



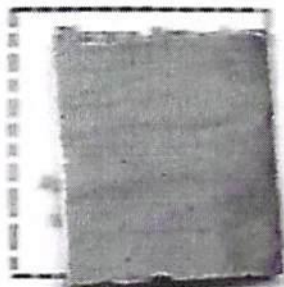
For MCCA Use Only

Submittal Number

16500

Date Submitted

4/15/2022



Property owners
are responsible
for determining
all property lines,
locations, and
related
easements

Application may be
mailed, emailed
(info@mcca.info), or
dropped off at the MCCA
Office (15524 Country
Club Dr, Mill Creek, WA
98012)

11-Dec-18

Architectural Control Committee

Plan and Specification Review Determination

FENCE APPLICATION (page 1 of 3)

ACC approval includes aesthetic 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.
Please note: All fences require a City of Mill Creek permit
(425) 551-7254.

Applicant Information

Name Steve + Dianne Bratz Ph. 360 708-9078 Steve

Email Steve.bratz@gmail.com / dkbratz@gmail.com 360 840-7337 Dianne

Site Information

Address 1709 163RD ST SE

Division Amberleigh

Lot # 27

Fence Description

Style of
Fence

6'WRC Full Panel Privacy Fence-matching the existing fence on the west side

Material

WRC

Color

Natural

Dimensions

6' high & 28' on N.Border and 7' replacing gate on west

Proposed Construction Drawings (attach or indicate on next page)

Pursuant to the provision of Article VII, paragraphs 8.1, 8.2, 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and 8.3.3 and
Article VIII 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

Mark Beale, Esq. MCA A.P. Date: 4-14-22
Condominiums & Townhomes ACC or Board Approval

☐ Approve ☐ Reject

Date:
MCCA Administration

☐ Approve ☐ Reject

Date:
Chair, Architectural Control Committee

☒ Approve ☐ Reject

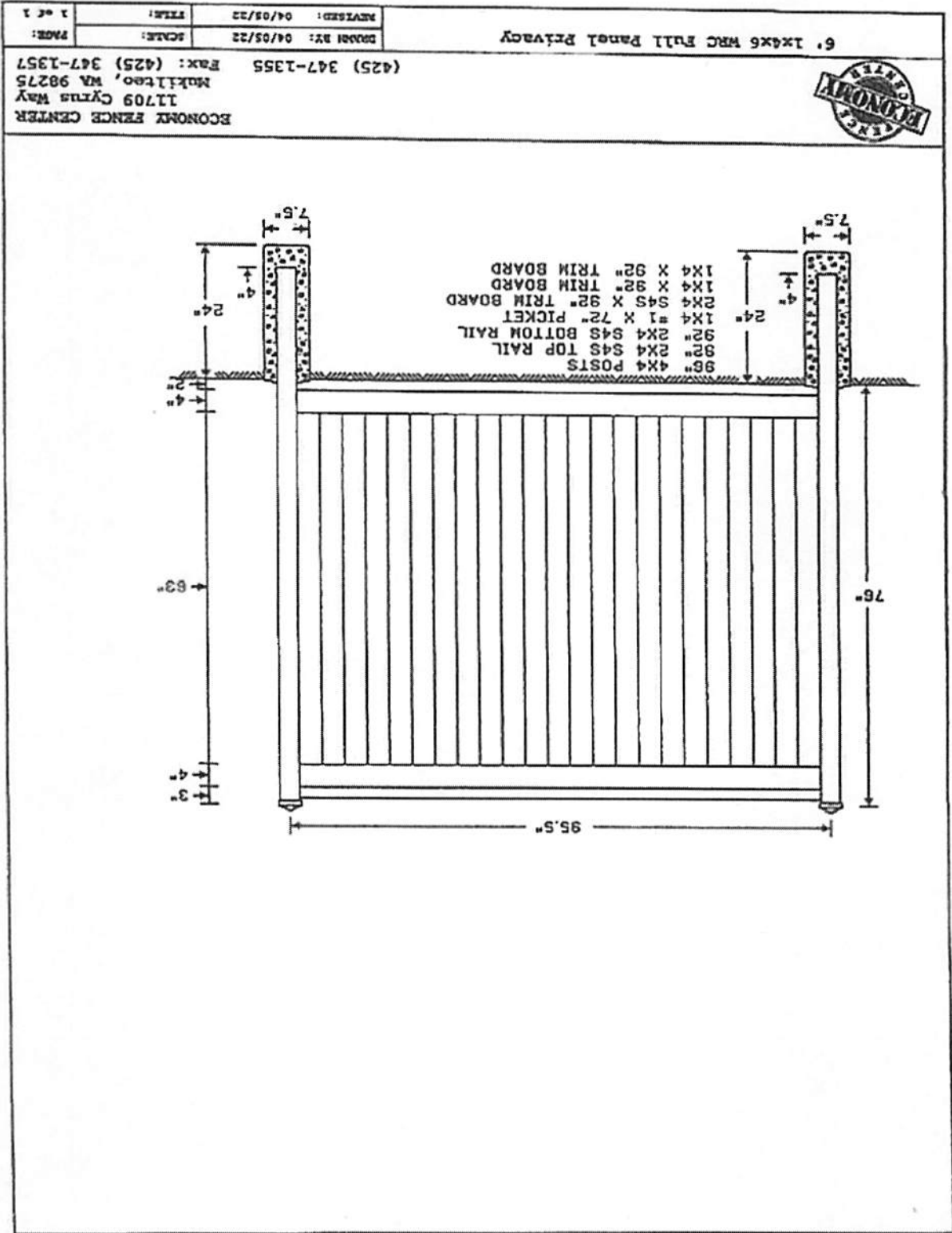
Michael Brennan Date: 4-14-22

☒ Approve ☐ Reject

Barb Bardin Date: 4/20/2022

☐ Approve ☐ Reject

Date:





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 and ½ feet as measured from average grade surrounding the fence.
 - 3.2.2. The finish shall be a stain consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing. (No latex or oil paint.)
 - 3.2.3. **The finished side must face adjacent properties and streets.**
 - 3.2.4. Chain link 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.

4-14-22

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.)

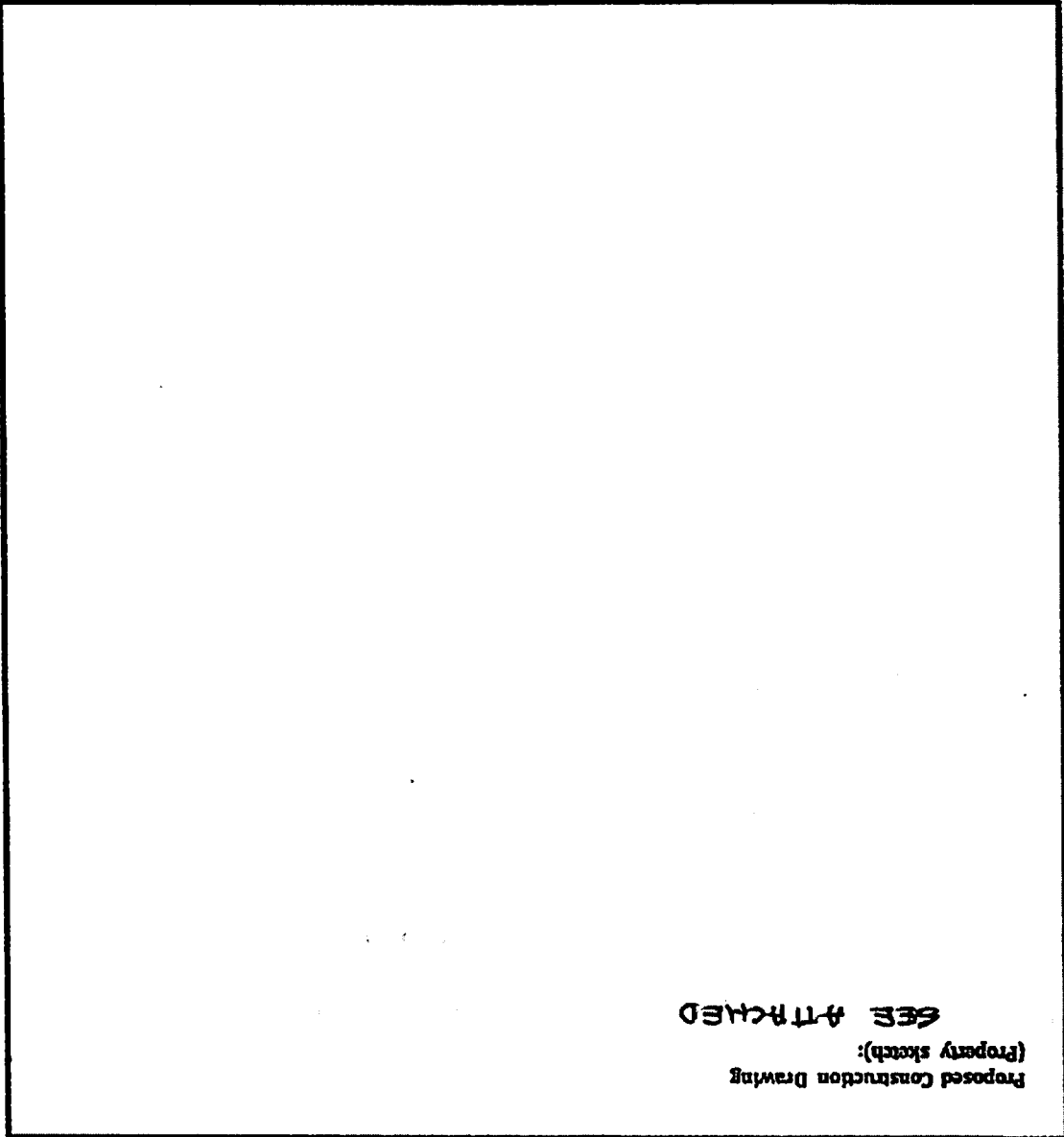
11-Dec-18

Architectural Control Committee
Plan and Specification Review Determination
FENCE APPLICATION (page 2 of 3)



IMPORTANT: Include a sketch of the proposed fencing describing location on the property, dimensions and style (see item #1 of "Basic Policy for Fence Construction" on page 3). Attach additional sheets if needed.

Proposed Construction Drawing
(Property sketch):
SEE ATTACHED



11-Dec-18