



COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee  
Plan and Specification Review Determination  
Additions 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 12238
Date Submitted 6/8/15

1. Applicant Information	
Name: BOB & Kim Stewart	Phone: 425-422-6427
Address: 1925 163rd St SE Mill Creek WA 98012	
2. Site Information	
Division: Amberleigh	Lot Number: 2
Site Address: 1925 163rd St SE Mill Creek WA 98012	
3. Structure Type	
Hot Tub: <input type="checkbox"/>	Deck: <input type="checkbox"/> Patio: <input type="checkbox"/> Addition: <input type="checkbox"/> Separate Building: <input type="checkbox"/>
Other (specify): <input checked="" type="checkbox"/> Air conditioning	
4. Structure Description (Include exact location, type of materials, finishes, colors, etc.)	
Describe: Air conditioner 3 TON / Pacific Mechanical Back side of garage / n.w. Marc Selter 425-485-2811	
5. Proposed Construction Drawings - see Page 2.	

Attach color samples  
here.

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:

LANDSCAPE TO PROVIDE SCREENING OF UNIT  
AND OBSTRUCT VIEW.

Rejected for the following reasons:

( ☒ ) Approve ( ) Reject

( ☒ ) Approve ( ) Reject

( ) Approve ( ) Reject

( ) Approve ( ) Reject

( ) Approve ( ) Reject

( ) Approve ( ) Reject

*[Signature]* Date: 6-8-15

Condominiums & Townhomes ACC or Board Approval

*[Signature]* Date: 6-8-15

MCCA Administration

*[Signature]* Date:  
Chairman, Architectural Control Committee

Date:

Date:

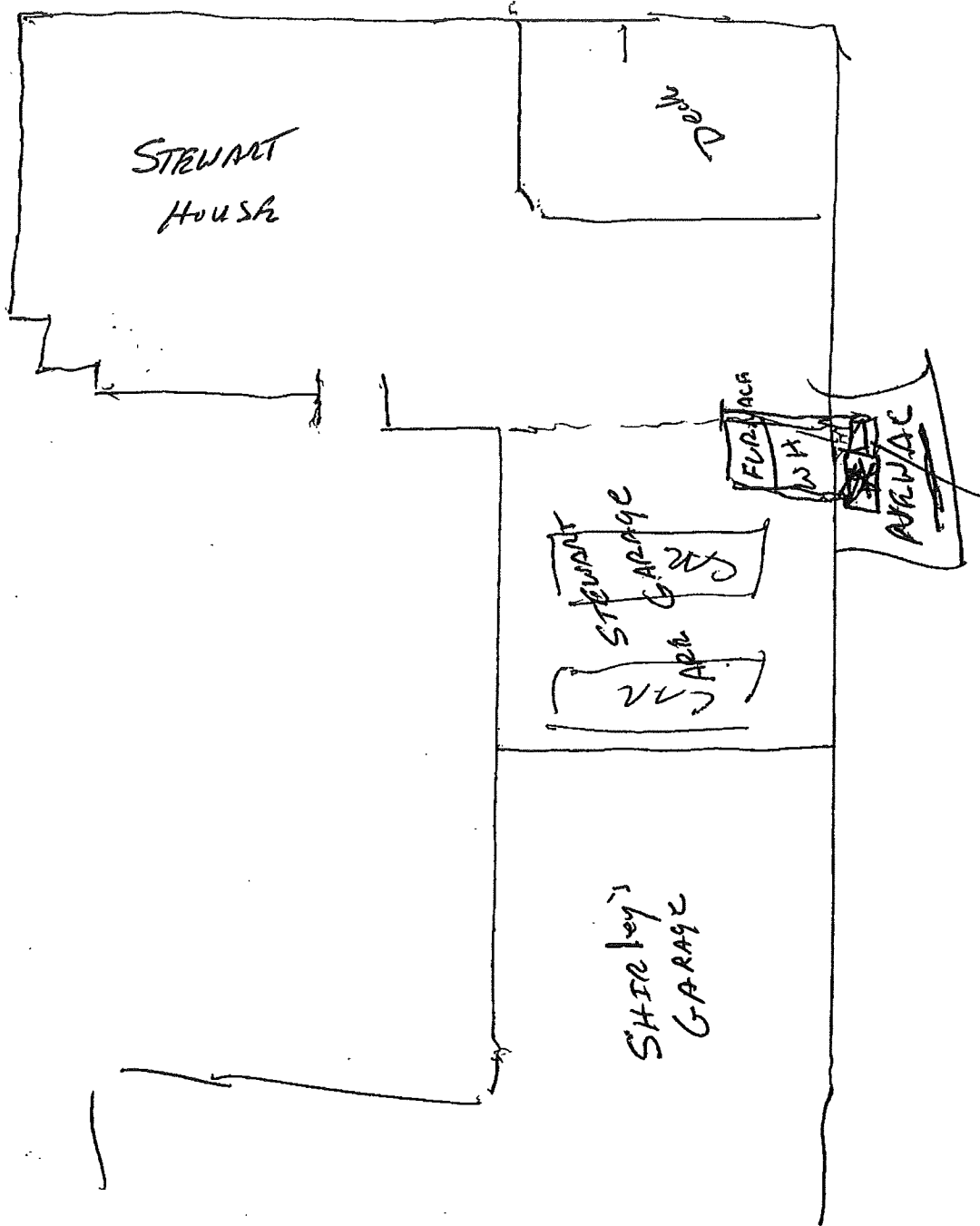
Date:

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

See revision on the approved list.

GREEN BELT



GREEN BELT



Architectural Control Committee  
Plan and Specification Review Determination  
*Additions Application* (Page 3 of 3)

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Basic Policy for Additional Construction


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**\*\*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 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

6-7-15  
Date



October 9, 2009

Louise Chaffey  
1925 163<sup>rd</sup> Street SE  
Mill Creek, WA 98012

Re: Submittal 9389674 - Tree removal and replacement  
Amberleigh/2

Dear Mrs. Chaffey,  
Enclosed you will find a copy of your recent submittal to the Architectural Control Committee (ACC) listed above; your project has been approved.

The ACC is also requires that you replace the tree you plan to remove with three trees with the planting to be done by the Amberleigh HOA

Upon completion of the project, please take a moment to return the enclosed postcard to the Association Office.

Please note: per the CC&R's the approval of the application is valid for 180 days. If you have not completed the work within 180 days of approval, the application is void, and will need to be resubmitted for approval.

If there are any questions or concerns, please do not hesitate to call.

Sincerely,  
For the ARCHITECTURAL CONTROL COMMITTEE,

Joan N. Heath  
Administrative Assistant

CC: ACC Chairman  
Lot File  
Amberleigh HOA

15714 Country Club Drive • Mill Creek, Washington 98012

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

# Mill Creek

## COMMUNITY ASSOCIATION

ESTABLISHED 1975

### 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 <b>9674</b>
Date Submitted <b>9/30/09</b>
ACC Insp. Month
ACC Inspection
Inspection Notes

<b>1. Applicant Information</b>	
Name: <b>Louise E. Chaffey</b>	Phone: <b>360-265-4887</b>
Address: <b>1925 163<sup>rd</sup> St. S.E. - Mill Creek, WA. 98012</b>	
<b>2. Site Information</b>	
Division: <b>Amberleigh</b>	Lot Number: <b>2</b>
Site Address: <b>1925 163<sup>rd</sup> St. S.E. - Mill Creek, Wa. 98012</b>	
<b>3. Type of Area Where Cutting is Proposed</b>	
Street Right-of-Way: <b>NA</b>	Park or Common Area: <b>NA</b>
Cutting Preserve: <b>NA</b>	Personal Property: <b>Yes</b>
<b>4. Reason for Proposed Cutting</b>	
Describe: <b>Tree near home - rotting - Has been topped -</b>	
<b>5. Sketch of Proposed Tree Cutting Area - see Page 2.</b>	

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: **Top of cedar tree is broken off and many dead limbs in what is currently left of tree. mtk**

Rejected for the following reasons:

☒ Approve ( ) Reject

**Jon Erickson** Date: **9-25-09**  
Condominiums & Townhomes ACC or Board Approval

( ) Approve ( ) Reject

Date:  
MCCA Administration

( ) Approve ( ) Reject

Date:  
Chairman, Architectural Control Committee

☒ Approve ( ) Reject

**M. King** Date: **9/30/09**

☒ Approve ( ) Reject

**M. King** Date: **9/30/09**

( ) 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



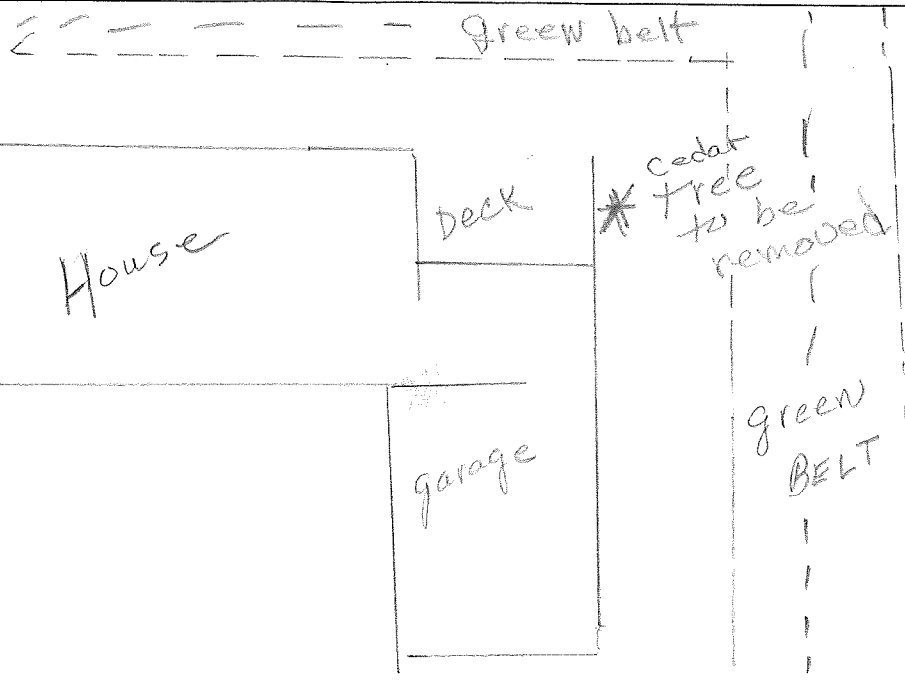
COMMUNITY ASSOCIATION

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 proposed tree replacement(s), including type of tree(s). (sketch):

APPROVED SUBJECT TO REPLACEMENT WITH THREE TREES  
TREE PLANTING DONE BY AMBERLEIGH HOA.

ACC Notes

## Trees Cutting or Removal

<i>Tree located within:</i>	<i>Amberleigh Permission Req'd?</i>	<i>MCCA Permission Req'd?</i>	<i>City of Mill Creek Permit Req'd?</i>
A Common Area	<b>Yes.</b> The Amberleigh Board is the sole boss of all trees in its common areas.	<b>Yes,</b> unless (1) tree is not cedar, Fir, Spruce or hemlock, and (2) tree diameter is 8+ inches measured at 3 feet above ground. CCR §7.1.5	<b>Yes.</b> §15.10.020(A)
Landscape Easement Area	<b>Yes.</b> The Amberleigh Board is the sole boss of all trees in the landscape easement zone (yards between home and street).	<b>Yes,</b> unless tree is (1) not cedar, Fir, Spruce or hemlock, and (2) tree diameter is 8+ inches measured at 3 feet above ground.	<b>Yes.</b> §15.10.020(A)
Private Courtyard	<b>No</b>	<b>Yes,</b> unless tree is (1) not cedar, Fir, Spruce or hemlock, and (2) tree diameter is 8+ inches measured at 3 feet above ground.	<b>Yes.</b> §15.10.020(A)

## City of Mill Creek - Tree Rules

<i>Behavior</i>	<i>Code Citation</i>	<i>Permit Appl Req'd?</i>	<i>Permission Conditions</i>
<b>Trees</b> (dead or alive)			
“cutting” and/or remove:			
On 25%+ slopes	15.10.020B2	Yes	Never
Clearing 500+ sq. ft.	15.10.020B3	Yes	discretionary
W/I 100' water bank	15.10.040C	Yes	Never
W/I wetland + 50'	15.10.040F	Yes	
Critical area or buffer	15.10.040E	Yes	Never
Preserve Listed Tree	15.10.040D	Yes	Never
Buffer/Cutting Preserve	15.10.040A	Yes	
Other: > 6" @ 4.5' up	15.10.020B1	Yes	
<b>Other: &lt; 6" @ 4.5' up</b>	15.10.020B1	<b>No</b>	<b>Confusing interps</b>
<b>“obviously dead”</b>	<b>15.10.030E</b>	<b>No</b>	<b>“Exemption” maybe</b>
Dead or diseased	15.10.030G	Yes	<b>“Exemption” maybe</b>
<b>Natural Vegetation<sup>1</sup></b>			
Cut and/or “clear”:			
On 25%+ slopes	15.10.020B2	Yes	Discretionary up to 40%
Clearing 1,000+ sq. ft.	15.10.020B3	Yes	discretionary
W/I 50' water bank	15.10.040C	Yes	Never
W/I wetland + 50'	15.10.040F	Yes	
Weekend/holiday work	15.10.040D	Yes	discretionary
Buffer/Cutting Preserve	15.10.040A	Yes	
Other Areas		No	
<b>Non-Natural Vegetation</b>			
Cut, kill and/or remove		No	
“Nuisance Vegetation”	15.10.045E	No	Blackberry, saplings, weeds
Landscape plants & shrubs?			

<sup>1</sup> The term “natural vegetation” is not defined anywhere.



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.

*Louise E. Chaffey*  
Applicant Signature

3-11-09  
Date

☐

Owner requests ACC Members call before entering the property for inspections or discussion of project specifics.

March 27, 2007

Joan N. Heath  
Administrative Assistant, MCCA

Re: Covenant Complaint #1202  
Amberleigh Lot #2


Dear Ms Heath,

I am writing on behalf of my mother Emeline Williams, in response to the complaint regarding cordwood in view. A tree in the Amberleigh common area came down two feet from my mother's house on Jan. 5<sup>th</sup>, the night she had just returned home having spent 8 days in the hospital with double pneumonia. My husband took care of the clean up of that tree as well as several alders that had been damaged in the windstorm. Hence the wood that is currently stacked at her house. We have every intention of moving the wood to our house as we can use it next winter for firewood. Our priority for the last the last several months has been to help my mother rehabilitate from her illness.

My mother has lived in her home in Amberleigh for the last ten years. She has just celebrated her 88<sup>th</sup> birthday last week. She has made it her mission over the years to create a beautiful natural setting in her corner of the greenbelt. As such she has planted at her own expense Western Red Cedar, Mountain Hemlock, American Birch, Pacific Dogwood, Filbert, Madrona, and several species of rhododendron. She has cleared the woods of brambles and underbrush. Yearly she picks up the fallen branches and has them chipped at her own cost. She has used her own water for watering of the new plantings. If you were to drive Seattle Hill Road you would see the difference her care has created. The rest of the greenbelt along that road looks like a rats nest.

As weather and time permits our plan is to have the wood removed by the end of April. We have already removed the smallest pieces. Under the circumstances and in respect for the contributions she had made to the beautification of our community, I'm sure you will accept our timetable.


Sincerely,

  
Virginia Simontacchi  
15425 25<sup>th</sup> Lane SE  
Mill Creek, WA. 98012

  
COMMUNITY ASSOCIATION  
ESTABLISHED 1973

March 22, 2007

Emeline Williams  
1925 163rd Street S.E.  
Mill Creek, Washington 98012

  
Mailed: 3/22/07  
USPS First Class

Re: Covenant Complaint #1202  
Amberleigh/Lot #2

Dear Mr. and Mrs. Williams,

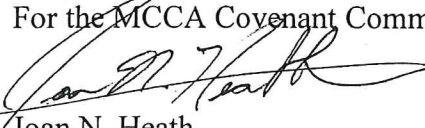
The primary purpose of the Mill Creek Community Association and its covenants is to protect the desirability of the members' properties. The Board of Directors has empowered its Covenant Committee to work with members to that end. The Committee has received a covenant enforcement request regarding the cordwood in view. To be compliant you must remove the cordwood out of view of the street and neighboring properties.

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. Heath  
Administrative Assistant

Encl.: Covenant Response Form  
Declaration of Restrictive Covenants 7.1.3

Cc: Lot File

15714 Country Club Drive • Mill Creek, Washington 98012

PHONE 425.316.3344

FAX 425.357-9737

E-MAIL joan@mcca.info

WEBSITE www.mcca.info



July 6, 2004

Emiline R. Williams  
1925 163rd Street SE  
Mill Creek, WA 98012

Re: Submittal 7206 - Painting Application  
Amberleigh / Lot#2

Dear Mrs. Williams,  
Enclosed you will find a copy of your recent submittal to the Architectural Control Committee (ACC) listed above. As you will note, the project has been approved.

Upon completion of the project, please take a moment to return the enclosed postcard to the Association Office.

If there are any questions or concerns, please do not hesitate to call.

Sincerely,  
For the ARCHITECTURAL CONTROL COMMITTEE,

Sarah E. Orr  
Administrative Assistant

CC: ACC Chairman  
Lot File

15714 Country Club Drive • Mill Creek, Washington 98012

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PHONE 425.316.3344 FAX 425.357-9737 E-MAIL [sarah@mcca.info](mailto:sarah@mcca.info) WEBSITE [www.mcca.info](http://www.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 # :

7206

Date Submitted :

06-24-04

6/28/04

**Attach Paint  
Samples Here**

**Applications  
will not be  
accepted  
without paint  
samples.**

1. Applicant Information:

Applicant Name: Emeline R. Williams Phone #: 425-379-9814

Applicant Address: 1925 163rd St, SE, Mill Creek

2. Site Information:

Lot #: 2 Division: Amberleigh

Site Address: 1925 163rd St, SE, Mill Creek

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

House:  Trim:  Doors: 

No change  
in color of  
Front Door

**NOTE:** Pursua Baja Beige semi-tra VIII, Organic Cotton ronely encouraged. 1, 8.2.2, 8.2.3, 8.3, 8.3.1, 8.3.2, and MIL 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 George Wong Date: 6/25/04  
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes  
( ☒ ) Approve ( ☐ ) Reject George Vernot, ACC Chairman Date: 6/25/04  
( ☒ ) Approve ( ☐ ) Reject [Signature] Date: 6/28/04  
( ☐ ) Approve ( ☐ ) Reject \_\_\_\_\_ Date: \_\_\_\_\_  
( ☐ ) Approve ( ☐ ) Reject \_\_\_\_\_ Date: \_\_\_\_\_