



COMMUNITY ASSOCIATION

## Architectural Control Committee

### Plan and Specification Review Determination

### ADDITIONS 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: You will need the City of Mill Creek's permit and/or approval (425) 551-7254.

For MCCA Use Only

Submittal Number

Date Submitted

8/29/19

Please Attach  
Color Samples  
Here

Applications without  
samples will not be  
accepted.

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)

#### Applicant Information

Name AL MASSENA Ph. 425 318 0888

Email ALMASSENA@MCCA1.COM

#### Site Information

Address 1720 103 RD PL. SE

Division AMBERLIGH

Lot # 57

#### Type of Structure

Addition ☒ Other: AIR CONDITIONER

Est. Start Date: SEPT. 15<sup>th</sup> 2019 Est. End Date: SEPT 20<sup>th</sup> 2019

You must attach proposed construction drawings, see page 3 for complete information.

- Drawings for additions must include elevation drawings and copy of architectural drawings.

Pursuant to the provision of Article VIII, 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 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

[Signature] Date: 8/31/19  
Condominiums & Townhomes ACC or Board Approval

( ) Approve ( ) Reject

\_\_\_\_\_  
MCCA Administration

( ) Approve ( ) Reject

\_\_\_\_\_  
Chair, Architectural Control Committee

☒ Approve ( ) Reject

Michael Bauman Date: 8/31/19

( ) Approve ( ) Reject

\_\_\_\_\_  
Date:

( ) Approve ( ) Reject

\_\_\_\_\_  
Date:

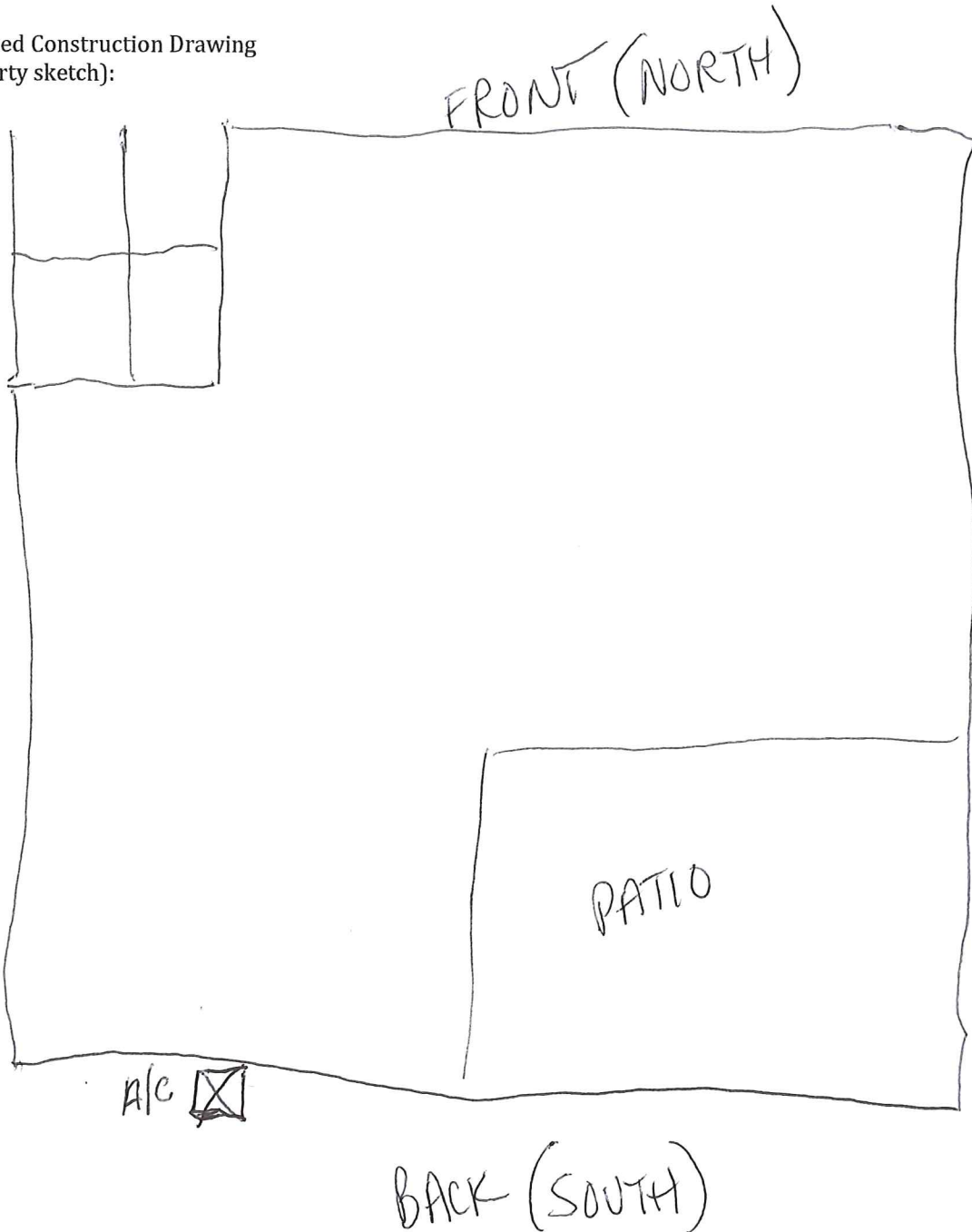




Architectural Control Committee  
Plan and Specification Review Determination  
**ADDITIONS APPLICATION** (page 2 of 3)

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

Proposed Construction Drawing  
(Property sketch):







Architectural Control Committee  
Plan and Specification Review Determination  
**ADDITIONS APPLICATION** (page 3 of 3)

Basic Policy for Additional Construction

**\*\*ALSO SEE THE ACC GUIDELINES\*\***

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 as 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.
2. An elevation drawing or a perspective drawing of the proposed additional construction sufficiently detailed 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. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
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 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.**

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.* )







Architectural Control Committee  
 Plan and Specification Review Determination  
~~Fence~~ Application FOR EXPANSION JOINTS

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 # :

Date Submitted :

9/16/12

Property Owners are responsible for Determining all Property Lines Locations and Related Easements

ACC Insp. Month

ACC Insp.

Inspection Notes:

1. Applicant Information:

Applicant Name: AL MASSENA Phone #: 425 318 0888

Applicant Address: 1720 163 RD PL SE

2. Site Information:

Lot #: 57 Division: AMBERLEIGH

Site Address :

3. Description of Fence:

Style of Fence: 2x4"

Type of Material: WOOD (PRESSURE TREATED)

Color & Dimensions:

4. Proposed Fence Construction Drawings:

construction on the next page of this form. A drawing of the proposed construction describing style and dimensions must also be attached to this form (per item #1 of "Basic Policy for Fence Construction" attached.)

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 Date:

( ☒ ) Approve ( ) Reject Date: 9-19-12

( ☒ ) Approve ( ) Reject Date: 9-19-12

( ) Approve ( ) Reject Date:

( ) Approve ( ) Reject Date:

( ) Approve ( ) Reject Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhome



Architectural Control Committee  
Plan and Specification Review Determination  
*Fence Application Page 2*

Proposed Construction Drawing  
(Property Sketch):





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.

Submittal # :

1. Applicant Information:

Applicant Name: AL MASSENA Phone #: 425-318-0888

Applicant Address: 1720 163rd PL SE

Date Submitted :

2. Site Information:

Lot #: 57

Division: AMBERLEIGH

Site Address : SAME

Color: (please attach all color samples): SHUTTERS; DRK BROWN

use: GRAY Trim: WHITE Doors: BURGUNDY

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

In accordance with 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  
SIB/ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

Date: 7-24-12

( ☒ ) Approve

( ) Reject

[Signature]  
MCCA Administration or George Vernon, ACC Chair

Date: 7-27-12

( ) Approve

( ) Reject

Michael Blum

Date: 7-24-12

( ) Approve

( ) Reject

Date:

( ) Approve

( ) Reject

Date:



Lot #57

From: Michael Beaumont <redrocket70@me.com>

Subject: tree removal lot 57

Date: March 22, 2012 11:06:40 AM PDT

To: Ross Bill & Bobbie <bfr4858@gmail.com>, Munko Tony <tvnmunko@comcast.net>, Beaumont Diana <mdbeaumont@me.com>, Erickson Jon <jkerickso@gmail.com>



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Al Massina requested to have two cedar trees planted by Buchan taken out from behind his house, because they are growing very close to the back of the house, this has been approved by MCCA and is on file there.

Steve Dorset will be taking the trees out in about 2 weeks, Al is splitting the cost with us. Total cost is \$225 + tax, Steve will send Tony the bill and Al will give Tony a check for his half.

Michael

[redrocket70@me.com](mailto:redrocket70@me.com)



## HuffmanDesign

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LOT ~~58~~  
57

**From:** HuffmanDesign [HuffmanDesign@comcast.net]

**Sent:** Wednesday, October 08, 2008 8:11 PM

**To:** 'almassena@gmail.com'

**Subject:** Amberleigh Changes

Al:

You inquired about the parking issue. See the generic Report re: Parking restrictions.

Thanks for the input.

Bob Williamson, Lot 48, Director, author of both the roof report and the landscape report.

10/8/2008





## Report to Amberleigh Homeowners Re: Parking Cars on Driveways

Some persons in Amberleigh seem to not like it when their neighbors park their cars on their own driveways, presumably because they think the sight of cars anywhere detracts from the appearance of the neighborhood. They may ask whether there are or could be any parking restrictions imposed on their neighbors. This sentiment is not shared by most persons. Some persons resent hearing complaints about their parking preferences, and they wish that the complainers would get a life. Here is the answer:

Amberleigh's Role Re: Car Parking. Amberleigh is an association created with limited powers. Homeowners reserve to themselves all property rights, except those that are specifically relinquished by a binding covenant. Our CCRs define the limits of the subjects that are within the scope of our own HOA's sphere of control or regulation. Our Amberleigh CCRs do not establish any use restrictions that pertain to the parking of cars on private driveways<sup>i</sup>. This means that Amberleigh has zero authority to tell any Amberleigh homeowner what uses he can or can not make of his own private driveway, whether we like it or not. In other words, each Amberleigh homeowner has the right and privilege to use his private driveway any way he wants (unless some other restriction comes into play). For example, he is free to park vehicles on his driveway, regardless of how large or unsightly they may be. Our CCRs cannot be amended in any way that creates a new subject of regulation (as opposed to tinkering with subjects already subject to a restriction), unless 100% agree to the new provisions (unlikely). Amberleigh has no rules that can conceivably provide a basis for the Amberleigh HOA or any homeowner to seek to interfere with that homeowner's right. The issue is none of the HOA's business. Remember, though, that the MCCA also has jurisdiction in our neighborhood.

MCCA's Role Re: Car Parking. Within the MCCA territory (including all of the lots in Amberleigh) the right of a homeowner to use his driveway as he wishes is recognized and respected. That is, the MCCA's own CCRs generally do not preclude various uses by a homeowner of his own private driveway, but there are certain exceptions. MCCA's CCR §7.1.4 provides a few exceptions, including commercial vehicles or vehicles "parked as a stored item". If neither of these exceptional circumstances is present, then the homeowner is free to park any vehicle he wants on his driveway regardless of how large or unsightly the vehicle may be. A homeowner is not obliged to park his vehicles in his garage or anywhere else. He needs no reason for choosing to park his vehicles on his driveway (maybe he wishes to use his garage space to store things instead of covering his cars).

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<sup>i</sup> There is an exception to this general statement. Amberleigh's CCR §6.3 provides that cars may not be parked on the common access easement areas that serve multiple homes, ex. in the quad configurations.



**Jon Erickson**

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**From:** AL MASSENA [almassena@gmail.com]  
**Sent:** Wednesday, October 01, 2008 9:44 AM  
**To:** kerickso@comcast.net  
**Subject:** NEW ROOFS AND AMENDMENT TO CCRS

John:

Excellent work by all involved, what a can of worms if we didn't have some uniformity in the stile of replacement roofs. I and Chris are in favor of a CCR change that is proposed. Had a chance to go on the Web site that you recommended and its amazing what is available and looks so much like cedar shakes. One thing I was thinking about was Fire retardancy as most of the houses are joined at the garage. One more thing if we are going to the trouble of opening up the CCR'S maybe we should look to having an amendment that would limit to a reasonable time cars parked in drive ways, as we do boats.

Sincerely

AL AND CHRIS MASSENA  
LOT 57

