

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Plan and Specification Review Determination Fence Application (Page 1 of 3)

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's approval. (425) 745-1891.

For MCCA Use

Submittal Number

14137

Date Submitted

8/1/18

Attach color samples
here.

ACC Insp. Month

ACC Insp.

Inspection Notes

Application may be mailed to or dropped off at the MCCA Office in the bottom floor of the John L. Scott Building at 15714 Country Club Drive.

1. Applicant Information

Name: Margaret McCormack

Phone: 425-379-2998

Address: 1807 163rd St SE, Mill Creek, WA 98012

2. Site Information

Division: Amberleigh

Lot Number: 21

Site Address: Same as above

3. Fence Description

Style of Fence: Wood

Type of Material: Cedar #1 Tight Knot

Color & Dimensions: Natural, 6 foot

4. Proposed Construction Drawings - see Page 2.

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural Control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

Condominiums & Townhomes ACC or Board Approval

MCCA Administration

Chairman, Architectural Control Committee

Date: 8/1/18

Date: 8/1/18

Date:

Date:

Date:

Date:

law contractors are required to provide to you. In the event that you proceed with your project we will need a signed copy of both your proposal and the Notice to Customer. Please let us know if you have any questions, or if you would like to go ahead with this project.

Thank You,
Joel Nelson

Town & Country Fence
6410 212th St SW Lynnwood, WA 98036
(425)775-0531 (425)885-3566



Quality Fencing since 1965

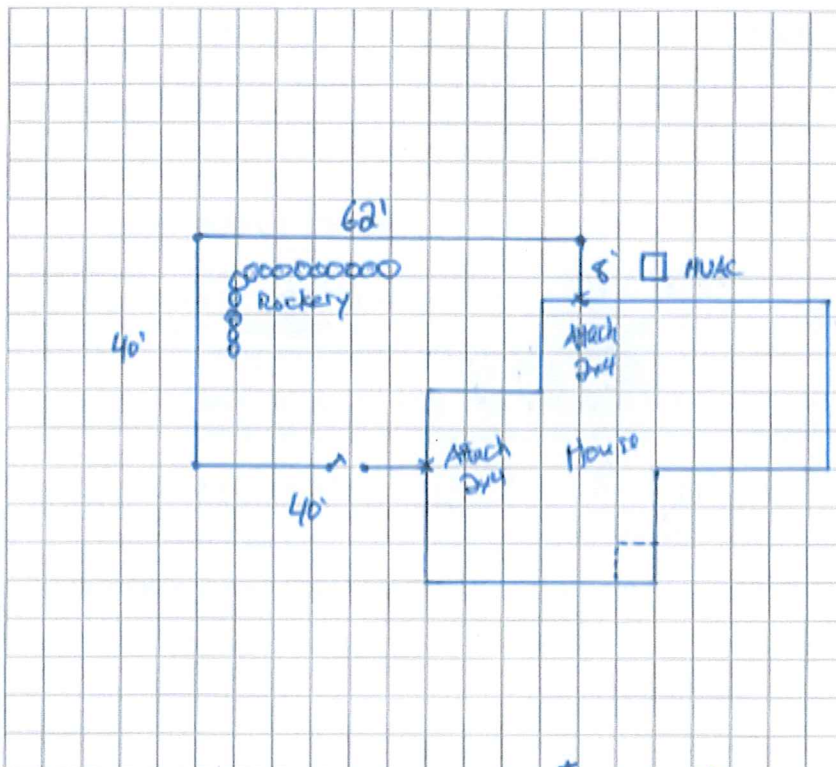
Length	Height
150'	6'
Walk Gate	Drive Gate
1 42" open	0
Fence Style	
1x6 Modified Panel	
CHAINLINK FENCE	
Wire Ga.	
Top Rail	
Line Posts	
Term. Posts	
Barbed Wire	Tension Wire
Concrete	24" +
WOOD FENCE	
Cedar Boards	#1 Tight Knot

21225 66th Ave W, Lynnwood, WA 98036
(425) 775-0531 (425) 885-3566 Fax (425) 776-2189
www.townandcountryfence.net
info@townandcountryfence.net

PROPOSAL

DATE 8/15/17

CUSTOMER Peggy McCormack RES. _____
ADDRESS 1807 163rd St. SE CELL. (425) 379 2998
CITY Mill Creek ZIP 98012 FAX. _____
ATTN: _____ EMAIL peggy.mccormack@comcast.net
JOB SITE _____



CUSTOMER RESPONSIBLE FOR PERMIT WHERE REQUIRED



Architectural Control Committee
Plan and Specification Review Determination
Fence Application (Page 3 of 3)

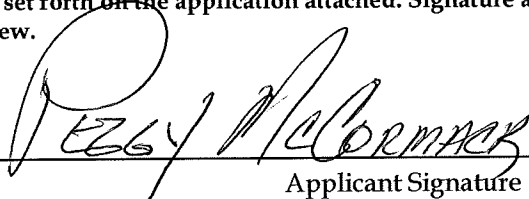
Basic Policy for Fence Construction

Fences are acceptable structures in Mill Creek, **but must be constructed so as to maintain the integral character of the community** and, pursuant to this concept, the following guidelines are hereby established by the Architectural Control Committee:

1. Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted, in duplicate, and approved in writing by the Committee. The detailed information must include the exact location of the fence in relation to the property boundaries and existing structures. It is the applicant's responsibility to locate and identify the property markers, both on the site and as submitted on the accompanying sketch.
2. **Fences will not be permitted in the following areas:**
 - 2.1. Front yard of any lot
 - 2.2. Rear yard of any Fairway lot except where enclosing a swimming pool.
 - 2.3. Cutting preserve area along Village Green Drive and Trillium Boulevard, except when enclosing a swimming pool.
 - 2.4. Any common property, or any portion thereof.
3. **General conditions for fencing:**
 - 3.1. Natural evergreen screening is encouraged. If natural screening is installed, temporary fencing may be approved if erected simultaneously with natural permanent planting.
 - 3.2. All fences shall harmonize with the existing or new landscaping. The Committee will consider, in addition, the harmony of external design and location in relation to topography and surrounding structures.
 - 3.2.1. Fencing is to be no higher than six feet as measured from average grade surrounding the fence.
 - 3.2.2. The finish shall be consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing.
 - 3.2.3. The finished side must face adjacent properties and streets.
 - 3.2.4. Chainlink and other similar products are strictly prohibited. (Article IX, Paragraph 9.1.10)
 - 3.2.5. All fences shall be maintained in a proper condition.

Please Note: Approved plans are subject to final inspection, if deemed necessary by the Committee. In case of changes, the plans must be resubmitted to the Committee. Any variance from presented plans may be subject to change or removal at the committee's discretion. Any construction without approval will result in a "Stop Work Order" being issued until such time as the property approval process has been complete.

This signature verifies that the applicant has reviewed the above policy, and agrees to abide by all guidelines and terms of approval set forth on the application attached. Signature also implies "Right of Entry" for members of the ACC for the purpose of plan review.


Applicant Signature

8-1-18

Date

☐ Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)

From: **Peggy McCormack** peggy.mccormack@comcast.net 
Subject: REVISED Fence - Peggy McCormack
Date: August 1, 2018 at 11:47 AM
To: jon46erick@yahoo.com, mtbeales@gmail.com

PM

OOPS!

Just found the MCCA form for adding a fence. I attached it, but need to sign it.

If I sign the form, can I bring all this to one of you, or do I need to go to the MCCA Office?

Thank you!

Peggy

----- Original Message -----

From: Peggy McCormack <peggy.mccormack@comcast.net>
To: jon46erick@yahoo.com, mtbeales@gmail.com
Date: August 1, 2018 at 11:14 AM
Subject: Fwd: Town & Country Fence - Peggy McCormack

Hi, Jon and Mark,

I plan on installing a new fence for my lot. Attached is a proposal that I got from Town & Country last year, but the company told me to use it this year; the only difference will be my price.

Is this sufficient to gain approval to go ahead and rebuild the fence?

Thank you very much,

Peggy McCormack

Lot 21

home 425-379-2998

cell 425-299-1803

----- Original Message -----

From: info@townandcountryfence.net
To: peggy.mccormack@comcast.net
Date: August 15, 2017 at 8:55 AM
Subject: Town & Country Fence - Peggy McCormack

Attached is a copy of the fence estimate I drew up for you. I have also attached a copy of the back side of our proposal for your review. It contains Town & Country Fence's Terms and Conditions and a section titled Notice to Customer that by state

Framework	Cedar 2x4		
Post	4x8 PT		
Post Spacing	8' Max		
Pipe Base	No		
To Grade	Yes		
Stairstep	No		
Facing	Oak		
Gate Top	Flat <input checked="" type="checkbox"/>	Round <input checked="" type="checkbox"/>	Dip <input checked="" type="checkbox"/>
Tear Out	Yes <input checked="" type="checkbox"/>	Haul Away	Yes <input checked="" type="checkbox"/>
Dial - Dig	Yes <input checked="" type="checkbox"/>		

Sales Representative: Neil Nelson

Quoted price effective for 30 days.
Credit card payment subject to 3% transaction fee.

PRICE **\$4,775.00 + tax**
S. TAX _____
TOTAL _____

APPROVED AND ACCEPTED

Date _____ 20 _____

Customer's Signature _____

TOWN AND COUNTRY TERMS AND CONDITIONS

OWNERSHIP - Customer advises and warrants that he/she is either the owner or authorized agent of the owner of the property described herein. Customer agrees to be held liable for payment for the project described herein whether or not paid by the owner. If Customer is not the owner of the property Customer states the owner of the property to be:

Name: _____ Phone: _____
Address: _____

LOCATION - Customer assumes full responsibility for location of fence and agrees to, at customer's sole expense, defend and hold Town & Country Fence, Inc. harmless respecting claims of encroachment, claims of damage to underground utilities, and/or any other claims brought on account of the work hereinabove described. As required by state law, Town & Country Fence will request location of underground public utility services. **Customer assumes full responsibility for underground sprinkler systems.**

PERMITS - Customer responsible for permit where required.

PAYMENT - Customer agrees to pay for said project in full upon completion. Further, customer acknowledges and agrees that, in the event collection of Customer's payment obligation is placed in the hands of an attorney, Customer shall pay attorney's fees and court costs thereby necessitated whether or not suite is instituted. Customer further grants Town & Country Fence, Inc. a security interest in any materials installed under this agreement and agrees in the event of default, Town & Country Fence, Inc. may enter the premises described above and take possession of the collateral without notice or demand and without legal proceedings. Payment terms are Net 10 Days on residential projects and Net 30 Days on commercial projects. Interest on past due accounts, whether liquidated or unliquidated shall be at a rate of 12% per annum.

NOTICE TO CUSTOMER

This contractor is registered with the state of Washington, registration no. TO-WN-CF*344L7 and has posted with the state a bond or deposit of \$6,000.00 for the purpose of satisfying claims against the contractor for breach of contract including negligent or improper work in the conduct of contractor's business. The expiration date of this contractor's registration is March 6 of the following year.

THE BOND OR DEPOSIT MAY NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this contractor. The bond is intended to pay valid claims up to \$6,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR

**WITH ORIGINAL LIEN RELEASE DOCUMENTS FROM EACH OF THE ABOVE SUBMITTERS
ON YOUR PROJECT.**

The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

Acknowledgment of receipt of Notice to Customer and Town & Country Fence, Inc. Terms and Conditions

Customer Signature _____

Date _____



ACC_Fence_Mc
Corma...21.pdf



COMMUNITY ASSOCIATION

Architectural Control Committee
Plan and Specification Review Determination
Exterior Painting Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure. Please note: You may need the City of Mill Creek's approval. (425) 745-1891.

12439

9/8/15

1. Applicant Information

Name: Peggy McCormack

Phone: 425-379-2998

Address: 1807 163rd St SE, Mill Creek, WA 98012

2. Site Information

Division: Amberleigh

Lot Number: 21

3. Color (Please attach all color samples)

SW House: 6254 Lazy Gray SW 7004 Rodda 1257
Trim: Snow Bound Door: Voldemort
Other: Shutters SW 6258 Tricorn Black

NOTE: Although color samples may be submitted, a book of standard colors and combinations may be required.

Please attach Paint
Samples here.

Applications without
samples will not be
accepted.

Approval subject

Rejected for the following reasons:

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

Condominiums & Townhomes ACC or Board Approval

MCCA Administration

Chairman, Architectural Control Committee

Date: 9-7-15

Date: 9/8/15

Date:

Date:

Date:

Date:



Architectural Control Committee
Plan and Specification Review Determination
Roofing Application

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal # :

18417

Date Submitted :

8/15/11

1. Applicant Information:

Applicant Name: Amberleigh - Jon Erickson Phone #: (425) 581-4593
SEE ATTACHED

Applicant Address: SEE ATTACHED 16323 - 17th AVE SE

2. Site Information: (11 - UNITS)

Lot #: "SEE ATTACHED" Division: AMBERLEIGH #21

Site Address : _____

3. Type of Roofing to be used:

PRESIDENTIAL TL AUTUMN BLEND

4. Contractor: LO BERG ROOFING

Pursuant to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

Jon Erickson Date: 8/15/11
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

George Vernon Date: 8/15/11
MCCA Administration or George Vernon, ACC Chair

Date: _____

Date: _____

Date: _____

Date: _____

10 UNITS

AMBERLEIGH

AUGUST ROOFING SCHEDULE AS OF 8/14

AUG 15

ENTRY CANOPIES

LOT 21 - MCCORMACK

AUG 17

LOT 85 SPINDON

AUG 22

LOT 56 MUSGROVE

LOT 5 MALLOW

AUG 24

LOT 53 BERTRAND

LOT 6 RHODES

AUG 29

LOT 50 BEAUMONT

LOT 71 TEEL

LOT 60 BEAUMONT

LOT 70 LEWIS

LOT 61 HANSEN



Architectural Control Committee
Plan and Specification Review Determination
Exterior Painting Permit

Architectural Control Committee approval includes esthetic feature only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal #:

7188

Date Submitted:

6/17/04

1. Applicant Information:

Applicant Name: RITA E. MCCORMACK Phone #: 1-425-319-2998

Applicant Address: 1807 163rd ST. SE. - MILL CREEK, WA 98012

2. Site Information:

Lot #: 21 Division: ANDERLEIGH

Site Address: 1807 163rd ST. SE.

Please attach all color samples):

**All colors will stay the same as current paint on house*

Trim: (DARK GREEN SHUTTERS) Doors: DARK GREEN

neutral colors and the use of either semi-transparent or solid color stains are strongly encouraged.
to the provision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the determination by the Architectural control Committee is hereby granted:

subject to the following changes:

Rejected for the following reasons:

(☒) Approve

() Reject

Susan Wen Date: 6.16.04
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

(☒) Approve

() Reject

George Vernon Date: 6/16/04
George Vernon, A/C Chairman

(☒) Approve

() Reject

Date: 6-17-04

() Approve

() Reject

Date:

() Approve

() Reject

Date:

HOUSE COLOR
TRIM COLOR
DOOR & SHUTTERS



Architectural Control Committee Plan and Specification Review Determination

Architectural Control Committee approval includes esthetic features only and does not imply or warrant any structural integrity. This approval is not based on an engineering review of the site plan or structure.

Submittal #:

5560

Date Submitted:

7/6/99

ATTACH PAINT
SAMPLES HERE

1. Applicant Information:

Applicant: Rita E. McCormack Applicant Phone #: (425) 379-2978

Applicant Address: 1807 163rd Street SE

2. Site Information:

Lot #: 21 Mill Creek Subdivision #: Aubertyn

Site Address: See above

3. Type of Structure:

Deck: _____ Patio: _____ Hot Tub: _____

Addition: _____ Separate Building: _____ Other (specify): X

Installation of central air conditioning unit

4. Description of Structure:

(Include exact location, type of materials, style, color, etc.)

See attached materials & letter

5. Proposed Construction Drawings:

IMPORTANT: Please include a sketch of the property on the next page of this form (per item #3 of "Basic Policy for Additional Construction" attached.) An elevation drawing or a perspective drawing of the proposed construction must also be attached to this form (per item #2 of "Basic Policy for Additional Construction").

Pursuant to the provisions of Article VIII, Paragraphs 8.1, 8.2, and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2 and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the following determination by the Architectural Control Committee is hereby granted:

Approval subject to the following changes:

Rejected for the following reasons:

Completion Date

As agreed upon by
the representative of
the Architectural Control
Committee and the
applicant(s):

(☒) Approve

() Reject

Date 7/6/99

(☒) Approve

() Reject

Date 7/6/99

() Approve

() Reject

Date

The decision of the majority of the members of the Committee shall be the decision of the Committee (Article VIII, Paragraph 8.3.2).



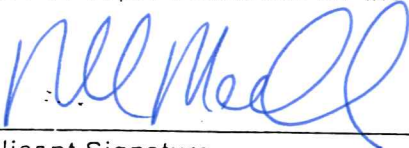
ARCHITECTURAL CONTROL COMMITTEE

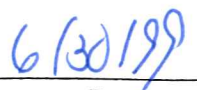
Basic Policy for Additional Construction

Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the proper paperwork has been received and processed by the Association Office. As part of the submittal procedure, the following information must be furnished to the ACC, before the submittal is acted on:

1. Detailed information, written or printed, on type of addition that is planned for the site. This information should include exact location, finished dimensions, color, style, materials, etc.
2. An elevation drawing or a perspective drawing of the proposed additional construction, sufficiently detailed so as to show the appearance of the addition and its relationship to the existing structure.
3. A sketch of the property showing the relationship between the proposed addition and all other adjacent structures. It is the homeowner's responsibility to locate and identify all property markers, both at the site and on the sketch included with the submittal.
4. As a matter of record, a projected completion date is requested by the owner. The self-addressed postcard included with written approval must be returned to the Association Office upon completion of the project so final inspection may occur and the submittal file closed. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified at 743-9544, or by using the postcard.
5. Approved plans are subject to final inspection, if deemed necessary by the Committee, and all plans become the property of the Association to be filed with the lot file. In case of changes, plans should be resubmitted to the Committee prior to construction. Variance from approved plans may be subject to the change at the homeowner's expense or removal at the discretion of the Committee.

This signature verifies that the applicant has reviewed the above stated policy, and agrees to abide by all Guidelines and terms of approval as directed by this form and the Architectural Control Committee. Further, the signature serves as "Right of Entry" for members of the Committee for the purpose of plan review.


Applicant Signature


Date

☐ Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)

* SATELLITE AERIALS, ANTENNAS AND DISHES WILL NOT BE APPROVED IN AREAS VISIBLE FROM THE STREETS. ACC will work closely with members to ensure location for installation is the best possible for reception, while minimizing impact to common areas and/or neighboring properties.

JAMESON BABBITT STITES & LOMBARD, P.L.L.C.

ATTORNEYS AT LAW

Michael McCormack
(206) 516-3211
mmccormack@jbsl.com

June 30, 1999

Mill Creek Community Association
14714 Country Club Drive
Mill Creek, Washington 98012-1299
Attn: Architectural Control Committee

Re: Rita E. McCormack;
Lot 21, Amberleigh;
Installation of Central Air Conditioning Unit

Gentlemen:

On behalf of my mother, Rita E. McCormack, I am enclosing an application to the ACC to permit the installation of a central air conditioning unit on her property.

The unit is a Trane Model TTR042C, measuring 32" x 28" x 24" (HxWxD). The unit will be mounted on a concrete/fiberglass pad, with an outside disconnect. A Trane brochure is enclosed which contains a picture of a typical Trane unit. From a noise perspective, the unit is rated at 8 decibels.

The unit will be installed immediately outside the back wall of her garage. It will be immediately surrounded on three sides by the garage wall, an existing fence and an existing six (6) foot pyramidalis hedge. I am enclosing three (3) pictures identifying the area where the unit will be installed. Picture "1" is a close up of the area. The unit will be installed where the vent pipe extends from the wall. Picture "2" shows the same area with an emphasis on the pyramidalis hedge. Picture "3" was taken from the area of installation looking toward the nearest neighbor's home and shows the distance to that residence. I believe the portion of the neighbor's home shown in the picture is a side garage wall.

My mother's home is a stand alone structure, unlike other townhouses in Amberleigh which share common walls. I do not

999 THIRD AVENUE, SUITE 1900
SEATTLE, WASHINGTON 98104

TEL 206 292 1994
FAX 206 292 1995
E-MAIL law@jbsl.com

BRUCE P. BABBITT
DEBORAH L. BEST
ALAN BORNSTEIN
BRAD BRIGHAM
JENNIFER D. COBB
JOSEPH I. HOCHMAN
HENRY C. JAMESON

ANNE DeVoe LAWLER
DAVID N. LOMBARD
MICHAEL MCCORMACK
NANCY W. PREG
WILLIAM D. STITES
MIA T. SYRE
BRADLEY P. THORESON

Mill Creek Community Association
June 30, 1999
Page 2

believe there is any basis for complaint about noise or appearance.

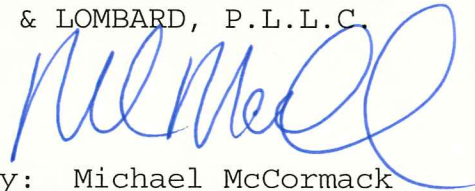
With the understanding that the ACC handles a disproportionate number of applications at this time of the year, I would nevertheless appreciate an expedited review of this application for purposes of facilitating the scheduling of the installation, as well as allowing my mother to enjoy the maximum benefit this summer from the installation.

Please call me with any questions.

Thank you.

Very truly yours,

JAMESON BABBITT STITES
& LOMBARD, P.L.L.C.



By: Michael McCormack

enclosures

cc: Rita E. McCormack
(w/out encls.)