

ARCHITECTURAL STANDARDS POLICY FOR **THE HEIGHTS**
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 Heights** 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.*

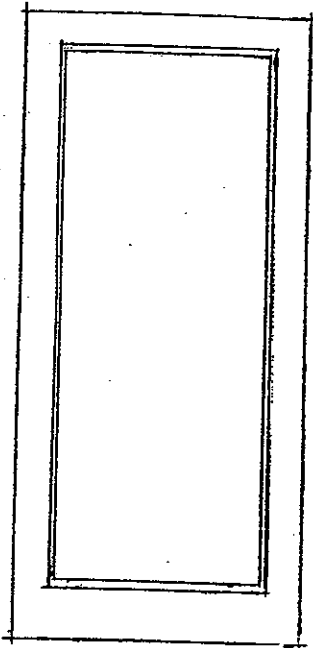
The purpose of the MVF Architectural Review Board is to maintain the original architectural design and integrity of each community in Montgomery Village. All requests for exterior modifications, house additions, replacement materials or other structures are reviewed by the ARB on an individual basis 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.
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 Architectural Standards staff is available to assist homeowners in their color selections.
3. **Siding/Trim** – Any change in color, style or material requires prior approval.
4. **Replacement Front Doors** – All replacement doors must receive prior approval. The color of the front door must be house trim or siding color, or a new color can be selected from the **Optional Front Door Accent Colors** palette available at the MVF office. Other colors can also be considered if they blend with the approved color palette. Wood stained front doors will be considered on an individual basis.
Front Entrance Sidelights – All replacement front entrance sidelights must receive prior approval. All sidelight replacements will be reviewed on an individual basis.
** Guidelines have been established for replacement doors and sidelights and are available upon request at the Foundation office.*
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 the color of the front door. Side or rear storm/screen doors must be painted the house trim color.
White storm doors will not be approved.
Security Storm Door – These doors must be painted the front entry door color.

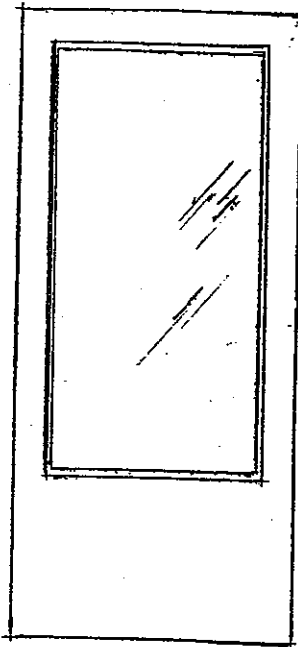
6. **Replacement Windows** – Must be bronze (dark brown) sliders or casements without colonial grids. Other colors will be reviewed on an individual basis.
Storm Windows - Must be bronze (dark brown) sliders. Other color selections will be reviewed on an individual basis.
7. **Garage Door** – Replacement garage doors require prior approval. The color of the garage door must be either the house trim or siding color.
8. **Security Lighting** - Must conform to MVF approved guidelines. *Decorative light fixtures on front elevations must be retained (may include motion sensor lights).*
9. **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 that is greater than 12” in height.
Deck Color – Any tinted stain or colored preservatives to be reviewed on an individual basis.
10. **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 alternate arched top design (see drawing).
Privacy Fencing - Closed fence for screening purposes must be 6 feet in height, solid board design and must not exceed 25 linear feet in total length. Color to be natural.
11. **Storage Sheds** – Will be approved in accordance with attached Shed Guidelines (see attachment).
12. **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.
13. **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.
14. **Basketball Backboards** –Will be considered on an individual basis.
15. **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 online on the MVF website at www.montgomeryvillage.com.

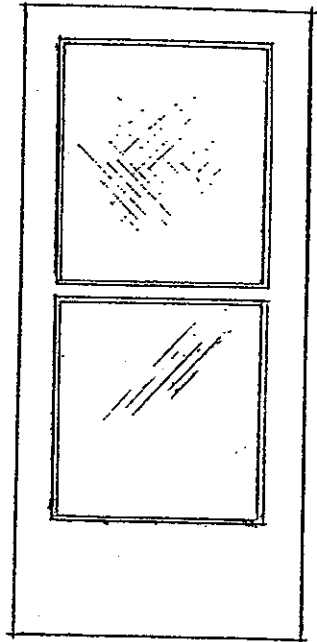
Storm Door Styles



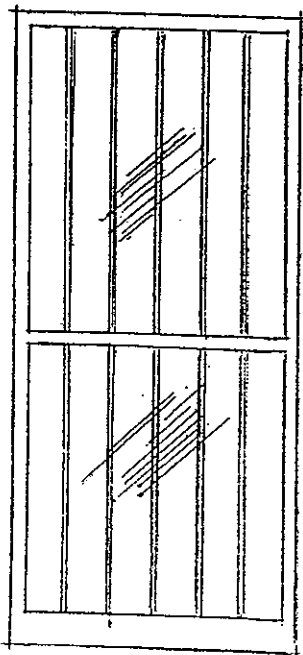
Full view



3/4 Glass



Self-Storing



Security Storm Door

**Typical Designs for Storm or Screen Doors.
Paint to match the door it covers or the house trim color.**

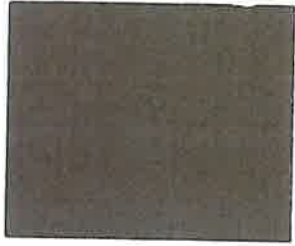
*Security storm doors
must be painted the color
of the door they cover.*

**THE HEIGHTS
OF STEDWICK**

THE POINTS

Optional Front Door Accent Colors

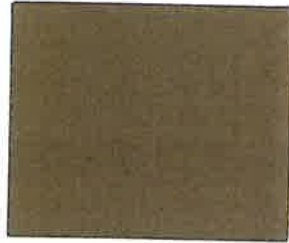
Paint Colors



Takoma 232



Kingston Clay 120



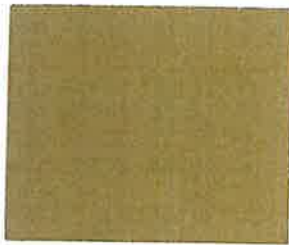
Grey Flannel 471



McKinney Stone 475



Town Hall 242



Sandhills 143



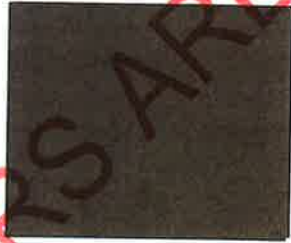
Wye Oak 121



Old Carriage Brown 223



Smokey Pewter 470



Gunston Hall 445



Susquehanna 243



Black 200

Stain Colors



Autumn Maple

SW 3112-K



Warm Chestnut

SW 3114-K



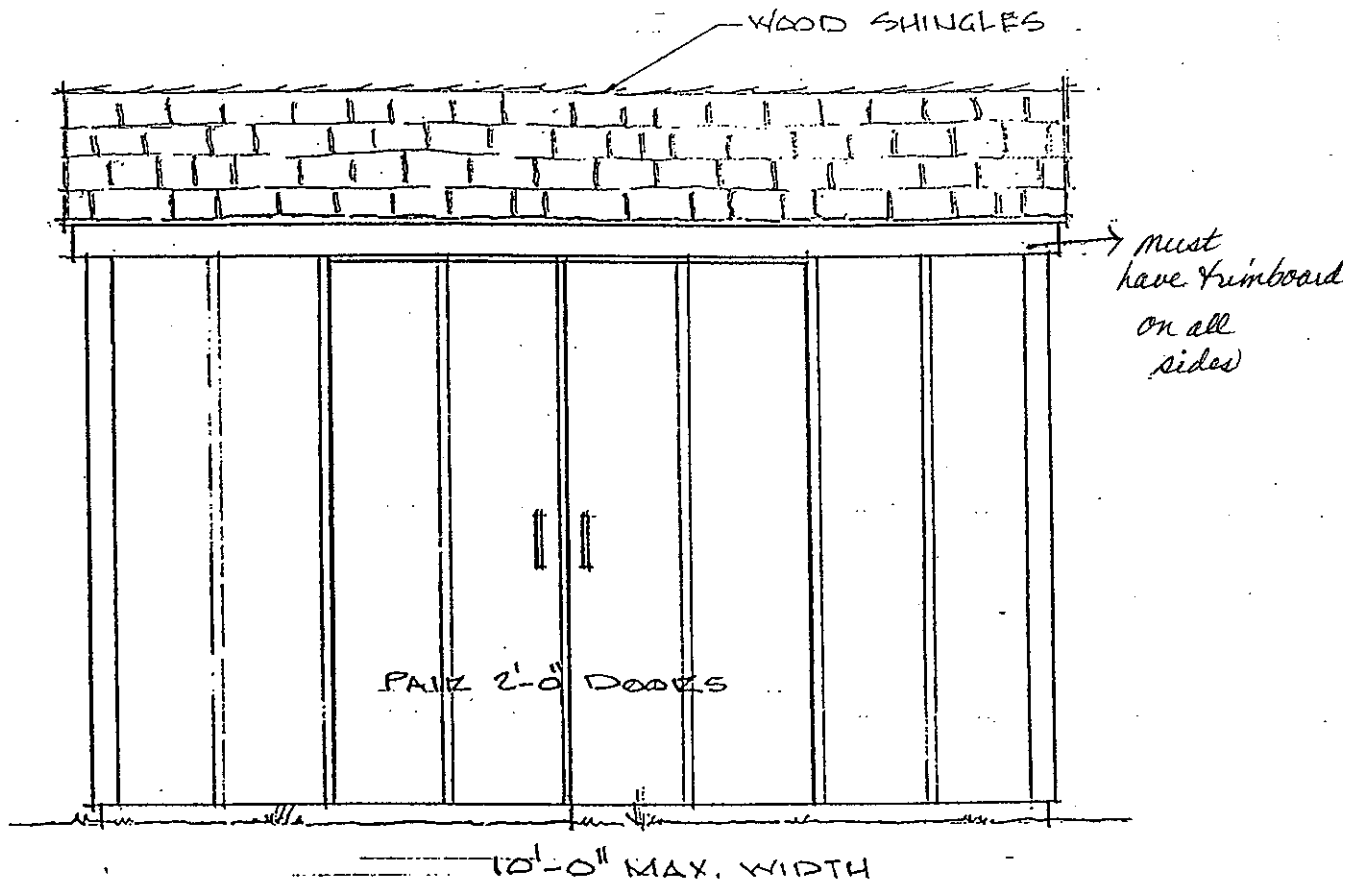
Burnished Walnut

SW 3119-K

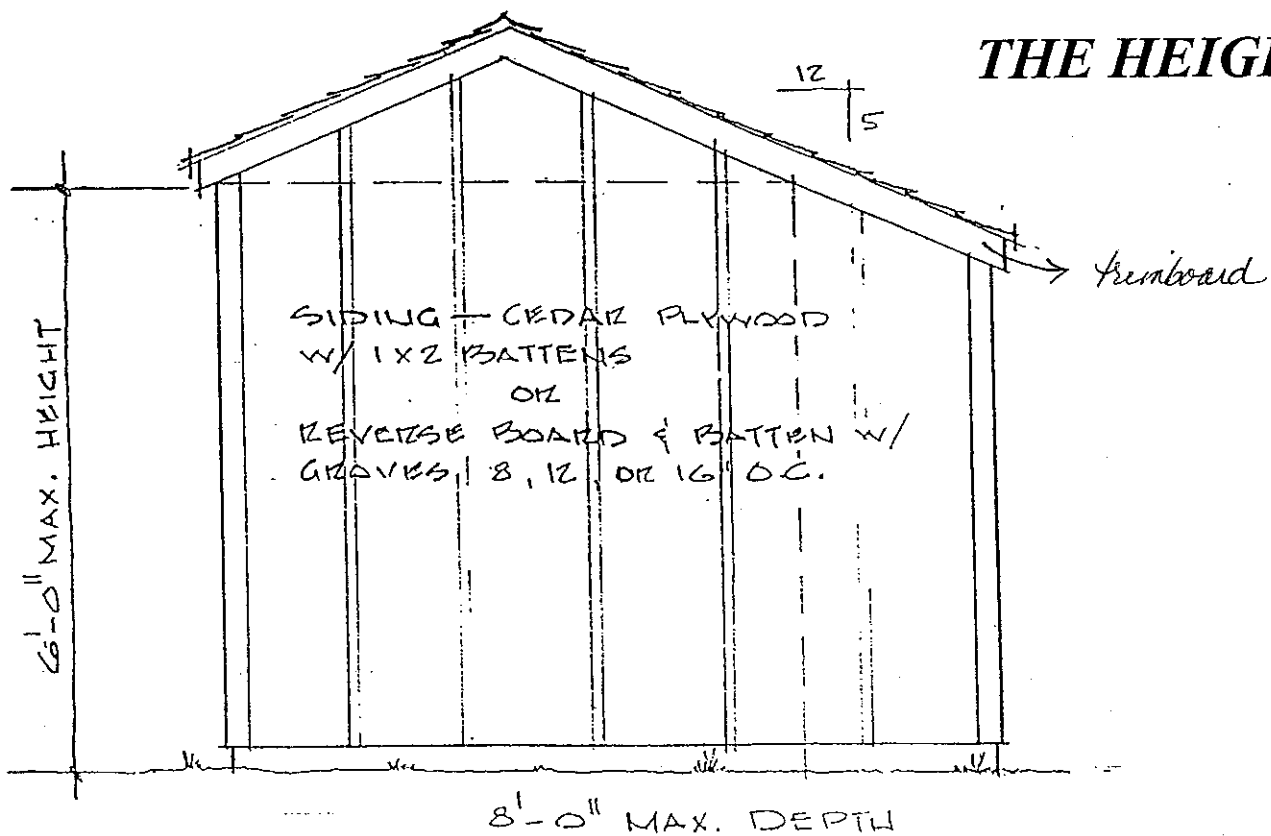


Modern Mahogany

SW 3104-K

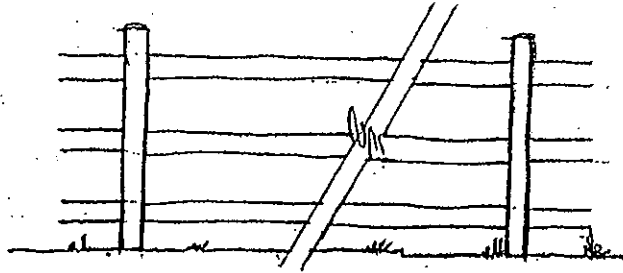


THE HEIGHTS



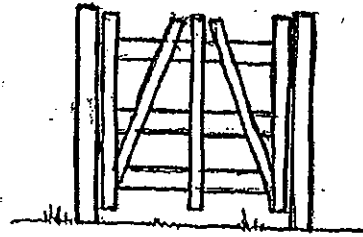
THE HEIGHTS

Fence style



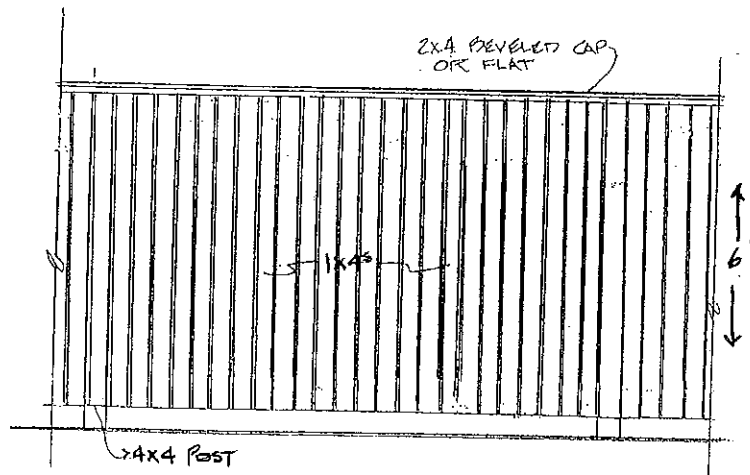
Split Rail Design Fence

Gate style



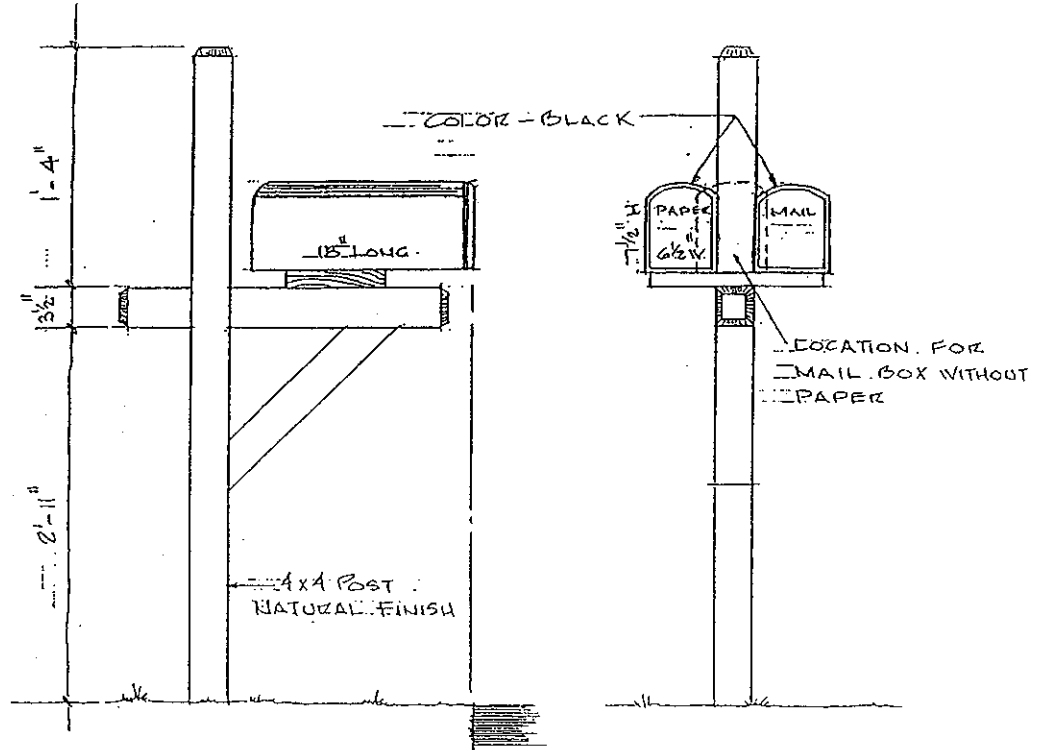
Split Rail Design Gate

Privacy fence



Natural color cedar or pressure treated lumber

Mailbox/Newspaper Box Design



THE HEIGHTS



MONTGOMERY VILLAGE FOUNDATION, INC.

10120 APPLE RIDGE ROAD
MONTGOMERY VILLAGE, MARYLAND 20886-1000

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

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	