

MCCA



COMMUNITY ASSOCIATION

ESTABLISHED 1973

Roofing Application

APPROVED

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 14376
Date Submitted 2/19/19

1. Applicant Information	
Name: Robert Williamson <i>R. Williamson</i>	Phone: 425-743-0728
Address: 16326 - 17 th Ave. SE, Mill Creek, WA 989012	
2. Site Information	
Division: Amberleigh	Lot Number: 48
Site Address: 16326 - 17 th Ave. SE	
3. Roofing Information	
Manufacturer: Certainteed	Type: Presidential TL
Color: Autumn Blend	Contractor: NORTH CREEK 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:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	<i>[Signature]</i> Date: 03/14/19
		Condominiums & Townhomes ACC or Board Approval
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	<i>[Signature]</i> Date: 3/14/19
		MCCA Administration
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
		Chairman, Architectural Control Committee
<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	<i>Michael Beaumont</i> Date: 3-14-19
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:

Attach any color samples here.

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.

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

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. Please note: You may need the City of Mill Creek's approval. (425) 745-1891.

APPROVED

For MCCA Use
Submittal Number 14376
Date Submitted 2/19/19

1. Applicant Information	
Name: Robert Williamson <i>R. Williamson</i>	Phone: 425-743-0728
Address: 16326 - 17th Ave. SE, Mill Creek, WA 989012	
2. Site Information	
Division: Amberleigh	Lot Number: 48
Site Address: 16326 - 17th Ave. SE	
3. Roofing Information	
Manufacturer: Certainteed	Type: Presidential TL
Color: Autumn Blend	Contractor: NORTH CREEK 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:

Attach any color samples here.

() Approve () Reject

Date:
Condominiums & Townhomes ACC or Board Approval

() Approve () Reject

Date:
MCCA Administration

() Approve () Reject

Date:
Chairman, Architectural Control Committee

() Approve () Reject

Date:

() Approve () Reject

Date:

() Approve () Reject

Date:

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.

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee Plan and Specification Review Determination Tree Trimming / Removal Application (Page 1 of 3)

MCCA requires the replacement of trees as follows: "In cases of approved removal, the Association requires replacement on a 1-1 ratio with 8-10 foot trees; unapproved removal will require replacement on a 2-1 ratio with 8-10 foot trees. Replacements are to be planted on private property or other locations determined by ACC. Removal of native evergreens will require replacement with native evergreens. You may need the City of Mill Creek's approval. (425) 745-1891.

For MCCA Use

Submittal Number

14237

Date Submitted

9/21/18

ACC Insp. Month

ACC Inspection

Inspection Notes

1. Applicant Information

Name: Robert Williamson

Phone: 425-743-0728

Address: 16326 - 17th Ave. SE

2. Site Information

Division: Amberleigh

Lot Number: 48

Site Address: 16326 - 17th Ave. SE

3. Type of Area Where Cutting is Proposed

Street Right-of-Way:

Park or Common Area:

Cutting Preserve:

Personal Property: Private back yard.

4. Reason for Proposed Cutting

Describe: Tree has grown too large for the raised planter bed it is planted in, and its roots are now causing cracking and uplifting in the planter bed and adjacent backyard patio.

5. Sketch of Proposed Tree Cutting Area - 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:

SUBJECT TO RECEIPT OF WRITTEN APPROVAL TO REMOVE THE CEDAR TREE FROM THE CITY OF MILL CREEK + MCCA

Rejected for the following reasons:

* 3 AMBERLEIGH (SUB-HOA) APPROVALS

(✓) Approve () Reject

* [Signature] Date: 09/21/18
Condominiums & Townhomes ACC or Board Approval

(✓) Approve () Reject

* [Signature] Date: 9/21/18
MCCA Administration

() Approve () Reject

Date:
Chairman, Architectural Control Committee

(✓) Approve () Reject

* [Signature] Date: 9/21/18

() Approve () Reject

Date:

() Approve () Reject

Date:

Subject to City Approval.

Application may be mailed to or dropped off at the MCCA office in the bottom floor of the John L. Scott Building at 5714 Country Club Drive.

11/07/07



COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee
Plan and Specification Review Determination
Tree Trimming / Removal Application (Page 3 of 3)

Basic Policy for Tree Trimming / Removal Permits

Policies

1. It is the intent of the Guidelines that native evergreens/firs will not be removed unless said trees are dead or pose an immediate threat to property. If necessary, a report from an authorized tree specialist (arborist) will be required, at the requesting homeowner's expense. In the event an arborist opinion is required, the submittal will be placed in abeyance and the thirty-day clause voided. Removal of other trees may be approved. Removal of landscape trees and plantings is permitted .
2. With regard to trees in cutting preserves and common property, no tree will be removed unless a particular problem exists or the tree is dead. Approval is required, as outlined in Item 1 listed above.
3. Contact adjoining property owners, especially where trees/vegetation to be removed are located in cutting preserves.
4. Mark all trees to be cut.
5. The approved permit must be on-site during the cutting of trees.
6. Dispose of limbs and waste from lot.
7. ALL WORK MUST BE COMPLETED WITHIN THE ALLOTTED TIME FRAME. RETURN OF THE ACC POSTCARD (BLUE) WILL BE REQUIRED FOR FINAL INSPECTION AND CLOSE OF FILE.

Procedure

1. Homeowner submits application, marks the trees to be cut, and contacts adjoining property owners.
2. Committee inspects trees and, if necessary, requires applicant to provide written opinion from an arborist as to their condition, approves or denies permit, and notifies applicant of decision. MCCA will remove those identified trees on MCCA property.
3. Homeowner and Committee will establish a time frame for completion of all work .
4. Homeowner cuts trees, disposes of wastes, and replaces cut trees.
5. Committee inspects cuts, insures proper disposal of wastes, and insures replacement of trees (if required). The signature below verifies that the applicant has reviewed the above stated policy and procedures, 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 the property for inspections or discussion of project specifics.

Mark T. Beales, CMB
President, Amberleigh Homeowners Association
1820 - 163rd Street SE, Mill Creek, WA 98012 (425) 327-9573

September 28, 2018

Hand Delivered

Mr. Robert P. Williamson
16326 - 17th Avenue SE
Mill Creek, WA 98012

Dear Mr. Williamson,

I have discussed with Mike and Jon the details of your request made to the Amberleigh Homeowners Association in your letter dated September 21, 2018. I apologize for the delayed response as I have been at a conference for the past few days.


You requested HOA approval to trim branches in a Cedar tree up to as much as 20 feet from the ground to allow more light to enter your property. The subject tree is located in the buffer behind your house which separates Amberleigh from the Millers Village development to the west of your home,

Your request to trim branches on the Cedar tree so more light would come through the tree has been denied.

I refer you to page 2, Restrictions, paragraph 7 of the Amberleigh Plat document filed under Auditor Certificate number 9503305004 which states in part "owners of all lots adjacent to a cutting preserve, as shown on this plat as well as on the approved tree preservation plans on file with the City of Mill Creek, are prohibited from cutting or clearing trees in said buffer areas except as the same may be deemed a danger and/or as the same may be diseased...."

Further, approving your request would set a precedent should other owners of lots abutting the designated buffers seek approval to trim trees in buffer areas abutting their homes.

Sincerely,


Mark T. Beales, President
Amberleigh Home Owners Association

CC: City of Mill Creek
✓MCCA

Amberleigh
File
Am
1/4/2

ROBERT P. WILLIAMSON

bob@millcreeklawyer.com
16326 - 17th Ave. S.E.
Mill Creek, WA 98012
W: (425) 743-0728
H: (425) 337-2650

September 21, 2018

Mark Beales, President
Amberleigh HOA

Re: Request for permission to trim buffer zone tree

Dear Mark:

In Amberleigh's buffer zone behind my home (lot 48) and the Beaumont's home (lot 50) in a tall cedar tree. It is not a native tree, I planted it there many years ago. It is trimmed-up at the ground level, and it is very bushy higher up, which blocks out most of the light that would otherwise pass through it.

I would like to arrange for some minor trimming or pruning of the greenery up to 20 feet to increase the translucence of the tree. The work would be directed by an arborist who is familiar with the proper care and maintenance of such trees, and the work would be done by a licensed tree preservation company. The tree would not be removed, and it would not be injured, and the trimming would not significantly affect the appearance of the tree

I understand that the Amberleigh Board is responsible for approval of any landscaping maintenance within its common area buffer zones, which includes the project I am describing.

Please consider this letter to be my official Amberleigh application or request for permission to do this project. Let me know if you need anything further to continue Amberleigh's review process.

The MCCA does not does not require that any MCCA approval be obtained before doing minor tree trimming of any trees.

Very Truly Yours,



Robert P. Williamson



15720 Main Street, Mill Creek, WA 98012

Administration 425-745-1891

Police 425-745-6175

All Other Departments 425-551-7254

September 24, 2018

Robert Williamson
16326 17th Avenue Southeast
Mill Creek, Washington 98012

SUBJECT: PERMIT REQUEST FOR TREE REMOVAL

The Tree Removal application submitted for Lot 48 in the Amberleigh subdivision has been **approved** by the City of Mill Creek. The request is to remove a Cedar located in the southeast corner of the backyard. This tree is a landscape tree that has outgrown the available space; thus, removal is allowed.

Please note the following additional information:

1. In accordance with MCMC 15.10.080, Tree Removal Permits shall expire six months from the date of issuance. Up to one extension may be granted upon request.
2. Homeowners' Association (HOA) approval may also be required for tree removal. HOAs use different criteria during their review of a tree removal request; thus, receiving City approval is not a guarantee of receiving HOA approval. HOA rules may be, and frequently are, more restrictive than City rules.
3. If a roadway lane closure and/or traffic control (e.g. flaggers) are necessary to remove the trees, a Right-of-Way Use Permit **is** required by the City. Please contact the Engineering Department for more information at (425) 551-7254.

If I may be of further assistance, please contact me at (425) 921-5717.

Sincerely,

A handwritten signature in cursive script that reads "Sherrie Ringstad".

Sherrie Ringstad
Associate Planner

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee Plan and Specification Review Determination Tree Trimming / Removal Application (Page 1 of 3)

MCCA requires the replacement of trees as follows: "In cases of approved removal, the Association requires replacement on a 1-1 ratio with 8-10 foot trees; unapproved removal will require replacement on a 2-1 ratio with 8-10 foot trees. Replacements are to be planted on private property or other locations determined by ACC. Removal of native evergreens will require replacement with native evergreens. You may need the City of Mill Creek's approval. (425) 745-1891.

For MCCA Use
Submittal Number
14237
Date Submitted
9/21/18
ACC Insp. Month
ACC Inspection
Inspection Notes
Subject to City Approval.

1. Applicant Information	
Name: Robert Williamson	Phone: 425-743-0728
Address: 16326 - 17 th Ave. SE	
2. Site Information	
Division: Amberleigh	Lot Number: 48
Site Address: 16326 - 17 th Ave. SE	
3. Type of Area Where Cutting is Proposed	
Street Right-of-Way:	Park or Common Area:
Cutting Preserve:	Personal Property: Private back yard.
4. Reason for Proposed Cutting	
Describe: Tree has grown too large for the raised planter bed it is planted in, and its roots are now causing cracking and uplifting in the planter bed and adjacent backyard patio.	
5. Sketch of Proposed Tree Cutting Area - 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:

SUBJECT TO RECEIPT OF WRITTEN APPROVAL TO REMOVE THE CEDAR TREE FROM THE CITY OF MILL CREEK + MCCA

Rejected for the following reasons:

(✓) Approve	() Reject	Date: 09/21/18
Condominiums & Townhomes ACC or Board Approval		
(✓) Approve	() Reject	Date: 9/21/18
MCCA Administration		
() Approve	() Reject	Date:
Chairman, Architectural Control Committee		
(✓) Approve	() Reject	Date: 9/21/18
() Approve	() Reject	Date:
() Approve	() Reject	Date:

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.

11/07/07



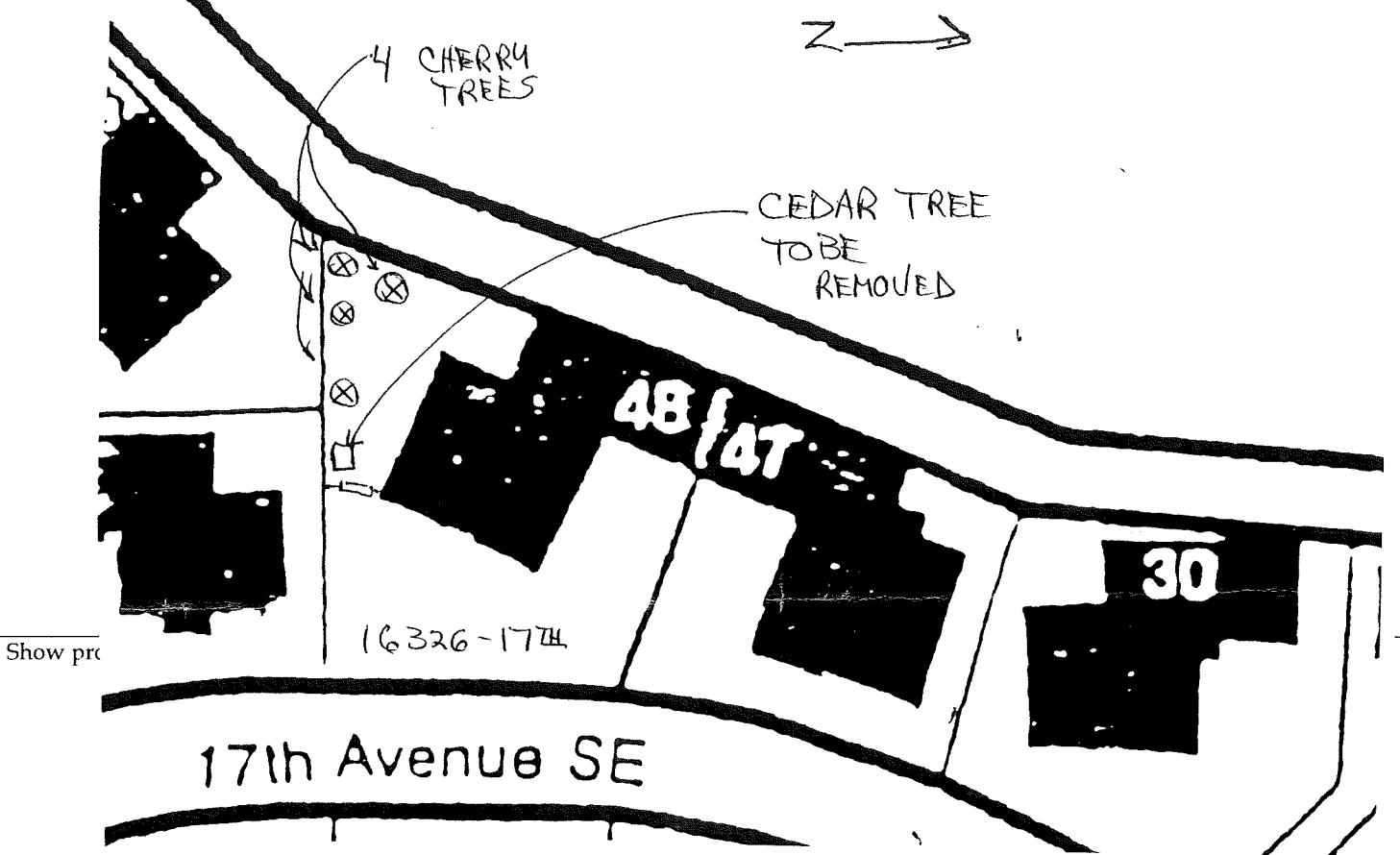
COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee
Plan and Specification Review Determination
Tree Trimming / Removal Application (Page 2 of 3)

IMPORTANT: Please include a sketch of the property below showing the exact location of the proposed tree(s) to be cut.

Proposed Tree Cutting (sketch):



Show pro

REPLACEMENT TREES : NONE PROPOSED. YARD IS
ALREADY FULL OF TREES, AND
PLANTER BED IS TOO SMALL TO
HOST A LARGE TREE.

ACC Notes



COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee
Plan and Specification Review Determination
Tree Trimming / Removal Application (Page 3 of 3)

Basic Policy for Tree Trimming / Removal Permits

Policies

1. It is the intent of the Guidelines that native evergreens/firs will not be removed unless said trees are dead or pose an immediate threat to property. If necessary, a report from an authorized tree specialist (arborist) will be required, at the requesting homeowner's expense. In the event an arborist opinion is required, the submittal will be placed in abeyance and the thirty-day clause voided. Removal of other trees may be approved. Removal of landscape trees and plantings is permitted .
2. With regard to trees in cutting preserves and common property, no tree will be removed unless a particular problem exists or the tree is dead. Approval is required, as outlined in Item 1 listed above.
3. Contact adjoining property owners, especially where trees/vegetation to be removed are located in cutting preserves.
4. Mark all trees to be cut.
5. The approved permit must be on-site during the cutting of trees.
6. Dispose of limbs and waste from lot.
7. ALL WORK MUST BE COMPLETED WITHIN THE ALLOTTED TIME FRAME. RETURN OF THE ACC POSTCARD (BLUE) WILL BE REQUIRED FOR FINAL INSPECTION AND CLOSE OF FILE.

Procedure

1. Homeowner submits application, marks the trees to be cut, and contacts adjoining property owners.
2. Committee inspects trees and, if necessary, requires applicant to provide written opinion from an arborist as to their condition, approves or denies permit, and notifies applicant of decision. MCCA will remove those identified trees on MCCA property.
3. Homeowner and Committee will establish a time frame for completion of all work .
4. Homeowner cuts trees, disposes of wastes, and replaces cut trees.
5. Committee inspects cuts, insures proper disposal of wastes, and insures replacement of trees (if required). The signature below verifies that the applicant has reviewed the above stated policy and procedures, 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 the property for inspections or discussion of project specifics.



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.

Submittal #:

8651

Date Submitted:

6/26/07

1. Applicant Information:

Applicant Name: PEGGY HUFFMAN Phone #: 338-2242

Applicant Address: 16326-17TH AVE. S.E.

2. Site Information:

Lot #: 48 Division: AMBERLEIGH

3. Color: (please attach all color samples):

House: GREEN (SAGEY) Trim: WHITE Door: BLACK (CHARCOAL)

Other: (Describe) ACCENT TRIM : DORMER PEAKS - LIGHT GREEN

NOTE: Neutral colors and the use of either semi-transparent or solid color stains are strongly encouraged.

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

Jon Erickson Date: 6/26/07
Condominiums & Townhomes ACC or Board Approval

(☐) Approve () Reject

on 9/7/07 Date: 6/26/07
MCCA Administration

(☒) Approve () Reject

AMB. Angela Wong Date: 6/24/07
George Vernon, ACC Chair

(☒) Approve () Reject

AMB. Lisa Gumbel Date: 6/24/07

() Approve () Reject

Date:

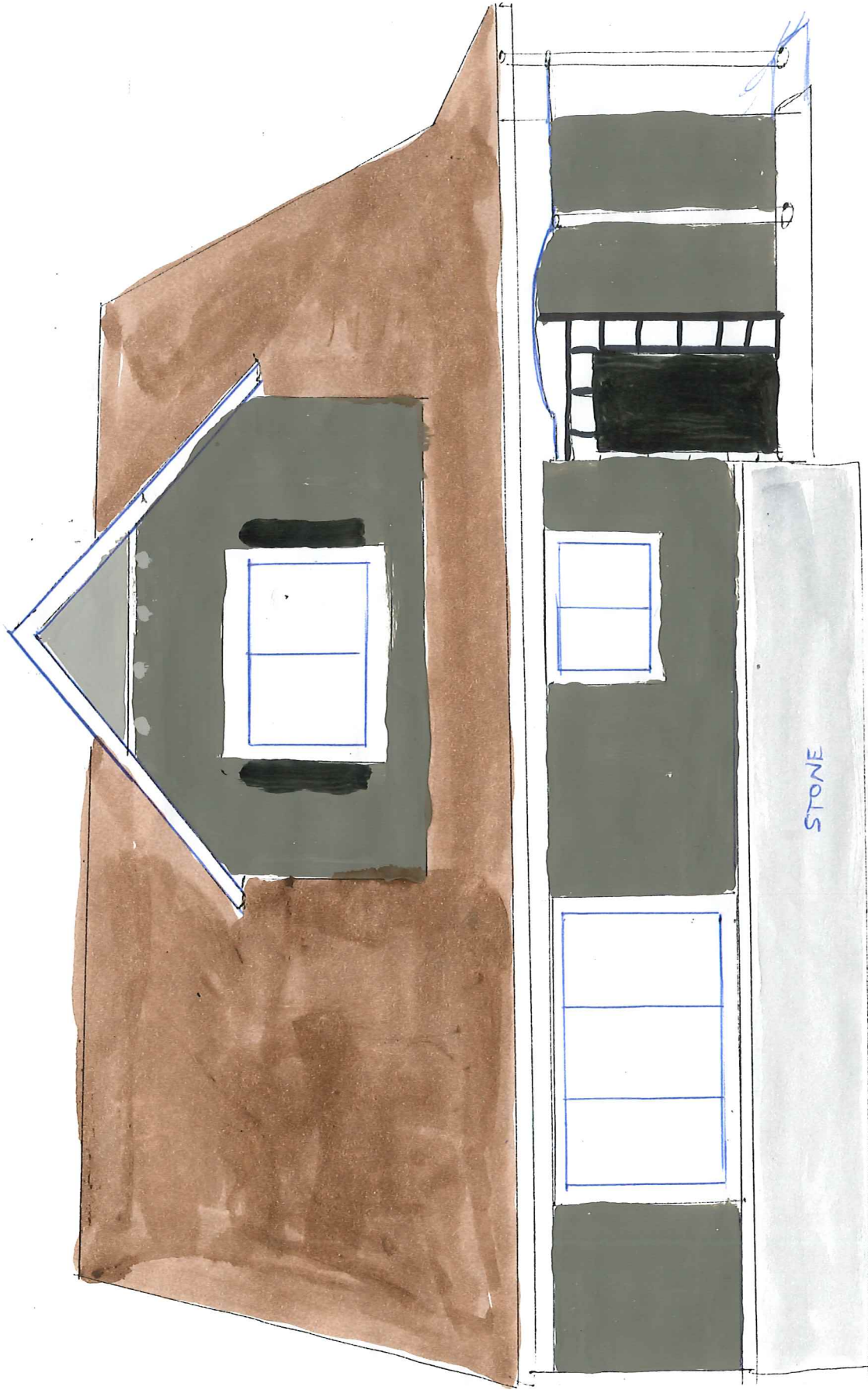
() Approve () Reject

Date:

Application may be submitted by mailing/dropping off at 15714 Country Club Drive (John L. Scott Building, bottom floor).

THESE GREENS ARE LIKE THOSE AT LOT 33, EXCEPT MORE GRAY UNDER-TONE, RATHER THAN YELLOW UNDER-TONE. TO FIT BETTER WITH STONE BASE.

THE BLACK IS LIKE BLACK AT LOT 40.



1632G-17TH AVE. SE. (LOT 48)



Architectural Control Committee
Plan and Specification review Determination
New Construction

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 # :

7547

Date Submitted :

10/3/05

ATTACH PAINT
SAMPLES HERE

1. Applicant Information:

Applicant Name: HUFFMAN, PEGGY Phone #: 338-2242

Applicant Address: 16326-17TH AVE. S.E.

OR BOB WILLIAMSON 316-9267

2. Site Information:

Lot #: 48

Division: AMBERLEIGH

Site Address: 16326-17TH AVE. S.E.

3. Roofing Material:

Cedar Shakes: YES

Cedar Shingles: _____

Tile (type and color): _____

Other (specify): _____

4. Color:

Siding: LIGHT GRAY

Trim: BUCHAN WHITE

Door: _____

Has this plan been previously submitted and approved by this committee?

Yes: _____ No: _____ Signature of Applicant: _____

If yes, in which lot and division was it built?

Lot #: _____

Division: _____

Builders Plan Number (if any): _____

Square Feet: _____

7.1.8 It shall be the duty of the owner or occupant of any building on private property to connect all roof drains and area storm drains on this property to the public or primary storm sewer system unless the Committee deems such connection to be unnecessary.

Architect Notes:

PROJECT: ① ADD EXTERIOR DOOR TO EXISTING HOME.

② ADD GABLE ABOVE NEW DOOR - SAME STYLE AS OTHER EXISTING GABLES ON HOME.

ATTACHMENTS: ① SITE MAP

② PLANS

MATERIALS/PAINTS: WILL ALL BE JUST LIKE ON EXISTING HOME

ORIGINAL



Architectural Control Committee
Plan and Specification review Determination
New Construction 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 (✓)

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

Date:

Ronald R. Campbell, AIA

*Jon Erickson**

Date: 5/10/05

*Anthony Munko**

Date: 5/10/05

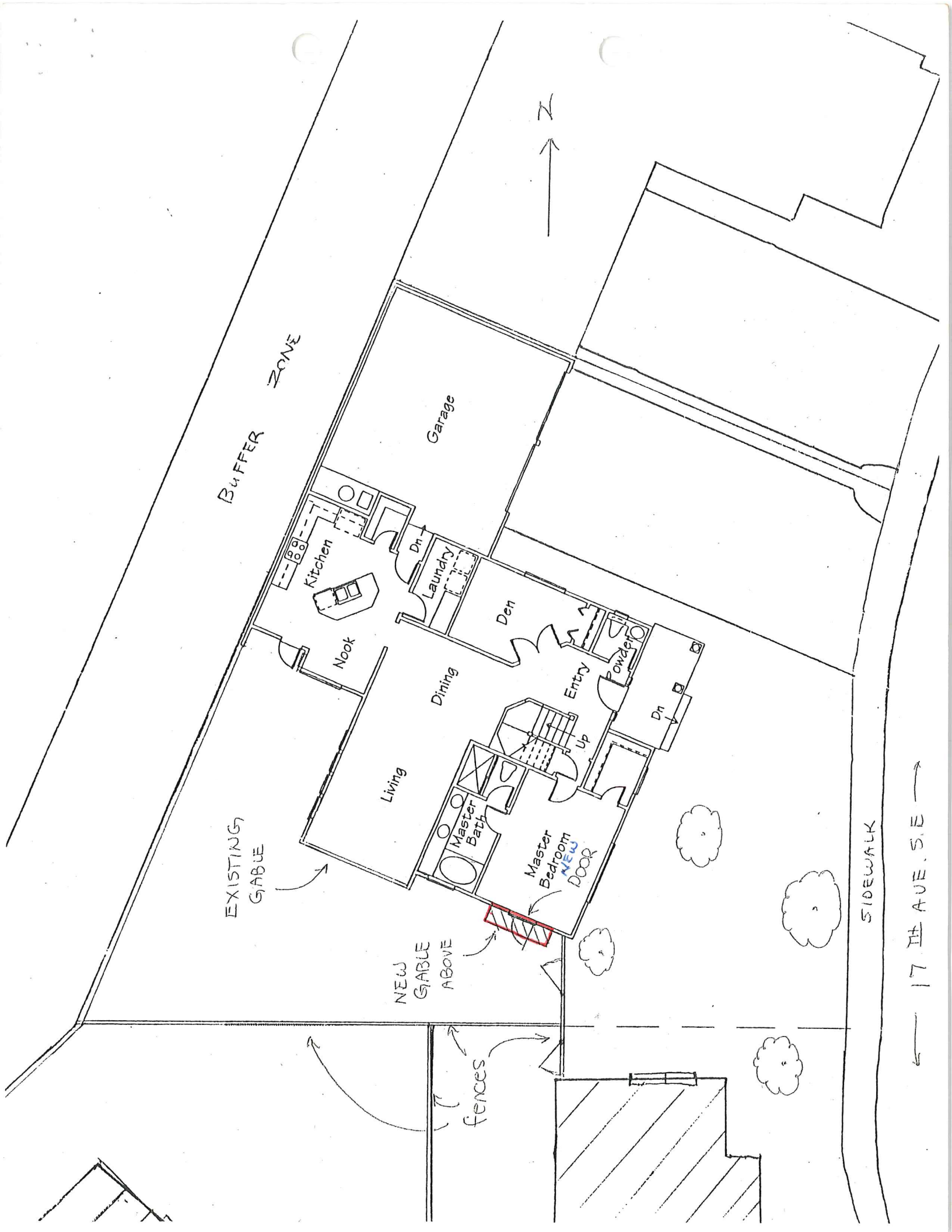
R. I. Iweram

5/16/05

* AMBERLEIGH OFFICERS.

Marlene King 6/3/05

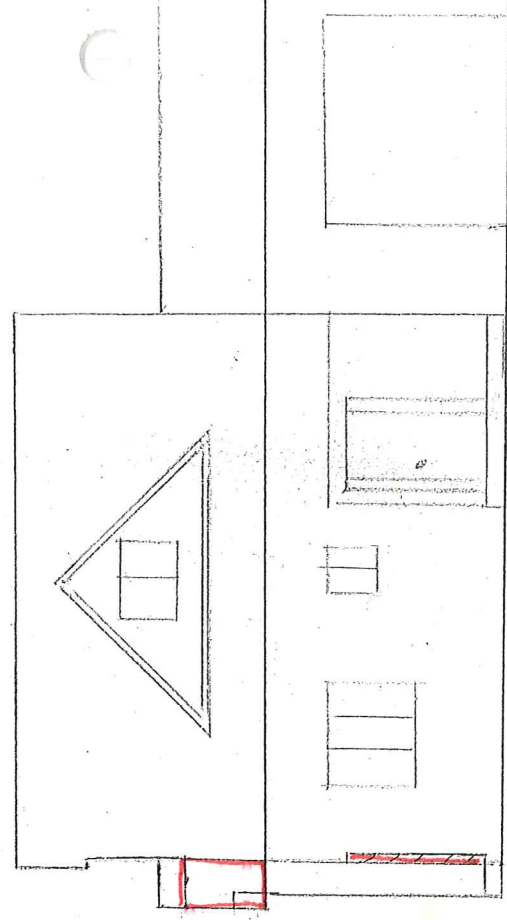
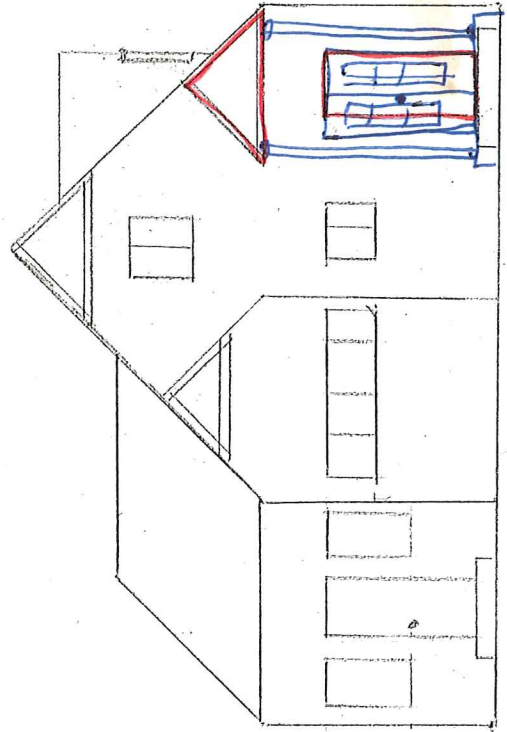
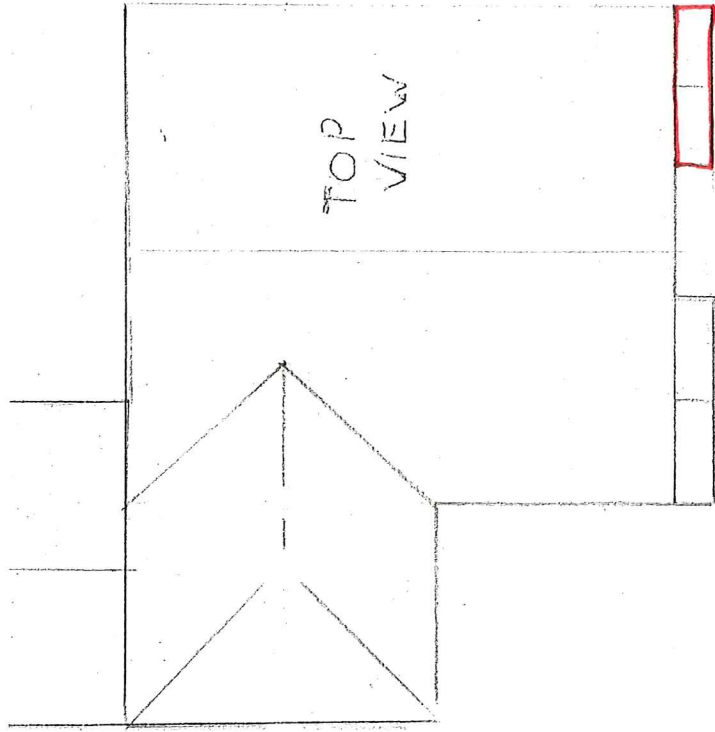
DeStilis 9 June 05



PLANS FOR ADDITION OF
NEW SIDE DOOR + GABLE ABOVE.

HUFFMAN RESIDENCE
16326 - 17TH AVE. S.E.

NEW ITEMS HIGHLIGHTED





Architectural Control Committee
Plan and Specification Review Determination
Additions

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 #:

16659

Date Submitted:

1/27/03

ATTACH PAINT
SAMPLES HERE

1. Applicant Information:

Applicant Name: PEGGY HUFFMAN

Phone #: 338-2242

Applicant Address: 16326 - 17TH AVE. S.E.

2. Site Information:

Lot #: 48

Division: AMBER LEIGH

Site Address: 16326 - 17TH AVE. S.E.

3. Type of Structure:

Deck: _____ Patio: _____ Hot Tub: _____

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

4. Description of Structure:

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

A SUN-SCREEN ARBOR AROUND BACKYARD COURT-YARD PATIO.
CONSISTS OF 3' SLATS @ 12" INTERVALS OVER (2) 16' RAILS ON

5. Proposed Construction Drawings:

SEE ATTACHED SHEETS.

(4) 8' COLUMNS.

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 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

Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

Date:

George Vernon, ACC Chairman

M. Carberry

Date: 1-31-03

R. Zueram

Date: 1/29/03

Lee Doreen

Date: 1/25/2003

Doreen Wong

Date: 1/25/03



Architectural Control Committee
Plan and Specification Review Determination
Additions

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 # :

Date Submitted :

1/22/03

ATTACH PAINT
SAMPLES HERE

1. Applicant Information:

Applicant Name: PEGGY HUFFMAN Phone #: 338-2242

Applicant Address: 16326 - 17TH AVE. S.E.

2. Site Information:

Lot #: 48 Division: AMBER LEIGH

Site Address: 16326 - 17TH AVE. S.E.

3. Type of Structure:

Deck: _____ Patio: _____ Hot Tub: _____

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

4. Description of Structure:

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

A SUN-SCREEN ARBOR AROUND BACKYARD COURT-YARD PATIO.
CONSISTS OF 3' SLATS @ 12" INTERVALS OVER (2) 16' RAILS ON

5. Proposed Construction Drawings:

SEE ATTACHED SHEETS.

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 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

Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

Date:

George Vernon, ACC Chairman

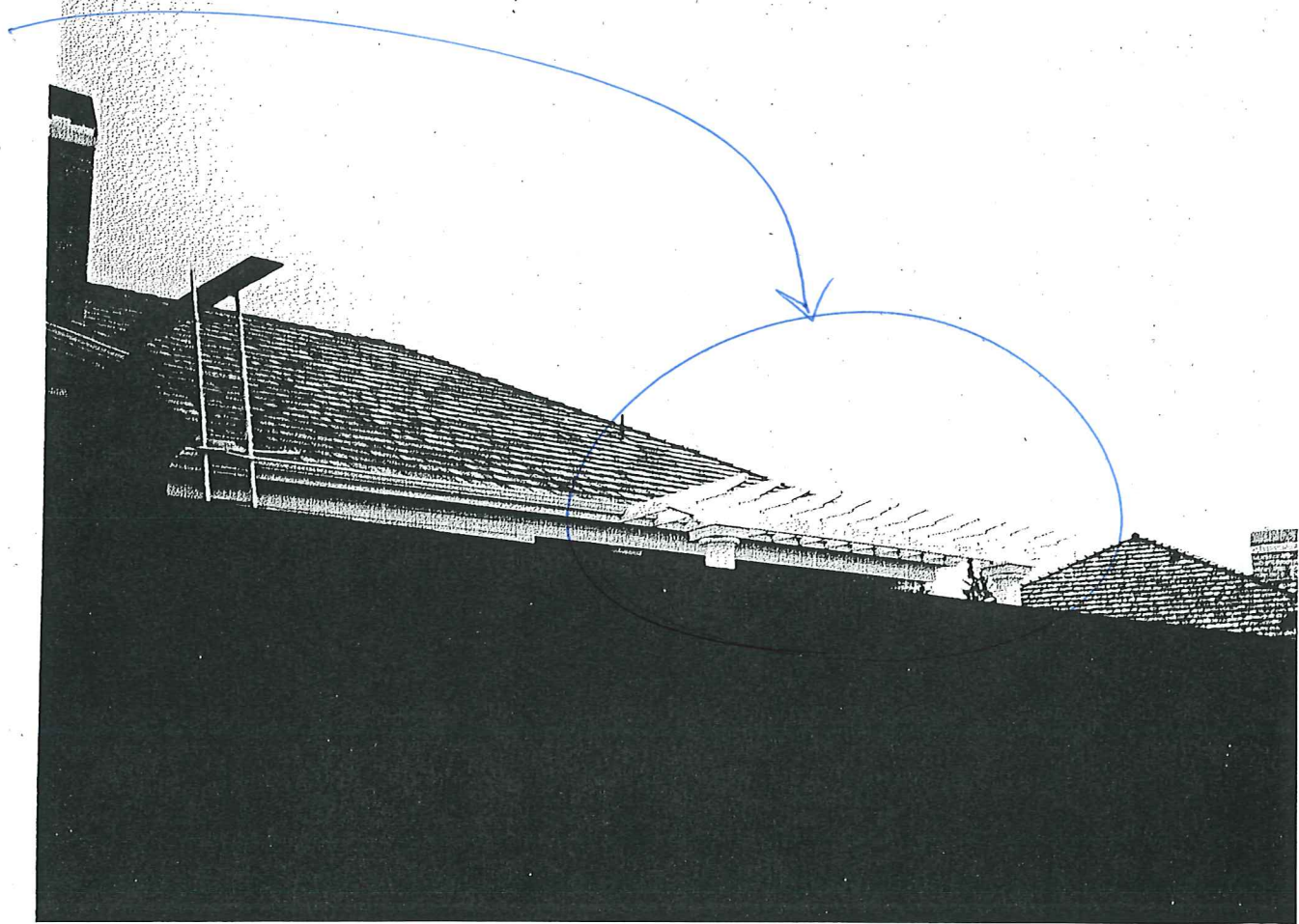
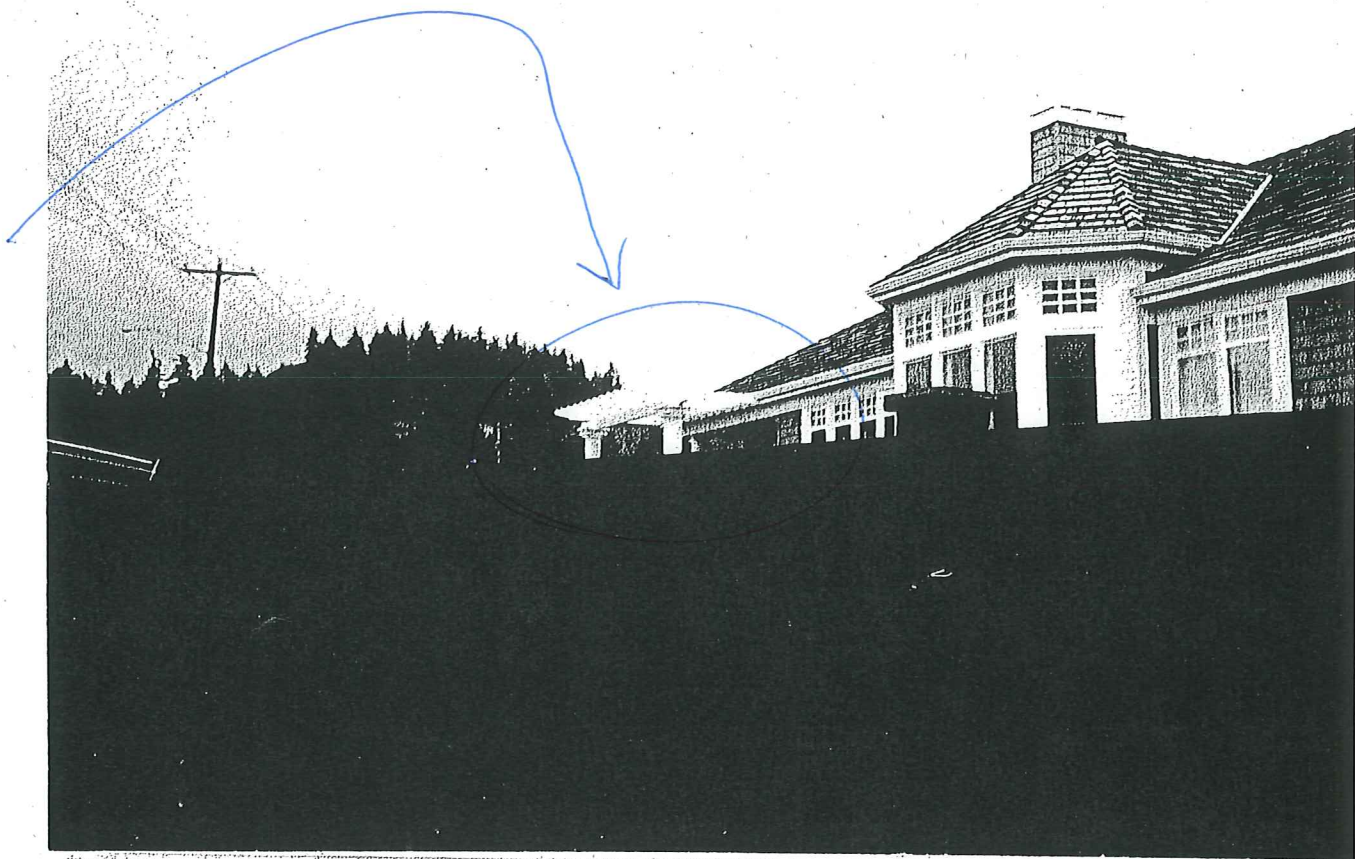
Date:

Date:

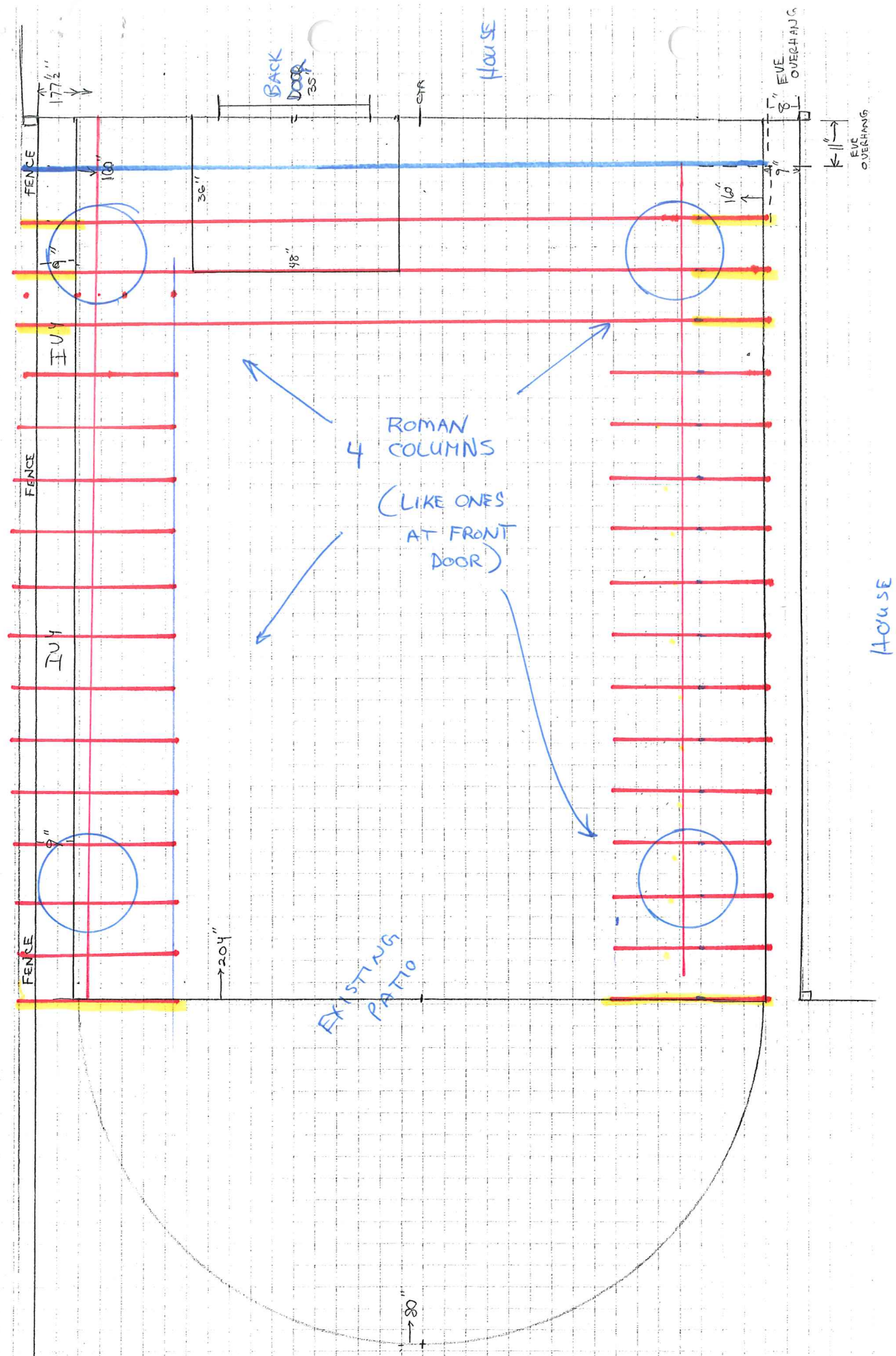
Date:

Date:

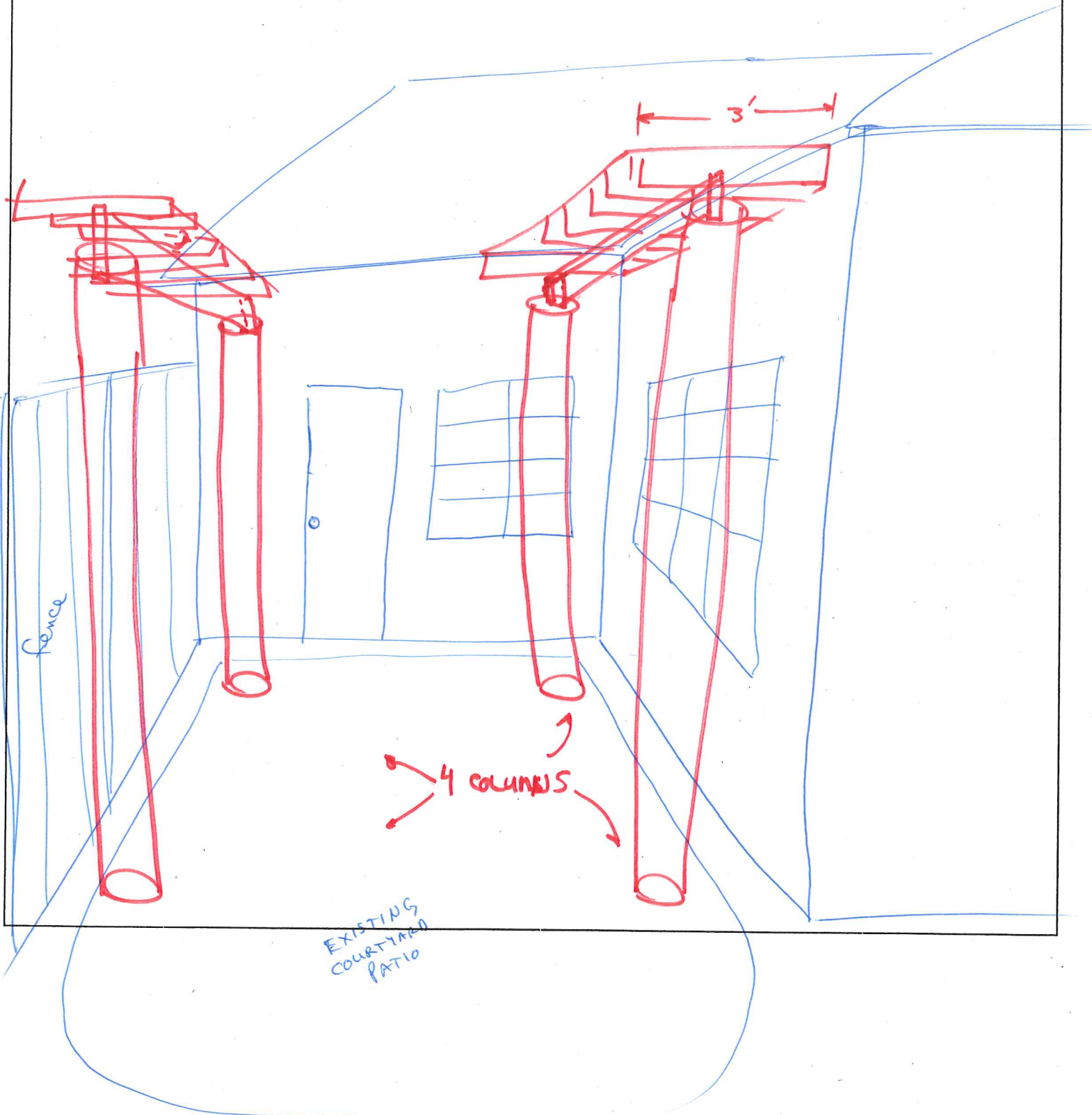
THIS IS THE DESIGN MODEL FOR THE SUNSCREEN ARBORS



Q=5"



Proposed Construction Drawing
(Property Sketch):



MILLERS
VILLAGE
TWO
CONDOS

15' LANDSCAPE BUFFER

LOCATION OF
ARBORS

AMBERLEIGH

17TH AV SE

6' FENCES

30
4,626 S.F.

47

48

49

50

42

5,828 S.F.

51

5,543 S.F.

N86°52'00"

28.32'

80.05'

N42°55'22"W
48.31'

N42°55'31"W
57.47'

C9

C3

C17

C23

16.48'

46.74'

N98°44'

C16

N28°44'06"W

98.32'

C15

42.07'

4.
5,862

N85°44'06"

95.76'

44.44'

C14

72.6

N98°

88.50'

12.13'

C13

36.02'

74.00'

68.12'

Architectural Control Committee
Basic Policy for Additional Construction

Additions Page 3

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 property paperwork has been received and processed by the MCCA 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. *- ALL MATERIAL WILL BE WHITE - LIKE CURRENT HOUSE TRIM.*
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. *SEE PHOTOS OF SAME ARBOR DESIGN ON ANOTHER 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. *SEE SITE MAPS*
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. *WORK WILL TAKE 1-2 WEEKENDS.*
5. Approved plans are subject to final inspection if deemed necessary by the Committee. All plans become the property of the Association and will be filed in 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 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.

Peggy Huffman

Applicant Signature

1/20/03

Date

☒ Owner Requests ACC Members Call Before Entering Property For Review (discuss specifics of project, pet in yard, children at home alone, etc.) *OR CALL CO-OWNER/SPOUSE*

Bob @ 316-9267



Covenant Response Form

Date: August 20, 2002
Complaint #: 6667
Division/Lot #: AM-48

Dear Owner/Resident:

Please complete this form and mark the appropriate box of the paragraph best indicating the actions(s) or step(s) you plant to take to resolve the Covenant Violation identified in the attached MCCA letter. This form, completed, must be returned to MCCA within 10 days.

- ☐ I have taken care of the violation and believe to be in compliance with the Declaration of Restrictive Covenants. Please ask a member of the Covenant Committee to confirm my compliance.
- ☐ I have enclosed the required MCCA form requesting approval of my project, which has already been completed. Please advise me of MCCA Architectural Control Committee approval.
- ☐ I plant to obtain bids, and schedule a contractor to complete the work necessary to be in compliance with the MCCA Declaration of Restrictive Covenants by _____. I will submit the application for approval by the MCCA Architectural Control Committee, prior to the start of work.
- ☐ I have obtained bids for the work to be completed. The contractor is schedule to begin on _____ and is scheduled to be completed on/or before _____. I will notify MCCA if these dates change.
- ☐ Other: (1) TRELLIS HAS BEEN REMOVED
(2) MILLERS VILLAGE FACING SIDE REMAINS NATURAL
(3) EAST FACING SIDE (VISIBLE ONLY TO ME) REMAINS
IN NATURAL STAINED CONDITION.

Please sign and date:

Please confirm that this is satisfactory

L. Williamson

8/28/02

15714 Country Club Drive • Mill Creek, WA • 98012

Phone: (425) 316-3344 • Fax: (425) 357-9737

E-mail: sarah@mcca.info



August 20, 2002

Robert Williamson
Peggy Huffman
16326 17th Avenue SE
Mill Creek, Washington 98012



Re: Covenant Complaint #667
Amberleigh / Lot# 48

Dear Mr. Williamson and Ms. Huffman,
The primary purpose of the Mill Creek Community Association and its covenants is to protect the desirability of the members' properties. The Board of Directors has empowered its Covenants Committee to work with members to that end. The Committee has received a covenant enforcement request regarding the fence you made additions to in the Amberleigh common area behind your home. You did not apply to, nor are you allowed to have a fence higher than 6', to include lattice.

The MCCA Declaration of Restrictions state:

9.1.1 No fence, hedge, wall or other structures shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Committee.

The MCCA Architectural Guidelines state:

- 1.5 Fence Painting: All fencing panels, front and back, for new and replacement fencing, for single-family detached homes, will be maintained as natural wood or be treated with natural transparent stains only. Existing fencing currently maintained as natural wood or treated with natural transparent stains will remain in that state, unless, in the opinion of the Committee, said fence would be aesthetically unpleasing if remaining in that state.**
- 1.6.3 The following are general conditions for fencing:
Fencing is to be no higher than six (6') feet as measured from average grade surrounding the fence.**

*15714 Country Club Drive • Mill Creek, WA • 98012
(425) 316-3344 • Fax: (425) 357-9737
Email: MaryAnn@mcca.info*

The Amberleigh Declaration of Covenants state:

15.2 Use of Common Areas. ...and no fences, hedges, or walls shall be erected or maintained by homeowners in such areas, except for those improvements and landscaping placed in such areas by the *Declarant or Board of Directors*.

As owner you should be aware that this condition violates the community's agreed upon rules and can negatively affect property values. Attached is a copy of the MCCA Declaration of Restrictive Covenants Article 9, Amberleigh Declaration of Covenants Article 15 Section 2, and the MCCA Architectural Guidelines page 7 and 8, applicable for your review.

A review of this matter will be scheduled in ten days. At that time, the fence must be restored into its original condition. Meaning, the paint must be removed, and the lattice taken down.

Thank you for your cooperation and consideration in this matter.

Respectfully,

For the COVENANT & ARCHITECTURAL CONTROL COMMITTEES



Mary Ann Baggenstos
Association Manager

Encl.: Covenant Response Form
Declaration of Restrictive Covenants 9
MCCA Architectural Guidelines, pages 7-8
Amberleigh Declaration of Covenants 15.2

Cc: Lot File
Sarah Orr
Anthony Munko
Cole Property Management



August 20, 2002

Robert Williamson
Peggy Huffman
16326 17th Avenue SE
Mill Creek, Washington 98012



Re: Covenant Complaint #667
Amberleigh / Lot# 48

Dear Mr. Williamson and Ms. Huffman,

The primary purpose of the Mill Creek Community Association and its covenants is to protect the desirability of the members' properties. The Board of Directors has empowered its Covenants Committee to work with members to that end. The Committee has received a covenant enforcement request regarding the fence you made additions to in the Amberleigh common area behind your home. You did not apply to, nor are you allowed to have a fence higher than 6', to include lattice.

The MCCA Declaration of Restrictions state:

- 9.1.1** No fence, hedge, wall or other structures shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, color, materials and location of the same have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Committee.

The MCCA Architectural Guidelines state:

- 1.5** Fence Painting: All fencing panels, front and back, for new and replacement fencing, for single-family detached homes, will be maintained as natural wood or be treated with natural transparent stains only. Existing fencing currently maintained as natural wood or treated with natural transparent stains will remain in that state, unless, in the opinion of the Committee, said fence would be aesthetically unpleasing if remaining in that state.
- 1.6.3** The following are general conditions for fencing:
Fencing is to be no higher than six (6') feet as measured from average grade surrounding the fence.

The Amberleigh Declaration of Covenants state:

15.2 Use of Common Areas. ...and no fences, hedges, or walls shall be erected or maintained by homeowners in such areas, except for those improvements and landscaping placed in such areas by the *Declarant or Board of Directors*.

As owner you should be aware that this condition violates the community's agreed upon rules and can negatively affect property values. Attached is a copy of the MCCA Declaration of Restrictive Covenants Article 9, Amberleigh Declaration of Covenants Article 15 Section 2, and the MCCA Architectural Guidelines page 7 and 8, applicable for your review.

A review of this matter will be scheduled in ten days. At that time, the fence must be restored into its original condition. Meaning, the paint must be removed, and the lattice taken down.

Thank you for your cooperation and consideration in this matter.

Respectfully,

For the COVENANT & ARCHITECTURAL CONTROL COMMITTEES



Mary Ann Baggenstos
Association Manager

Encl.: Covenant Response Form
Declaration of Restrictive Covenants 9
MCCA Architectural Guidelines, pages 7-8
Amberleigh Declaration of Covenants 15.2

Cc: Lot File
Sarah Orr
Anthony Munko
Cole Property Management



Covenant Response Form

Date: August 20, 2002
Complaint #: 6667
Division/Lot #: AM-48

Dear Owner/Resident:

Please complete this form and mark the appropriate box of the paragraph best indicating the actions(s) or step(s) you plant to take to resolve the Covenant Violation identified in the attached MCCA letter. This form, completed, must be returned to MCCA within 10 days.

- ☐ I have taken care of the violation and believe to be in compliance with the Declaration of Restrictive Covenants. Please ask a member of the Covenant Committee to confirm my compliance.
- ☐ I have enclosed the required MCCA form requesting approval of my project, which has already been completed. Please advise me of MCCA Architectural Control Committee approval.
- ☐ I plant to obtain bids, and schedule a contractor to complete the work necessary to be in compliance with the MCCA Declaration of Restrictive Covenants by _____. I will submit the application for approval by the MCCA Architectural Control Committee, prior to the start of work.
- ☐ I have obtained bids for the work to be completed. The contractor is schedule to begin on _____ and is scheduled to be completed on/or before _____. I will notify MCCA if these dates change.
- ☐ Other: ① TRELLIS HAS BEEN REMOVED
② MILLERS VILLAGE FACING SIDE REMAINS NATURAL
③ EAST FACING SIDE (VISIBLE ONLY TO ME) REMAINS
IN NATURAL STAINED CONDITION.

Please sign and date: _____

Please confirm that this is satisfactory
L. Williamson 8/28/02

15714 Country Club Drive • Mill Creek, WA • 98012

Phone: (425) 316-3344 • Fax: (425) 357-9737

E-mail: sarah@mcca.info



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 # :

6479

Date Submitted :

6/16/02

1. Applicant Information:

Applicant Name: JEFF GRAVES Phone #: 425 338 5782

Applicant Address: 16311 18th AVE SE

2. Site Information:

Lot #: 48 Division: Amberleigh

Site Address: SAME as above

3. Color: (please attach all color samples):

House: Light yellow Trim: White Doors: Blue/gray
(match existing house)

Colors and the use of either semi-transparent or solid color stains are strongly encouraged.

In 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 the MILL CREEK DECLARATION OF COVENANTS, the following Architectural control Committee is hereby granted:

the following changes:

the following reasons:

92-5B Lyndhurst Estate
Cream



91-42B Chalk

☐ Approve ☐ Reject

☐ Approve ☐ Reject

☒ Approve ☐ Reject

☒ Approve ☐ Reject

☒ Approve ☐ Reject

☒ Approve ☐ Reject

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

George Vernon, ACC Chairman

Date: _____

Date: _____

Date: 6/15/02

Date: 6-6-02

Date: 5-23-02

Date: 5-23-02

CERTIFICATE OF OCCUPANCY

City of Mill Creek, Washington

WILLIAM BUCHAN HOMES

This building or portion thereof has been inspected for compliance with the requirements of the WASHINGTON STATE BUILDING CODE.

Building Address: 16326 - 17th Avenue Southeast

Occupancy: R-3/U-1

Building Permit Number: 97294

Use: Single-Family Dwelling

Building Official: Kieth Haugland

Occupant Load: 6

Signature of Building Official: *Kieth Haugland*

Construction Type: V-N

Date: 6-4-98

Zoning: Residential

Tax Acct. No.: 8411-000-048-0000

Address of Owner: 11555 Northup Way, Bellevue, Washington 98004

Special Conditions:



Building Division - City of Mill Creek

Post In A
Conspicuous Place

AM 48