

Milton Estates Homeowners Association
5300 Weeping Willow Court
Shingle Springs, California 95682-5118

Under the authority of Declaration of Covenants, Conditions, and Restrictions for Milton Estates Unit II (CC&R's) Sec 4.6, the Architectural Committee has developed the following guidelines for building and landscaping within Milton Estates Unit II

Structures:

1. All structures on a parcel should be of the same materials, style and colors from which the approved residence was constructed. This includes but is not limited to:
 - Exterior material, such as stucco, rock, siding
 - Exterior trim, such as window color, trim and style
 - Roof material and roof pitch

Exceptions can be submitted to the Committee for consideration. Approval of exceptions is at the Committee's discretion and will be based on visibility of the structure from the road and other lots and the consistency of the building's special purpose with the neighborhood.

2. "Structures" include all permanent additions that will be visible above ground level. This includes, but is not limited to, garages and shops, barns and other animal enclosures, residences and additions, well and utility enclosures, and/or other permanent improvements that will be visible from the road or neighboring properties.
3. Materials should be of top-grade quality.
4. Roofs are encouraged to be of tile. Other lifetime roofing materials are subject to approval; a physical sample of the non-tile material must be provided for the Architectural Committee's approval.
5. Colors are encouraged to be earth tones or muted colors and should be in harmony with the present community.
6. Submissions to the Architectural Committee should include:
 - All elevations of the proposed structure
 - Plot map
 - Floor plan

Color and materials sheet (8 1/2" X 11") that includes color swatches and material samples (color photos are acceptable for submission; the Committee reserves the right to request clarification and the submission of physical material samples)

7. Temporary structures, such as garden houses, sheds, play structures, must be approved by the Architectural Committee but may not need to meet the "same material" standard, as the unit is intended for temporary use.

Construction Period:

1. To preserve our privately-maintained permanent roads, construction period driveways must consist of a minimum of 4" of crushed rock (1 ½" rocks). As ruts, low spots and expose dirt appear, additional rock and road base will be added by the contractor or homeowner to meet or exceed El Dorado County minimum non-paved road standards.
2. To avoid damage to road shoulders, parking areas for construction traffic should be provided on the homeowner's property. Parking areas should include rock or road base sufficient to avoid tracking of mud and dirt onto the permanent roads.
3. When necessary to park on the permanent roads, construction traffic should park on the edge of the road and not drive off the road shoulder. Damage to the permanent road shoulders must be repaired at the homeowner's expense and will be repaired to the standards of the existing permanent road.
4. To insure the repair of any construction damage to the HOA roads, a Road Damage Deposit of \$1,500 is required. This deposit is requested of homeowners upon plan approval and will be refunded following the project if there is no damage found to the roads following project completion.
5. Project completion and Road Damage Deposit Refunds will be made within 45 days of project completion notification by the homeowner to the ARC.
6. Personal possessions of the homeowner and construction crews should be maintained in temporary cargo containers or other temporary units such that they are not readily visible from the roads

Landscaping:

1. Landscaping is encouraged to feature trees, bushes and shrubs that are indigenous to the area. Deer-resistant, drought-resistant and cold-weather plants are strongly encouraged due to our natural habitat and climate. Sustained wintertime low temperatures in the teens and 20's should be expected.
2. Fencing is subject to Architectural Committee approval and should follow these guidelines:
 - Wire fencing (non-climb, barbed wire, horse wire, etc.) is not approved, although existing fences of that nature can remain if maintained in a safe manner.
 - MEHOA Page 3 of 3 Adopted 06/26/2005
 - Chain-link fencing is acceptable for side-yards and backyards but shall not be bare steel in color. Posts and chain-length fence should be of the same color, typically brown, deep green or black.
 - i. Livestock fencing should be sturdy such as to restrain strong-willed animals. Electric hot wires are acceptable if attached to fence.
 - ii. Where wooden livestock fencing is used, boards shall be screwed on to facilitate longer life and maintain a straight line.
3. The El Dorado Hills Community Services District has published a three-page list of plants that are native to the area or have adapted well to the area. A list of these plants is attached

for your reference, although not all may withstand the colder winter, as compared to El Dorado Hills.

These guidelines do not supersede the (CC&R's) and are intended to assist homeowners and designers in their development.