



March 8, 2016

Robert and Patricia Saindon
16333 19th Avenue S.E.
Mill Creek, Washington 98012

Re: Covenant Complaint #2233
Amberleigh/Lot #85

Dear Mr. and Mrs. Saindon,

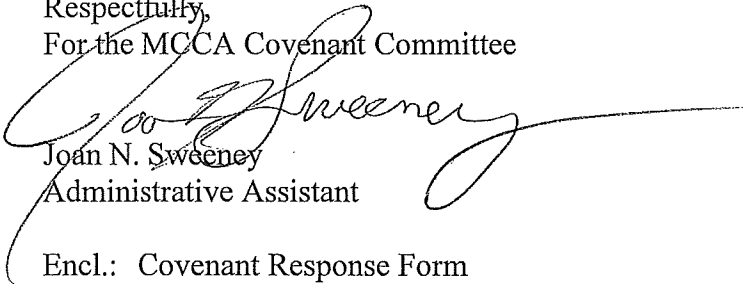
The primary purpose of the Mill Creek Community Association and its covenants is to protect the desirability of the members' properties. The Board of Directors has empowered its Covenant Committee to work with members to that end. The Committee has received a covenant enforcement request regarding the fence in front on the right rotting. To be compliant you must repair, replace, or remove the fence..

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 Restrictive Covenants applicable for your review.

A review of this matter is scheduled for 10 days from date of this letter.

Thank you for your cooperation and consideration in this matter.

Respectfully,
For the MCCA Covenant Committee


Joan N. Sweeney
Administrative Assistant

Encl.: Covenant Response Form
Declaration of Restrictive Covenants 7.1.3

Cc: Lot File

15524 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344 | FAX 425.357-9737 | E-MAIL joan@mcca.info | WEBSITE www.mcca.info





Joan Sweeney

From: Jay Hiester [jayhiester@gmail.com]
Sent: Thursday, March 17, 2016 9:09 AM
To: Joan Sweeney
Subject: Re: response tp complaint #2233

Hi Joan

How about giving him until the end of June to have the fence replaced?

That gives him time to get back, get the bids and have the work done.

Jay

> On Mar 16, 2016, at 10:01 AM, Joan Sweeney <joan@mcca.info> wrote:

>

> Jay,

> Below is the response I got to their fence complaint, do you have any

> opinions or anything you would like me to respond with?

> I ATTACHED THE PICS :)

>

> Joan N. Sweeney

> CONFIDENTIALITY NOTICE: Unless otherwise indicated or obvious from

> the nature of the transmittal, the information contained in this

> e-mail message is confidential information intended for the use of the

> individual or entity named above. If the reader of this message is

> not the intended recipient, or the employee or agent responsible to

> deliver it to the intended recipient, you are hereby notified that any

> dissemination, distribution or copying of this communication is

> strictly prohibited. If you have received this communication in

> error, immediately notify the sender by telephone at

> (425) 316-3344, return the original message to sender, and delete the

> material from all computers.

>

> *****Go Hawks!*****

>

> -----Original Message-----

> From: Robert Saindon [<mailto:robertsaindon@me.com>]

> Sent: Wednesday, March 16, 2016 9:23 AM

> To: joan@mcca.info

> Subject: response tp complaint #2233

>

> I got your letter yesterday, 3/15/16. It takes time for the postal

> service to forward my mail.

>

> I am out of town, in Arizona, until May 27.

>

> When I return I will get bids to replace the old fence with a new one

> keeping the same design. Then I will contact you on the progress of

> the process and follow thru with proper forms.

>

> Thanks for you understanding,

>

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee 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 12836
Date Submitted 5/23/16

Attach color samples here.

ACC Insp. Month
ACC Insp.
Inspection Notes

1. Applicant Information	
Name: ROBERT SANDOZ	Phone: 206 930 6350
Address: 16333 19 th AVE SE, ALY, 98012	
2. Site Information	
Division: AMBERLEIGH	Lot Number: 85
Site Address: 16333 19 th SE	
3. Fence Description	
Style of Fence: SAME AS NOW, BUT NEW	
Type of Material: WOOD	
Color & Dimensions: 4 FT HIGH & NATURAL COLOR	
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

Jim Erickson Date: 5/20/16
Condominiums & Townhomes ACC or Board Approval

(☒) Approve () Reject

Michael Beamant Date:
MCCA Administration

(☒) Approve () Reject

Date:
Chairman, Architectural Control Committee

(☒) Approve () Reject

Joe D'Sweeney Date: 5/23/16

() 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
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):

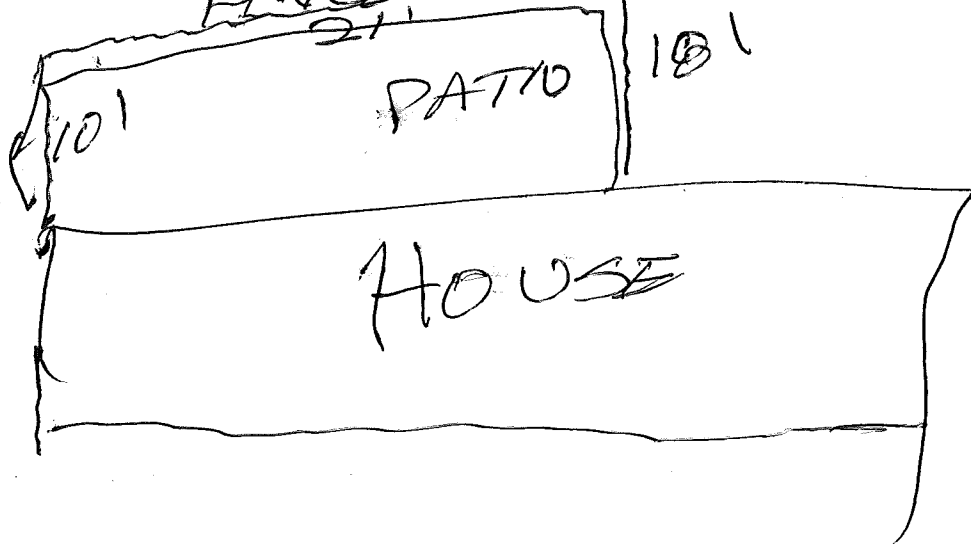
NEW FENCE WILL BE EXACTLY
LIKE OLD ONE.

SIZES 21 FEET LONG SIDE IN BACK

18 FEET FROM HOUSE NEXT TO WALK

10 FEET (INCLUDING GATE) AWAY FROM WALK.

FENCE ALONG EDGES OF PATIO



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

5/20/16

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
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 # :

10417

Date Submitted :

8/15/11

1. Applicant Information:

Applicant Name: Amberleigh - Jon Erskson Phone #: (425) 501-4593
SEE ATTACHED

Applicant Address: SEE ATTACHED 16323 - 17TH AVE SE

2. Site Information: (11-UNITS)

Lot #: "SEE ATTACHED" Division: AMBERLEIGH # 85

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:

10 UNITS

Rejected for the following reasons:

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

MCCA Administration or George Vernon, ACC Chair

Date: 8/15/11

Date: 8/15/11

Date: _____

Date: _____

Date: _____

Date: _____



COMMUNITY ASSOCIATION

ESTABLISHED 1973

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 #:

8679

Date Submitted:

7/9/07

6/25/07

1. Applicant Information:

Applicant Name: Bob + Robin Saindon Phone #: 425-379-2827

Applicant Address: 16333-19th Ave. S.E.
Mill Creek, WA. 98012

2. Site Information:

Lot #: 85 Division: Amberleigh

Site Address: 16333-19th Ave. S.E.

Attach Paint
Samples Here

3. Color: (please attach all color samples): Paint Company: Benjamin Moore

House: Quincy Tan Trim: White Doors: Country Redwood
Dry Sage Shutters

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

vision of Article VIII, Paragraphs 8.1, 8.2 and 8.2.1, 8.2.2, 8.2.3, 8.3, 8.3.1,
Article IX of the MILL CREEK DECLARATION OF COVENANTS, the
ation by the Architectural control Committee is hereby granted:

the following changes:

owing reasons:

(☒) Approve () Reject

Jim Erickson

Date: 7/7/07

SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

() Approve () Reject

George Vernon, ACC Chairman

Date:

(☒) Approve () Reject

Angie Wong

Date: 7/5/07

(☒) Approve () Reject

Ben Saindon

Date: 2-5-07

(☒) Approve () Reject

Jan H. Heath

Date: 7/9/07





Architectural Control Committee
Plan and Specification Review Determination
Additons

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 # :

7147

Date Submitted :

6/7/04

ATTACH PAINT
SAMPLES HERE

1. Applicant Information:

Applicant Name: JIM & MARIE MILNE Phone #: 338,2844

Applicant Address: 16333 19th AVE SE MILL CREEK

2. Site Information:

Lot #: 85

Division: AMBERLEIGH

Site Address :

3. Type of Structure:

Deck: _____ Patio: _____ Hot Tub: _____

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

4. Description of Structure:

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

L.P. SIDING 2 STORY SINGLE HOME

REPLACE WITH 6" x 4" ~~HICKORY~~ CEDAR SHAKES

5. Proposed Construction Drawings: 1/2 X 6 TK KD PRIMED CEDAR BEVEL SIDING

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

Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominums & Townhomes

Date:

George Vernon, ACC Chairman

Date: 6/7/04

Date: 13 JUN 04

Date:

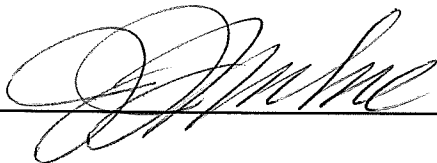
Architectural Control Committee
Basic Policy for Additional Construction

Additions Page 3

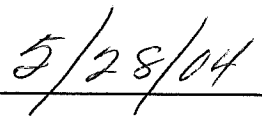
Any additional construction upon a building site must be submitted to and approved by the Architectural Control Committee prior to commencement. In the event approval has not been received, a "Stop Work Order" will be issued until such time when the property paperwork has been received and processed 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.
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.
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.



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.*)