

ARCHITECTURAL STANDARDS POLICY FOR **THE RIDGES**
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 **The Ridges** 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 current 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 windows with colonial grids. Color to be determined on an individual basis.
Window Trim – Must be house trim color.
Storm Windows – Must be white 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 the color of the front door or the house trim color. Side or rear storm/screen doors must be painted trim color. ***White storm doors will not be approved unless the house trim color is white..***
Security Storm Door – Must be painted the front door color.
6. **Exterior Lighting** - Must be a traditional design, black or brass in color. Other colors will be reviewed on an individual basis.

- Security Lighting** - Must conform to MVF approved guidelines. *Decorative light fixtures on front elevations must be retained (may include motion sensor lights).*
7. **Elevated Deck** – Will be reviewed on an individual basis.
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. **Fence** – Must be 3 rail, split-rail wood, 48” in height, and natural in color. Galvanized welded wire mesh with 2" x 4" openings may be stapled to the inside of the fence. Black or dark green vinyl coated wire mesh is also acceptable (see drawing). Split-rail fencing must be installed on property lines.
Gate – Must be split-rail design or the arched top design (see drawing).
Privacy Fencing - Closed fence for screening purposes to be 6 feet in height, solid board design, and must not exceed 25 linear feet in total length. Color to be natural.
Deer Fencing – Will be approved in accordance with attached Deer Fencing Guidelines (see attachment).
9. **Storage Sheds** – Will be approved in accordance with attached Shed Guidelines (see attachment).
10. **Mailboxes** – Originally only galvanized metal mail slots were installed in the front entrance doors in the community. If a replacement mail slot is needed, galvanized or brass mail slots in the front entrance door, or a standard solid black or brass rectangular mailbox attached next to the front entrance door will be permitted.
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** – Will 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 -on the MVF website at www.montgomeryvillage.com.



STEDWICK HOMES CORPORATION

DEER FENCING GUIDELINES THE RIDGES OF STEDWICK

OBJECTIVE/GOAL:

- To be used to encourage consistency in appearance when deer fencing is used by community homeowners to deter deer from intruding onto their property, or to be used as a reference by the Architectural Review Board, staff and homeowners when reviewing requests for this type of fencing in The Ridges of Stedwick.

GUIDELINE DETAILS:

- Deer fencing will be considered in the rear yard or on the side of the property.
- Deer fencing should be attached to the approved, standard split rail fence.
- If the split rail fence attaches to the front of the house and the homeowner desires to have deer fencing, the homeowner may be required to move the fence to the rear of the house.
- Deer fencing is to be 8-foot high, black mesh with black metal posts only.
- Wood posts or painted wood boards of any type will not be approved.
- Galvanized metal or green meshing will not be approved.
- Deer fencing may be approved on an individual basis provided the following conditions are taken into consideration:
 - Location of property in the community
 - Impact on adjacent neighbor (if applicable)
 - Visibility from the street view

APPLICATION CHECKLIST: (items to include with your application):

- PIR (Property Improvement Request) form must be completed and signed by the property owner.
- A house location plat with the deer fencing location drawn on it.
- Dimensions of materials to be used.
- Color of materials to be used.

Questions: Call Architectural Standards (301) 948-0110



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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	