

Many residents of Montgomery Village may not be familiar with the Poplar Spring community. These 18 large, single-family homes were built by M/I Homes on a parcel of land off Goshen Road and adjacent to Sharon Woods. The Poplar Spring community is unique in Montgomery Village because it is not a part of any homes corporation.

Since there is no community property, the entrance-way sign and surrounding open space is maintained by Montgomery Village Foundation. In lieu of an HOA fee, Poplar Spring owners pay a small Poplar Spring fee to cover this maintenance.

The owners are Designated Users, pay the DU fee and are eligible to use all of the Foundation pools, tennis courts and community centers. They have their own Declaration of Covenants, Conditions and Restrictions, recorded in December 1991, when the property was annexed into the Montgomery Village Foundation (MVF), as well as rules for Exterior Maintenance and a specific Architectural Control Policy under the auspices of MVF.

These beautiful homes feature nine-foot ceilings on the main level, hardwood entry floors, two-story foyers in most plans, luxurious master baths with dual sinks, separate showers and Jacuzzi soaking tubes. The wooded environs make for a cozy enclave alive with birds and other wildlife.

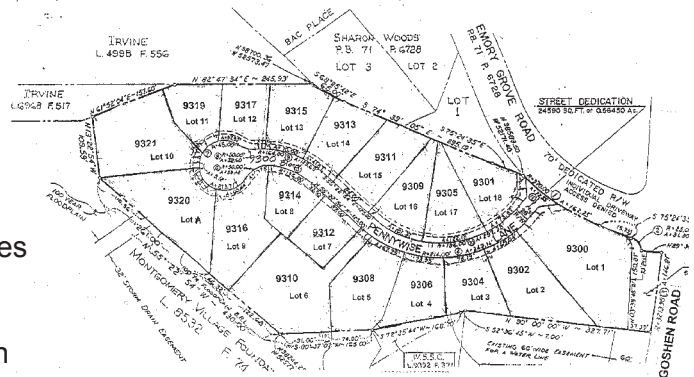
POPLAR SPRING

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POPLAR SPRING



18 Single family detached homes
Builder: M.I. Homes
Models open August 1992
Montgomery Village Foundation

The community of Poplar Spring is within Montgomery Village but is located in a very private area off of Goshen Road. The community overlooks a preserved wooded area adjacent to the upper part of Lake Whetstone.

Unlike other Village communities, Poplar Spring is not governed by a homes association but rather by the Montgomery Village Foundation. The private street within Poplar Spring is owned and maintained by Montgomery County.

The homes within Poplar Spring have a traditional design and are two-story models with both level and walk-out basements, and two- and three-car garages. They feature fireplaces, Palladian windows and other traditional architectural details.

POPLAR SPRING



Original Design Features that must be retained

Elevations – approximately 96% of homes have brick elevations, 4% have siding

Roof shingles – architectural asphalt shingles, black or dark gray family of colors

Front Entry Feature – distinctive details must be retained

House siding – 6” beaded, double 4”, straight flat horizontal lap (clapboard) and Dutch lap profiles

House trim – distinctive details and trim molding

Front bay window – with colonial grids, flat panel beneath the window, and standing-seam metal roof on selected models

Windows – double-hung with colonial grids

Shutters – raised panel or full louvered

Light fixtures/hardware – traditional style, various colors: pewter, black, bronze, brass, antique brass, and brushed nickel

Garage door – traditional short panel profile

Driveway – must be retained

Fences – three-rail, split-rail, natural wood color

Community Architectural Criteria supports each Design Study