Detached shared garages must have the same color of shutters, trim, and garage doors. These shared garages were originally intended to appear as one unit.** No approval is required if the exterior paint colors are not changed from these recorded colors. Recorded exterior house colors for each individual home are available at the Montgomery Village Foundation office. The Architectural Standards staff is available to assist homeowners in their color selection.
3. **Replacement Siding/Trim/Shutters** – Any change in color, style or material requires prior approval.
4. **Replacement Windows** – Must be double-hung style with colonial grids and the color will be determined on an individual basis.
Entry Door Sidelights – Must be full-view glass with colonial grids that match the original colonial grids.
Storm Windows – Must be white or mill finish aluminum or painted the color of the window trim.

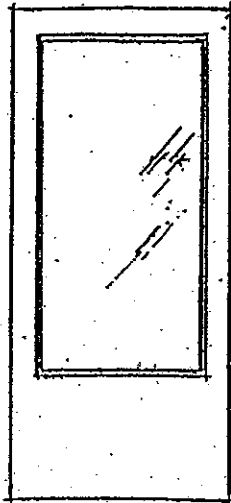
5. **Storm/Screen Doors** – Front entrance storm/screen door will be reviewed on an individual basis (see attached drawing for recommended styles). The color of the door must be either front door or house trim color.
Security Storm Door - Must be painted the front door color.
6. **Security Lighting** - Must conform to MVF approved guidelines. *Decorative light fixtures on front elevations must be retained (may 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 stain or colored preservatives will be reviewed on an individual basis.
8. **Garage Doors** – Windows are not allowed.
9. **Fence** – The developer-installed wood fence and brick walls must be retained. The fence style is to be solid board design, 6 feet in height, in cedar wood or pressure-treated lumber and natural in color. (See attached drawing for the original front yard privacy fence design.)
Gate – Must be a solid wood board gate, 42” in width, which matches one of the styles shown in the attached drawing.
10. **Storage Sheds** – Will be approved in accordance with attached Shed Guidelines. (See attachment.)
11. **House Numbers** – Only black, brass, or reflective metal numbers no higher than 5” will be permitted. The original design and location must be retained unless otherwise approved.
12. **Basketball Backboards** – Are not permitted.
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 on the MVF website at www.montgomeryvillage.com.

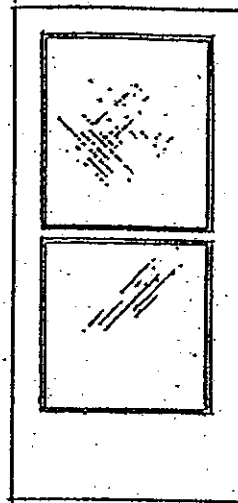
Recommended Storm Door Styles



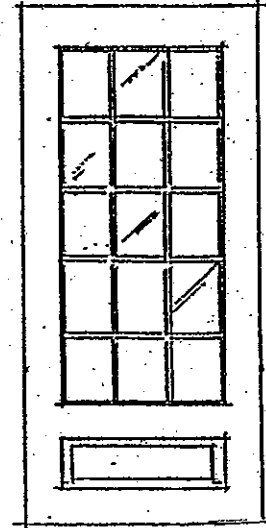
Full View



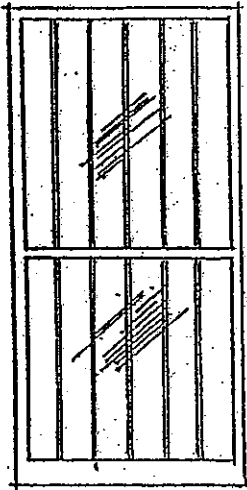
1/4 Glass



Self-storing



Wood & Lite



*Security storm doors
must be painted front
door color.*

Security Storm Door

FRENCHTON PLACE

Natural Cedar shingles or
Black Blend asphalt shingles

2x4 GAP IN FENCE

FENCE

1x4
CEDAR
BOARDS
(NATURAL)

2x4
DIP
BRACING

LIFT
LATCH

DOOR
LATCH

HINGE

FENCE STRINGER

4x4 POST

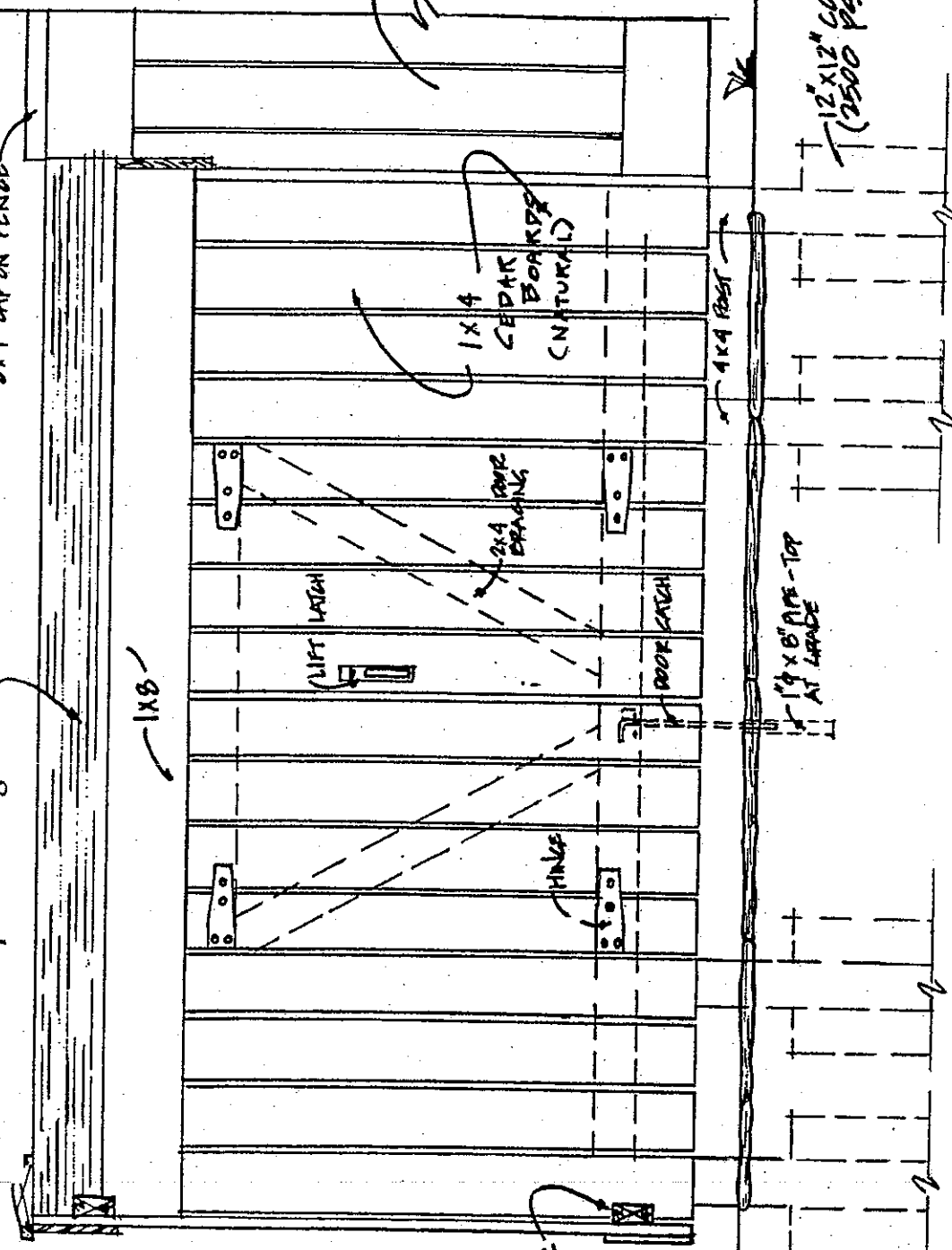
1 1/2" x 8" PIPE - TOP
AT LATCH

12" x 12" CONC. FOOTINGS -
(2500 PSI CONC.)

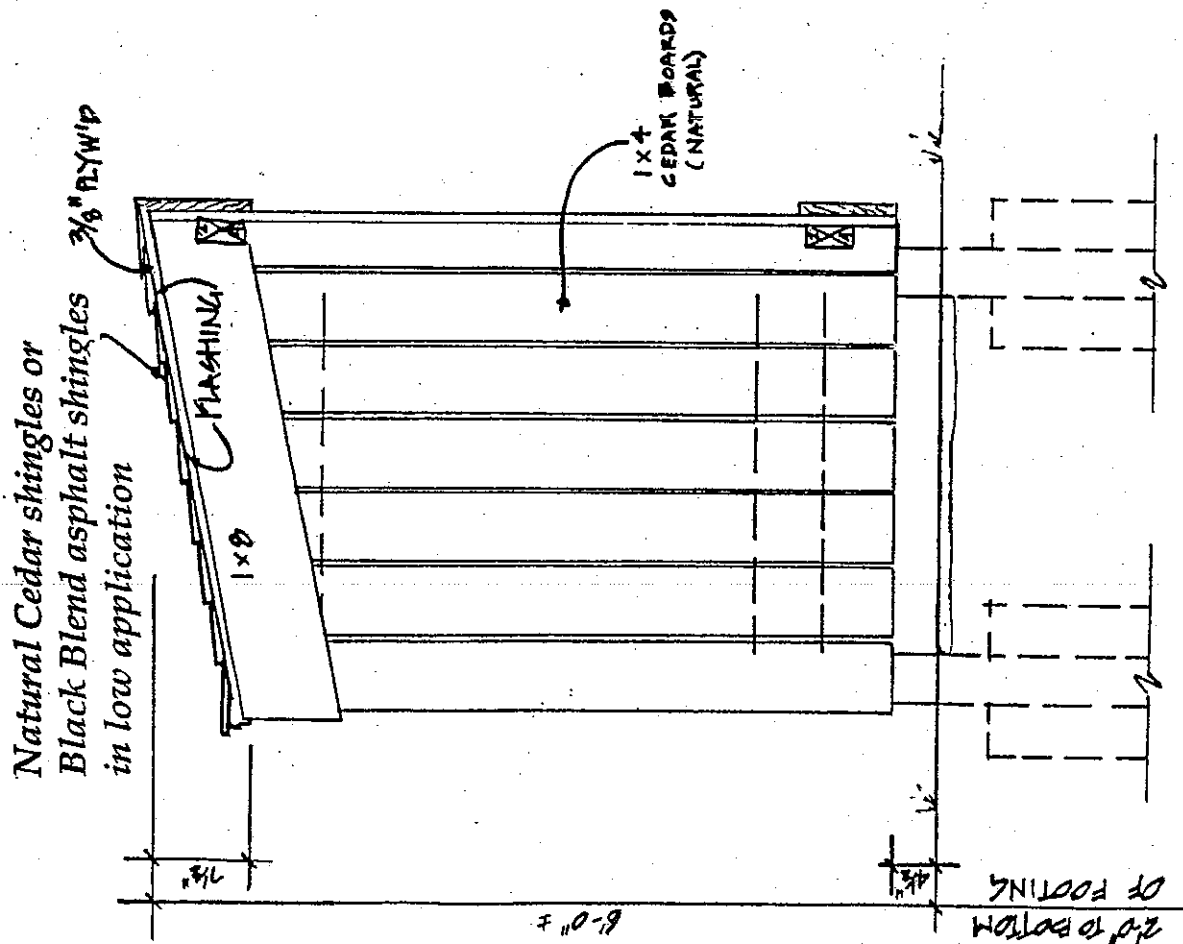
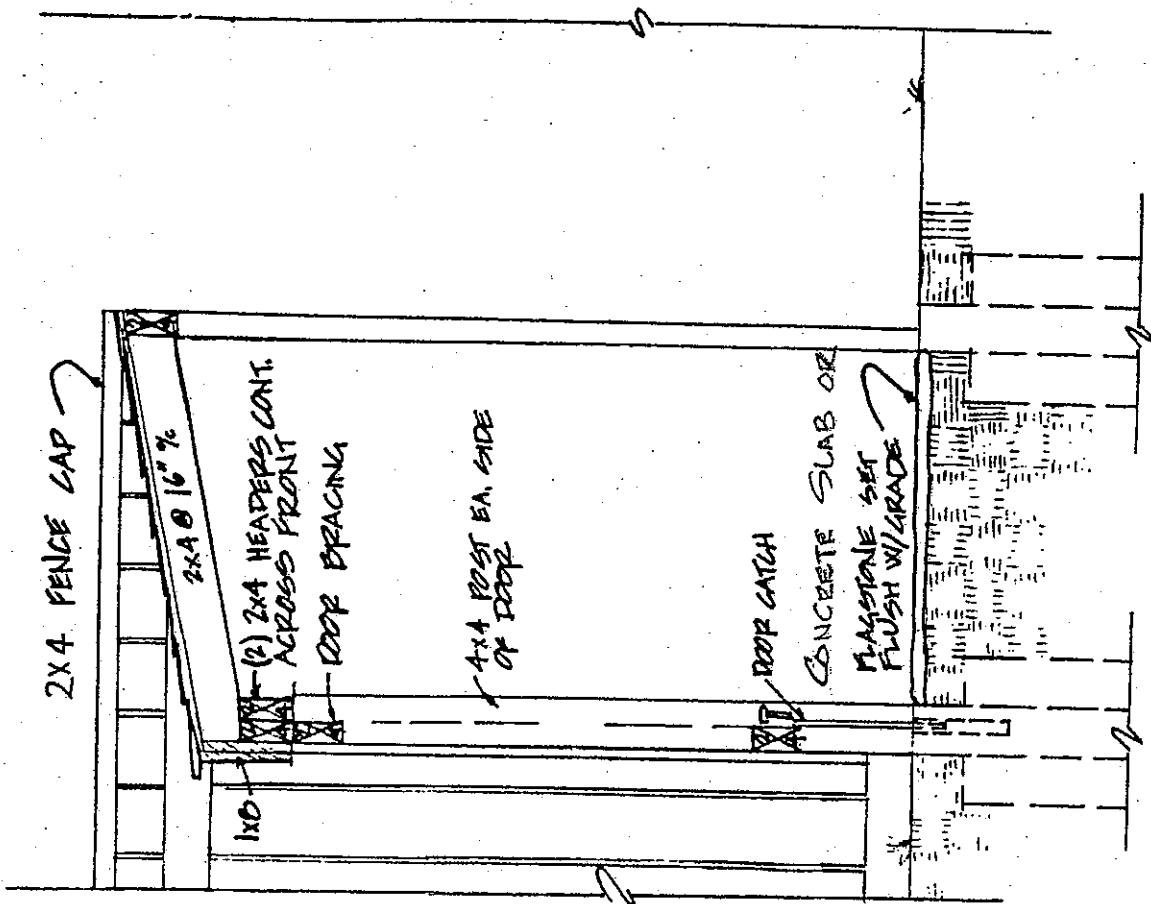
2'-0" TO BOTTOM
OF FOOTING

Storage Shed Design

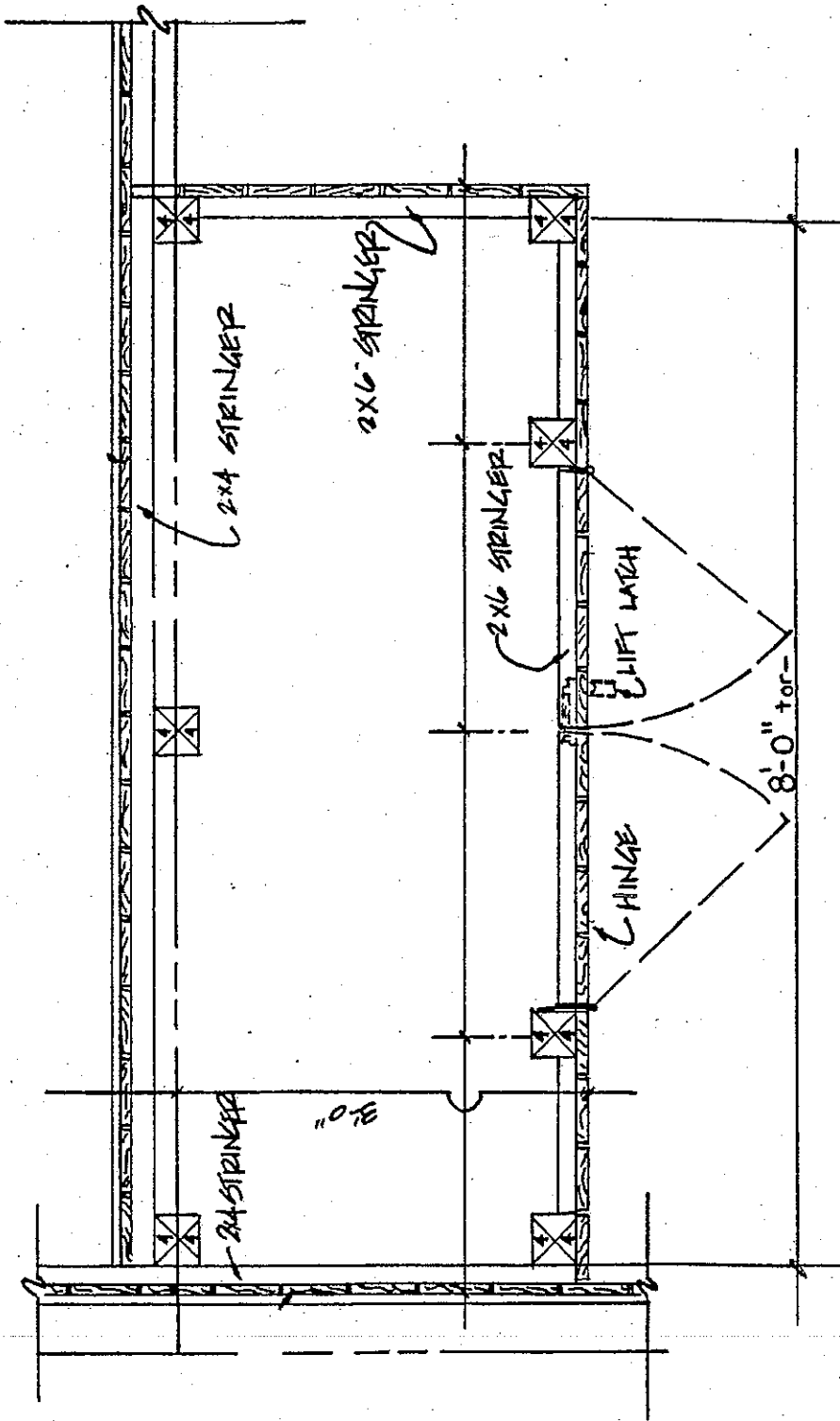
FRENCHTON PLACE



Storage Shed Design



FRENCHTON PLACE



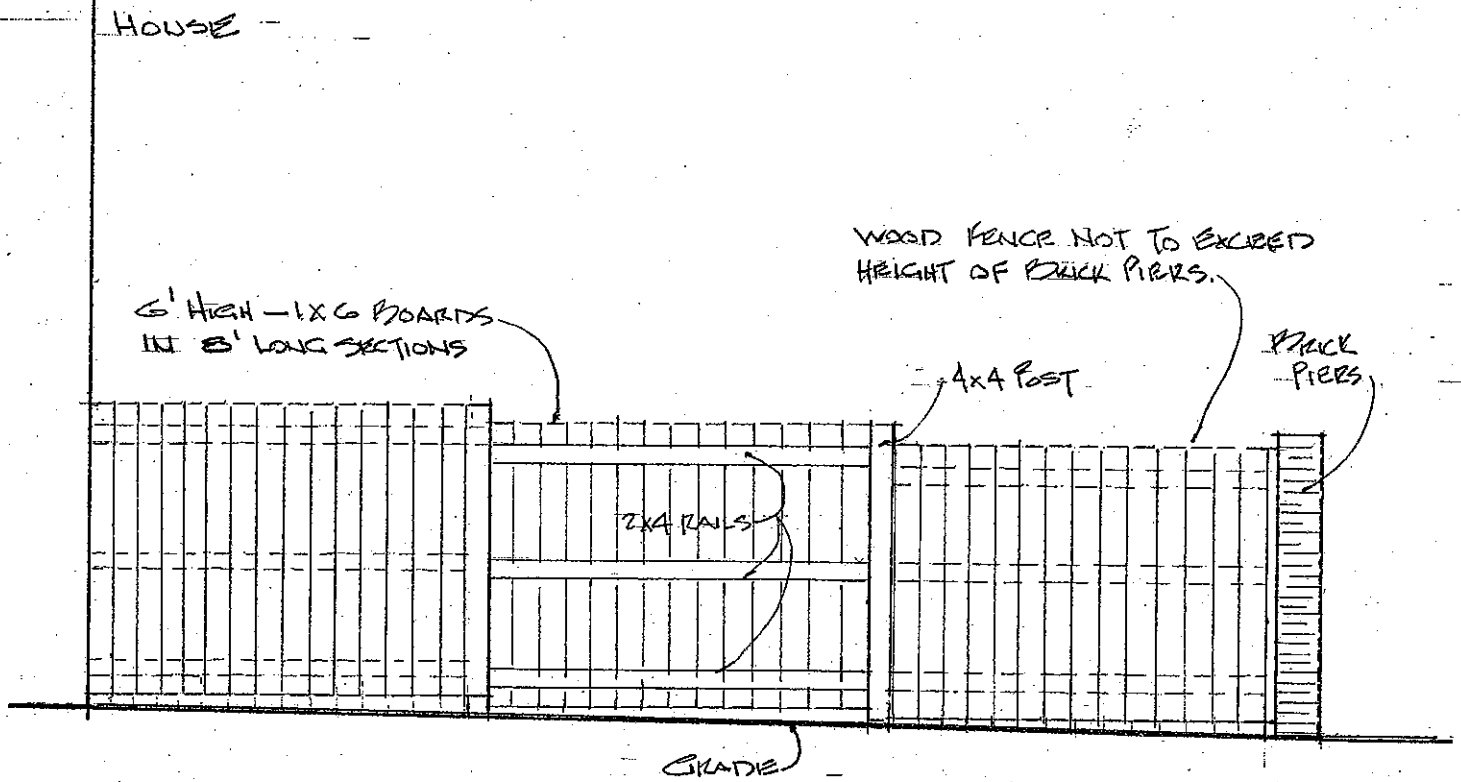
Storage Shed Plan

4 PLAN

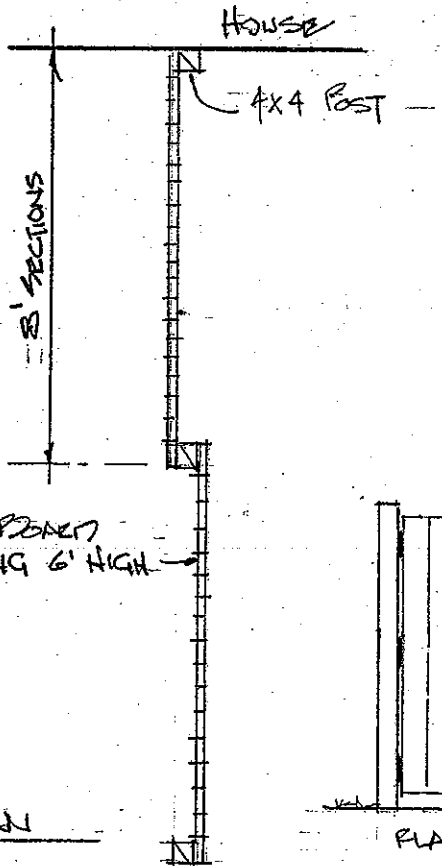
FRENCHTON PLACE

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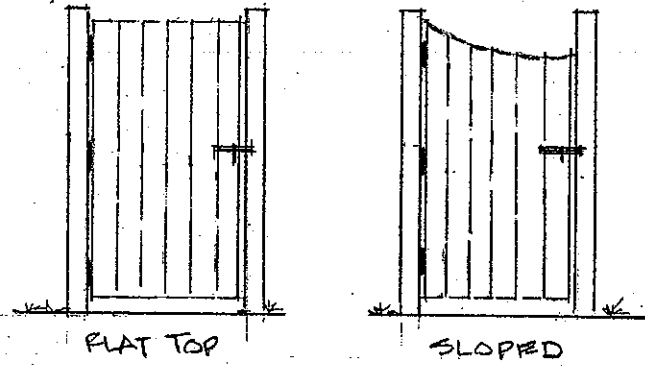
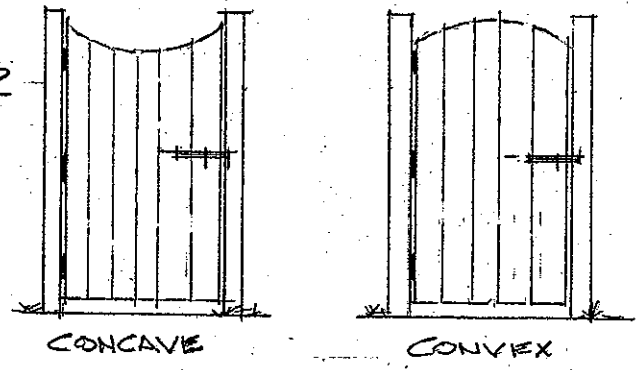
Original rear yard side property line fence design



ELEVATION



GATE STYLES 3'-6" WIDE



FRENCHTON PLACE

HOUSE

GARAGE

26' HIGH - 1 X 6 BOARDS
IN 8' LONG SECTIONS

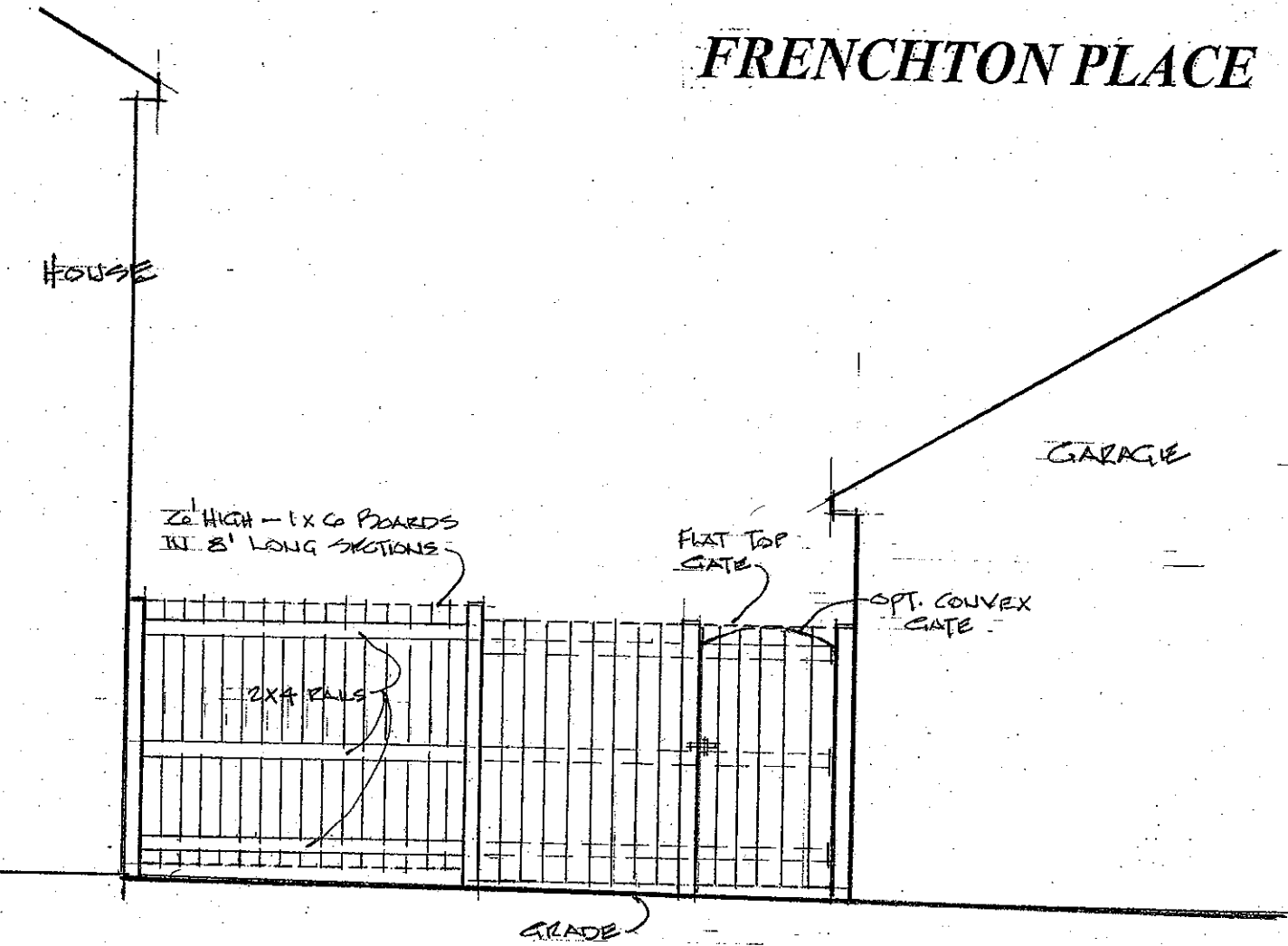
FLAT TOP
GATE

OPT. CONVEX
GATE

2X4 RAILS

GRADE

Original front yard privacy fence design





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ARCHITECTURAL STANDARDS DEPARTMENT

VILLAGE-WIDE SHED GUIDELINES

Wood or Pre-fabricated

These new guidelines may replace existing shed criterion for some homes corporations or it may serve only as an addendum to existing criteria. Because of the individuality of each community, sheds have to be reviewed on an individual basis. For the most part, these guidelines will be used as a Village-wide reference for staff, homeowners, for the Architectural Review Board, and the MVF Board of Directors.

1. Requisite: Only one shed per property will be approved.
2. Design and materials -
 - The roof style may be either gabled-framed or shed-framed (slanted). The roof material will be considered on an individual basis. The recommended roof material is either natural, unstained cedar wood shakes, or asphalt shingles in a color approved by the ARB.
 - Barn style roofs or other styles will not be approved.
 - Only one window is typically approved for a shed. Two windows may be considered on an individual basis.
 - Typically only one doorway is approved for a shed. Double doorways will be considered on an individual basis.
 - Although, originally, sheds were approved to be wood – Texture T-1-11 or grooved cedar – alternate shed materials will now be considered on an individual basis.
 - No shutters or window boxes will be approved for any shed.
3. Color –
 - If sheds are adjacent to the house, sheds are typically approved to be the color of the house siding or trim. The roof color is typically approved to be the same as the house. The siding and trim could be the same color.
 - If sheds are to be located in the rear yard, one solid, neutral color is preferred. All colors will be reviewed on an individual basis.
4. Location –
 - The location of the shed will be determined on an individual basis taking into account the lot configuration, lot size, relationship to the adjoining yard, and existing house and yard structures.

- Sheds to be located under elevated decks or in recessed areas of the house will have more flexibility as far as style and materials. Each application will be considered on an individual basis.

5. Size –

- **Single Family, Detached Home Communities:**
The recommended maximum width and length is 8'W x 10'L with a maximum height of 9' to the peak. Larger sheds will be considered on an individual basis.
- **Townhouse/ Zero-Lot-Line Communities with split-rail fences:**
The maximum width and length is 6'W x 8'L with a maximum height of 8' to the peak. Larger heights will be considered on an individual basis based on yard size.
- **Townhouse Communities with yard enclosure fences:**
The maximum width and length is 4'W x 8'L with the shed height not to exceed the fence height. Higher roof peaks will be considered on an individual basis.

These guidelines would not apply to communities which have a specific shed criterion (sheds constructed in conjunction with fences, etc.) or where sheds are prohibited.

VILLAGE-WIDE SHED GUIDELINES LIST OF COMMUNITIES

Homes Corporation	Communities with new shed guidelines	Communities where new shed guidelines will not apply (only existing criteria will apply)
Eastgate	Hickory Grove Kings Point The Meadows The Mews Ridgefield Wood Edge	Charlesgate
East Village	Ashford The Downs The Estates The Estates - Section 7B Essex Place II & III Gable Field Holly Pointe Meadowgate The Reach Wethersfield	Candleridge (material change) Glenbrooke
Maryland Place	Maryland Place	
Middle Village		Clubsie Thomas Choice West
Northgate	Apple Ridge Dorsey's Regard Shadow Oak The Points William's Range	McKendree Overlea
North Village	Essex Place I Pleasant Ridge Salem's Grant	Highland Hall McRory Perry Place Picton
Patton Ridge	Arrowhead Fairidge Greentee I & II Highfield Partridge Place	Fairway Island
Poplar Spring	Poplar Spring	
South Village	Center Stage	Dockside Grover's Forge Hamptons Millrace Nathan's Hill Walker's Choice
Stedwick	Club Hill Clusters I, II & III Frenhton Place The Heights The Ridges	Forest Brooke
Whetstone	Courts I, II & III Goshenside Lakeside The Ridges	