Barbara

Mill Creek
COMMUNITY ASSOCIATION

SENT APPROVAL VIA EMAIL 5.20.20

Architectural Control Committee

Plan and Specification Review Determination

LANDSCAPE 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 may need the City of Mill Creek's permit and/or approval (425) 551-7254.

For MCCA Use Only
Submittal Number
Date Submitted

Applicant Information	
Name Barbara Rea	Ph. 425.238.6279
Email grea52@comcast.net	
Site Information	
Address 1819 163rd St SE, Mill Creek, WA 98012	
Division Amberleigh	Lot # 16
Type of Structure	
Addition [ ] Shed [ ] Other: Remove bushes and replace	
Est. Start Date: 07Jun2020	Est. End Date: 14Jun2020
You must attach a drawing of your proposed plan, see page 3 for complete information. ***Applications without drawings will not be accepted.***	

Inspection Notes:

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:

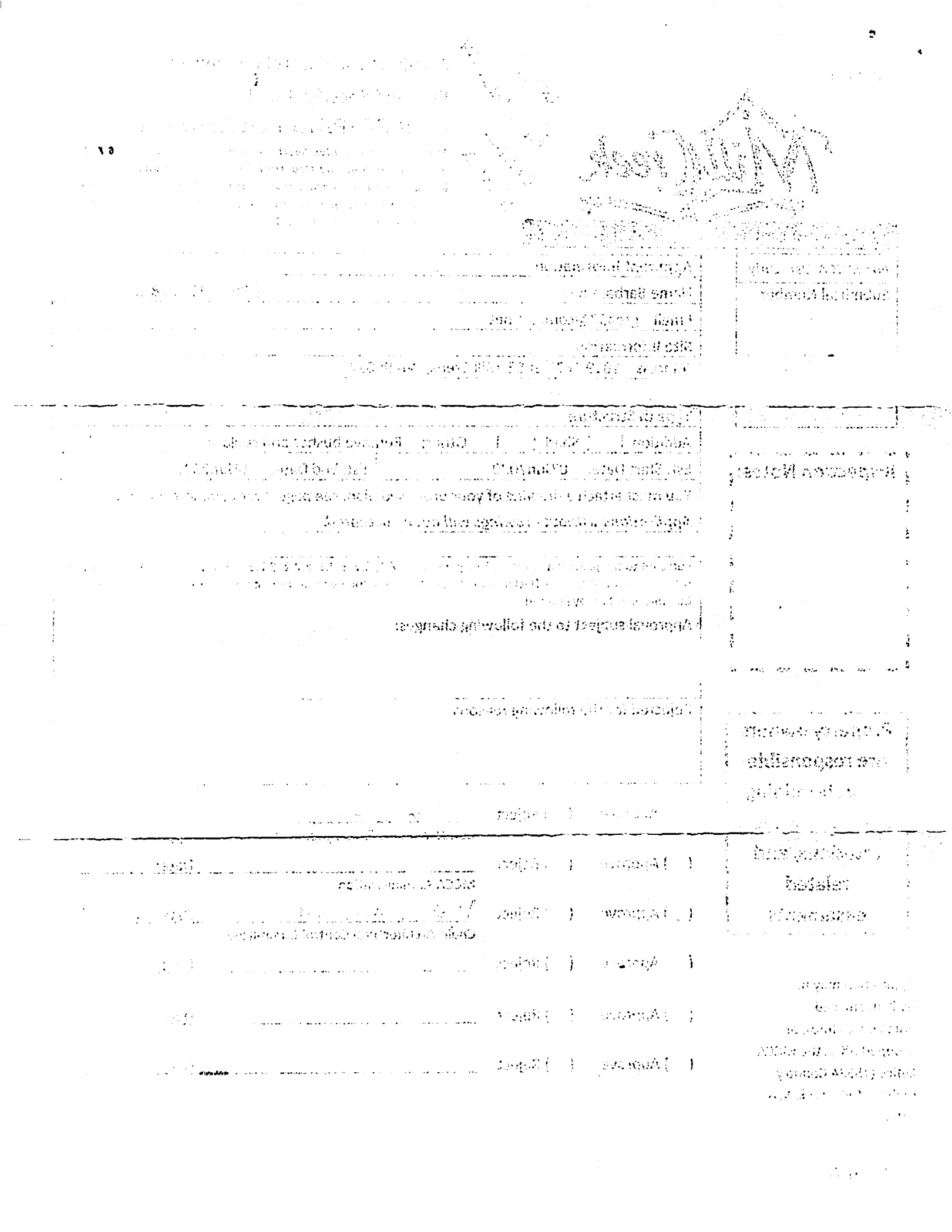
Approval subject to the following changes:

Rejected for the following reasons:

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

(✓) Approve	( ) Reject	PRES	Date: 05/
		Condominiums & Townhomes ACC or Board Approval	
( ) Approve	( ) Reject		Date:
		MCCA Administration	
(✓) Approve	( ) Reject	Michael Beaumont	Date: 5-20/20
		Chair, Architectural Control Committee	
( ) Approve	( ) Reject		Date:
( ) Approve	( ) Reject		Date:
( ) Approve	( ) Reject		Date:

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



Architectural Control Committee

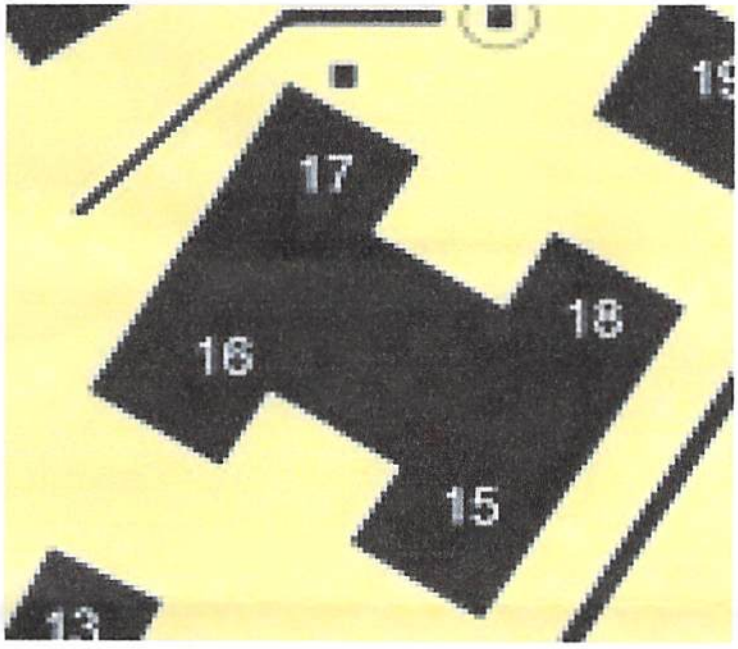
Plan and Specification Review Determination

LANDSCAPE 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 Landscaping" on page 3). Attach additional sheets if needed.

Proposed Landscape Project
(Property sketch):

1. Remove bushes from driveway between lots 15 and 16 and replace with new MCCA acceptable bushes. The current bushes are old and dying and need to be replaced.
2. Remove old rhododendron on southeast side of house because it is old and replace with MCCA acceptable bush(es) such as Japanese Barberry.
3. Plant new Japanese Barberry bushes along driveway where heather was removed a couple of years ago.



Architectural Control Committee

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LANDSCAPE APPLICATION (page 3 of 3)

Basic Policy for Landscaping

ALSO SEE THE ACC GUIDELINES

Any major landscaping project, including, but not limited to lawn removal, requires an approved landscape plan.

Any landscaping visible from the street must enhance the appearance of the house and contribute to a harmonious neighborhood streetscape. There must be a balance of evergreen and deciduous trees, shrubs, groundcovers and grasses. It may or may not include a lawn. Yards should be well maintained and free of debris: trees and shrubs pruned, gardens mulched and free of weeds, and lawns edged, mowed and watered.

MCCA encourages homeowners to use environmentally friendly gardening practices.

Your application should include:

1. Detailed information, written or printed, on landscape plan for the site. This information should include location, plant selection, and materials, etc.
2. 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. Homeowners are responsible for locating all utilities.
3. As a matter of record, a projected completion date is requested from the owner. If any extension of the completion date is necessary, or the project is canceled/postponed, the Association Office should be notified.
4. 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.

Barbara Rea

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.*)