



March 8, 2016

Steve and Sonoe Seiber
1805 163rd Street S.E.
Mill Creek, Washington 98012

Re: Covenant Complaint #2235
Amberleigh/Lot #22

Dear Mr. and Mrs. Seiber,

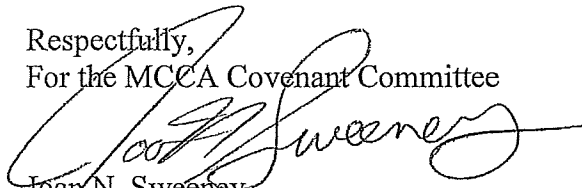
The primary purpose of the Mill Creek Community Association and its covenants is to protect the desirability of the members' properties. The Board of Directors has empowered its Covenant Committee to work with members to that end. The Committee has received a covenant enforcement request regarding the fence along neighboring driveway at the back of home is 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



3/24/2016

Steve and Sonoe Seiber
1805 163rd Street S.E.
Mill Creek, WA 98012

3/24/16
MAILED:
USPS First Class & USPS
Certified - RETURN RECEIPT

Re: Covenant Complaint #2235
Amberleigh/Lot #22

Dear Mr. and Mrs. Seiber,

You were previously contacted regarding your violation of the Mill Creek Community Association Declaration of Restrictive Covenants. A copy of the letter previously forwarded to you dated 3/8/2016 is enclosed. Unfortunately, our investigation reveals that you have failed to achieve the full and complete compliance with the Covenants (Mill Creek Declaration of Restrictive Covenants), as requested in the previously forwarded letter.

The purpose of this letter is to:

- 1.) Provide you with a second written request for compliance. We request that you achieve full and complete compliance with the Covenants as set forth in the previous letter on or before 4/3/2016. If full and complete compliance is not practical by the designated deadline, please contact us immediately at (425) 316-3344. We are willing to work with owners in achieving compliance with the Covenants, provided owners work with us. Again, full and complete compliance requires the following; you must repair, replace, or remove the fence (MCCA was notified by the Amberleigh Association that fences are required in their division).
- 2.) Advise you that if you wish to challenge or otherwise question the actions of the Mill Creek Community Association Covenant Committee in requesting your full and complete compliance with the Covenants you have the right to request a hearing before the Covenant Hearing Board. Your request for a hearing must be submitted in writing to the Association Office no later than 4/3/2016.

If you submit a written request for a hearing, you will be advised of the hearing date. The purpose of the hearing will be to receive further evidence and argument to determine whether a violation of the Covenants has occurred. If it is determined that a violation of the Covenants has occurred, then the Covenant Hearing Board will weight all the evidence and evaluate the arguments and render a decision in writing within a week.

Decisions include the levy of a fine, which may accrue on a daily basis from the date of the commencement of your violation of the Covenants. In addition, this matter may be turned over to the Association attorney for follow up enforcement action (including, but not limited to a court



COVENANT ENFORCEMENT PROCEDURES

1. First letter to owner.
2. Second letter to owner.
 - A. If a hearing is requested by the owner:
 - (1). Schedule hearing and advise owner of date, time and place. Further advise owner that he/she should be prepared to present evidence and argument in support of his/her position. Evidence can include testimony of owner or others, documents, photographs, etc.
 - (2). Before hearing, committee member should re-inspect to re-confirm that violation continues.
 - (3). At hearing before enforcement board
 - a.) Committee member presents evidence of violation, commencement of the violation, declaration sections violated, previous requests for compliance (copies of first and second letters) and response (if any) of the owner.
 - b.) Owner allowed to present evidence of no violation or other evidence alleged to be relevant in support of his/her position.
 - c.) Committee members are allowed to present addition evidence in response/rebuttal to owner.
 - d.) Owner allowed one last opportunity to present additional evidence.
 - e.) Committee member presents argument in support of violation and argument in support of appropriate remedy.
 - f.) Owner presents argument in support of no violation or other argument in support of his/her position, including argument relating to appropriate remedy in the event the board determines the violation to have occurred.
 - g.) Board can either render its decision at the hearing, or soon following the hearing.
 - B. If no hearing requested by owner:
 - (1) Committee member should re-inspect to determine whether violation continues and report in writing to the enforcement board.
 - (2) If violation exists, the enforcement board should make a finding that the violation does, in fact, still occur and then determine appropriate remedy.
 - (3) Third letter to owner.



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For the MCCA Covenant Committee



Joan N. Sweeney
Administrative Assistant

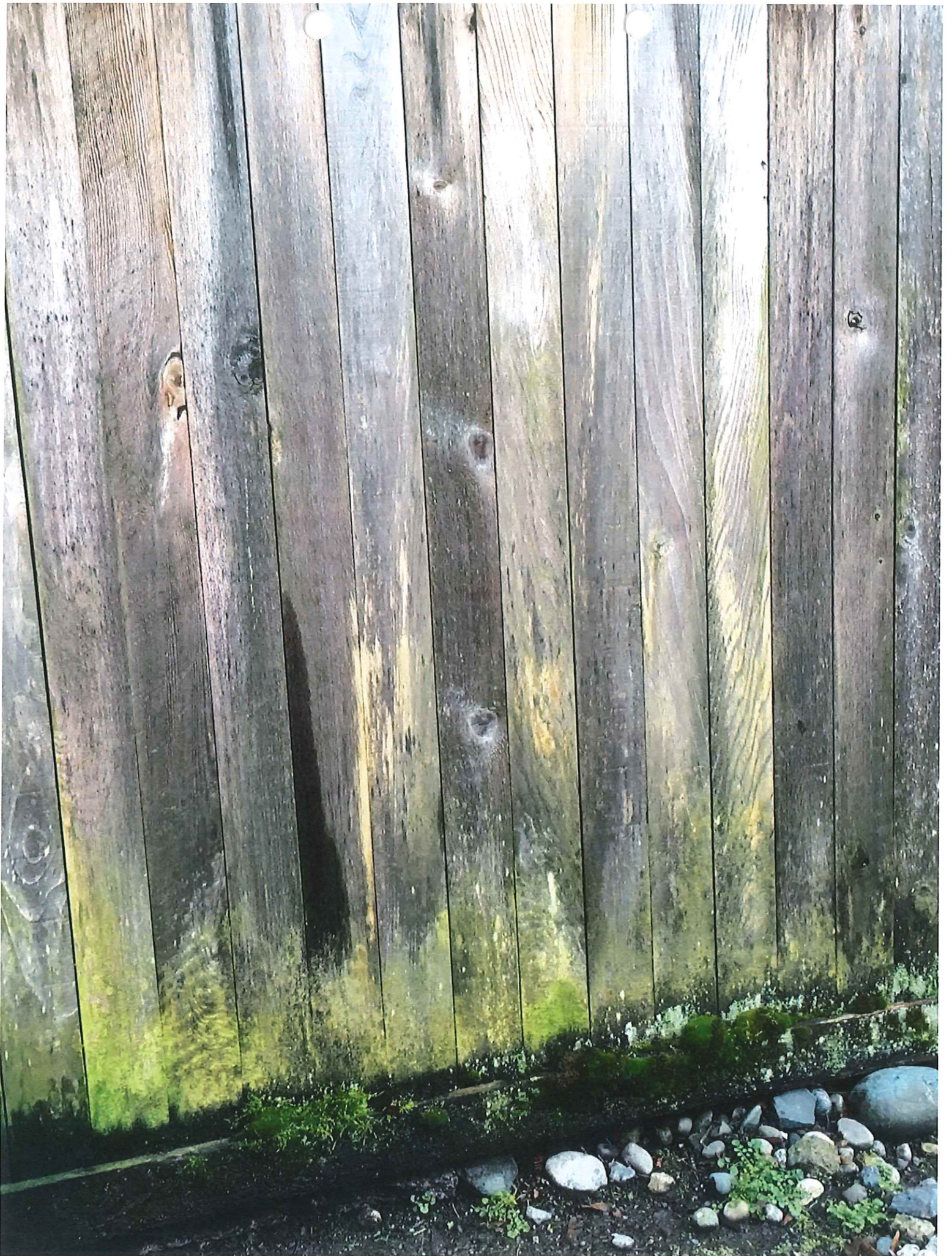
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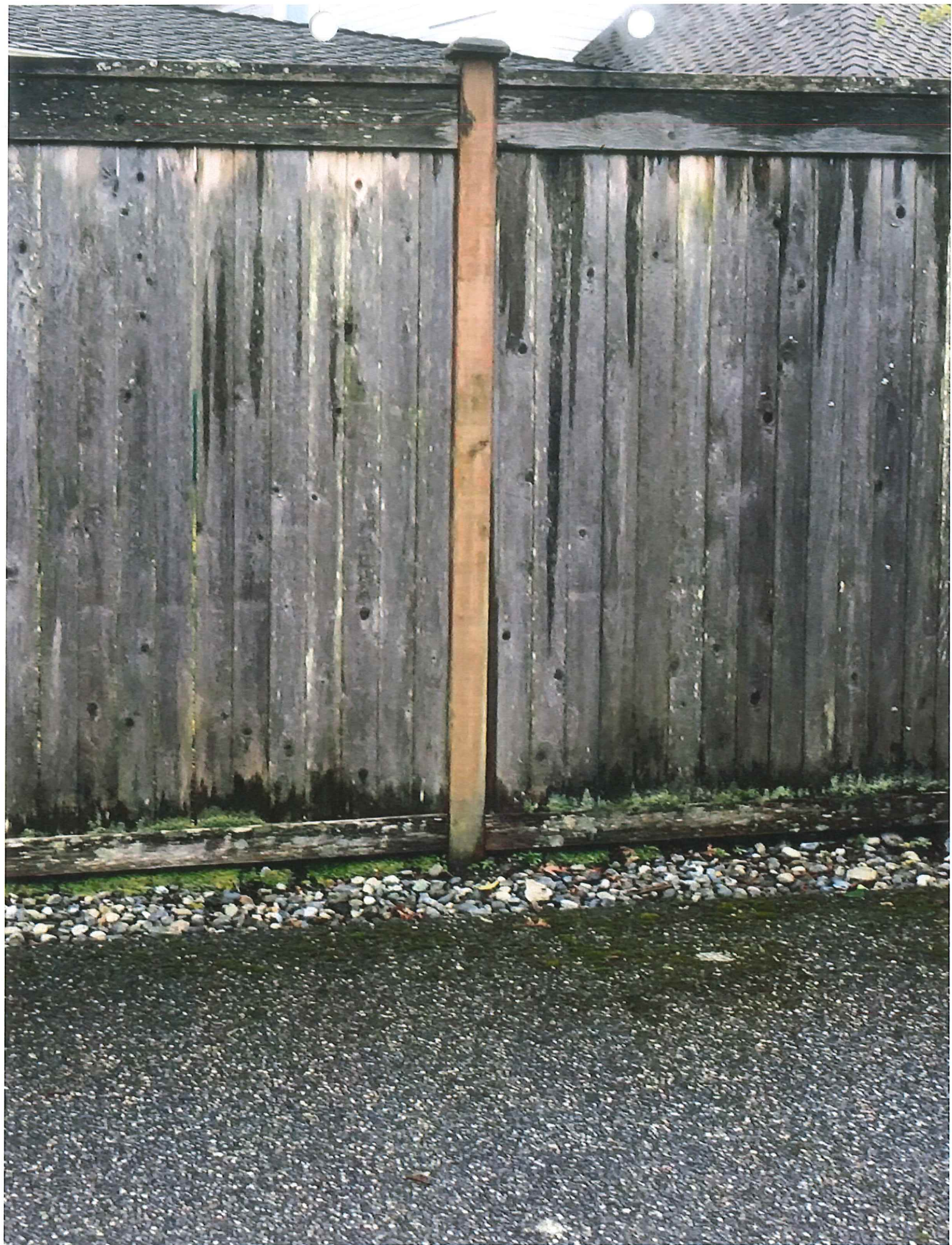
Cc: Lot File

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









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 # :

6612

Date Submitted :

9/21/02

1. Applicant Information:

Applicant Name: Steve Seiber Phone #: 425-357-8017

Applicant Address: 1805 163rd St. SE, MILL CREEK, WA. 98012

2. Site Information:

Lot #: 22 Division: AMBERLEIGH

Site Address: SAME AS ABOVE

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

House: GREY (FRONT & GARAGE) Trim: WHITE Doors: GREY
WHITE (PATIO DOOR)

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

() Approve () Reject

(☒) Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

Anthony Munko Date: 9/27/02
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

George Vernon, ACC Chairman

Greg McCallum Date: 10/4/02
Date: 10/7/02

Date:

Date:

AM/22

CERTIFICATE OF OCCUPANCY

City of Mill Creek, Washington

William E. Buchan, Inc.

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

Building Address: 1805 163rd Street Southeast

Occupancy: R-3/U-1

Building Permit Number: 97570

Use: Attached Single Family Dwelling

Building Official: Kieth Haugland

Occupant Load: 6

Signature of Building Official:

Kieth Haugland

Construction Type: V-N

Date: 1-4-99

Zoning: Residential

Tax Acct. No.: 7425-000-022-0000

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

Special Conditions:



Building Division - City of Mill Creek

Post In A
Conspicuous Place