

July 27, 2017

More than six weeks ago, from the date of this letter, we filed a written complaint with the MCCA ACC in regards to a canvas and metal structure which was erected next to us at 1828 163rd PI SE. This "gazebo", which looks more like a canopy, is in violation of guidelines set forth in the ACC Guidelines and Policies, not the least of which Article 1, Section 10.1 which states that "Any secondary structure must be constructed of same materials, including roofing, as the existing house and must be painted in similar fashion."

Article 9 Section 1.2 states structures shall be in harmony of external design and location in relation to surrounding structures.

The approval by the Amberleigh ACC was made after the structure had already been erected and is in direct odds with the MCCA ACC guidelines. We were given no opportunity for input before this structure was erected. We were told that this was approved, on a temporary basis, by the Amberleigh ACC and that it would be taken down in the fall. We protested and were told we "shouldn't look in that direction" or that "an umbrella is a structure." There is no language in the MCCA ACC guidelines which allow for the temporary allowance of a structure which is not compliant. This is not a small structure, being approximately 100 square feet in area and nine feet in height. It is very visible from the living area of our house, as well as the patio area.

Have the MCCA ACC guidelines been relaxed so as to include structures such as this and, if so, have the written guidelines been amended so that structures built with what were previously non-compliant materials are now accepted? Is this type of structure "maintaining or enhancing" the value of our community?

We have had neither a written nor verbal response from the ACC. We would appreciate knowing what, if any, action has been taken by the committee on this complaint. We look forward to your prompt reply. We are also aware of a possible conflict of interest where one of the members of the Amberleigh ACC is also chairman of the MCCA board of directors and trust that this will have no bearing on a decision to follow the MCCA architectural guidelines.

Sincerely yours,

Mike Minor and Ann Greaves
1836 163rd PI SE
Mill Creek
Amberleigh Lot 76
206-550-7304



October 19, 2011

Danny and Marie Connelly
1803 163rd Street S.E.
Mill Creek, WA 98012

Re: Submittal 10524 - Handrails
Amberleigh/Lot #23

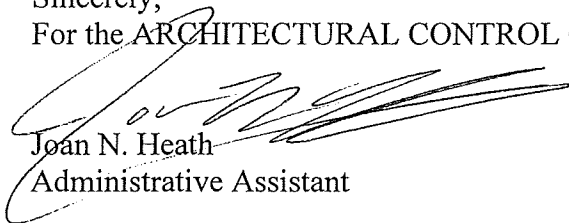
Dear Mr. and Mrs. Connelly,
Enclosed you will find a copy of your recent submittal to the Architectural Control Committee (ACC) listed above; your project has been approved. (PLEASE REMEMBER ALL SUBMITTALS MUST BE TAKEN TO YOUR BOARD FIRST)

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

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



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

10524

Date Submitted

10/18/11

1. Applicant Information

Name: Marie and Danny Connelly

Phone: 425-357-1123

Address: 1803 163rd St SE

2. Site Information

Division: Amberleigh

Lot Number: 23

Site Address:

3. Structure Type

Hot Tub: ☐ Deck: ☐ Patio: ☐ Addition: ☐ Separate Building: ☐

Other (specify): ☒ Black Wrought Iron Rail

4. Structure Description (Include exact location, type of materials, finishes, colors, etc.)

Describe: Back stairs - outside rail to extend to sides of home

5. 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:

(X) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

Date: 10/19/11
Condominiums & Townhomes ACC or Board Approval

Date: 10/19/11
MCCA Administration

Date:
Chairman, Architectural Control Committee

Date:

Date:

Date:

Attach color samples
here.

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



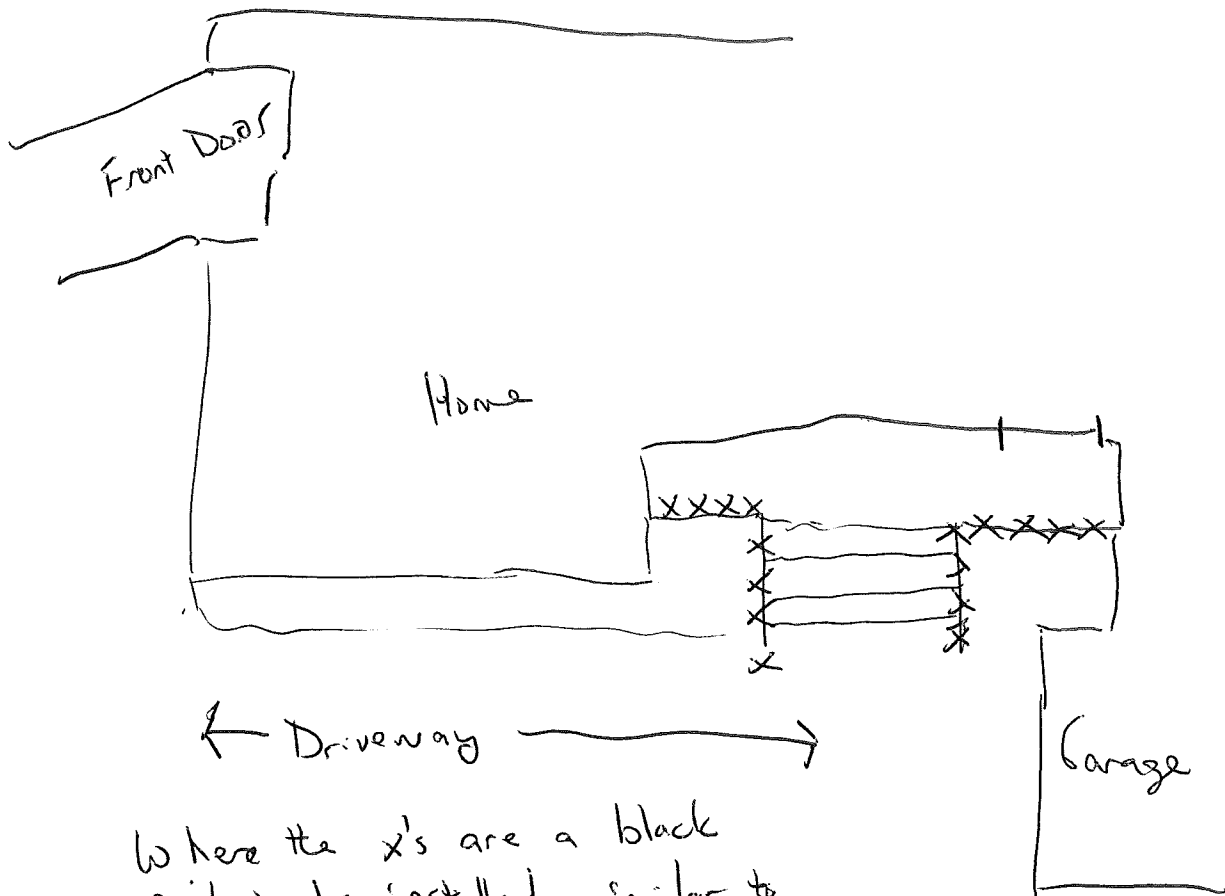
COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee
Plan and Specification Review Determination
Additions Application (Page 2 of 3)

IMPORTANT: Include a sketch of the property below (per item #3 of "Basic Policy for Additional Construction" on page 3 of this form) 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"). Also please include any drawings prepared by a licensed architect or engineer, if available. Attach additional sheets as needed.

Proposed Construction Drawing
(Property sketch):



Where the x's are a black
rail to be installed similar to
the black rail on many of the
stairs leading up or down to
Amberleigh homes.

Not required by ^{building} Code.

Rail will be 36 inches high.



COMMUNITY ASSOCIATION

ESTABLISHED 1973

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 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

10 - 18 - 2011
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. Please note: You may need the City of Mill Creek's approval. (425) 745-1891.

For MCCA Use
Submittal Number
10264
Date Submitted
6/1/11

1. Applicant Information		
Name: Marie + Danny Connelly		Phone: 425-357-1123
Address: 1803 163rd St SE		
2. Site Information		
Division: Amberleigh		Lot Number: 23
3. Color (Please attach all color samples)		
House: Light Grey (1)	Trim: White (2)	Door: Black (3)
Other: (Repaint existing colors)		
NOTE: Although colors from any source may be submitted, a book of standard colors and combinations is available at the MCCA Office that may be useful, and may speed the approval process.		

(1)
Please attach
(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

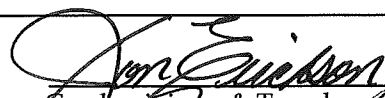
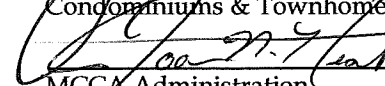
() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

	Date: 5-30-11
Condominiums & Townhomes ACC or Board Approval	
	Date: 6/1/11
MCCA Administration	
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.

10/23/07



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. Please note: You may need the City of Mill Creek's approval. (425) 745-1891.

For MCCA Use
Submittal Number
9340
Date Submitted
2/19/09

1. Applicant Information		
Name: Danny + Marie Connelly	Phone: 425-357-1123	
Address: 1803 163rd St SE		
2. Site Information		
Division: Amberleigh	Lot Number: 23	
3. Color (Please attach all color samples)		
House:	Trim:	Door:
Other:		
NOTE: Although colors from any source may be submitted, a book of standard colors and combinations is available at the MCCA Office that may be useful, and may speed the approval process.		

Door ↑

Please attach
Paint Samples
here.

Applications without
samples will not be
accepted.

House
(Body Color)

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.

10/23/07

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:

Condominiums & Townhomes ACC or Board Approval

() Approve () Reject

Date: 2/19/09

MCCA Administration

() Approve () Reject

Date:

Chairman, Architectural Control Committee

() Approve () Reject

Date:

() Approve () Reject

Date: 2/19/09

() Approve () Reject

Date: 2/19/09

Touch up paint work same colors as existing.



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. Please note: You may need the City of Mill Creek's approval. (425)745-1891.

Submittal # :

8578

Date Submitted:

5/29/07

Attach Paint
Samples Here

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

1. Applicant Information:

Applicant Name: Marie and Dan Connelly Phone #: 425-357-1123

Applicant Address: 1803 163rd St SE

2. Site Information:

Lot #: 23 Division: Amberleigh

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

House: _____ Trim: Repaint Door: _____
Same Color

Other: (Describe) Request to repaint trim - color change
^{NO}

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

Date:

Condominiums & Townhomes ACC or Board Approval

(☒) Approve () Reject

Jan R. Heath Date: 5/29/07
MCCA Administration

(☒) Approve () Reject

Date:

George Vernon, ACC Chair

(☒) Approve () Reject

Peter S. Amble Date: 5-26-07

() Approve () Reject

Don C. Erickson Date: 5/29/07

() Approve () Reject

Date:

Application may be submitted by mailing/dropping off at 15714 Country Club Drive (John L. Scott Building, bottom floor).



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 # :

6588

Date Submitted :

8-20-02

1. Applicant Information:

Applicant Name: Dan + Marie Connelly Phone #: (425) 357-1123

Applicant Address: 1803 163rd St SE, Mill Creek, WA 98012

2. Site Information:

Lot #: 23 Division: Amberleigh

Site Address: 1803 163rd St SE

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

House: Grey Trim: White Doors: Black Front + Side Doors + Shuttle

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

Date: _____
SUB-ASSOCIATION (IF APPLICABLE) Condominums & Townhomes

Date: _____
George Vernon, ACC Chairman

R. D. Zverov Date: 9/6/02

M. Corbally Date: 8-29-02

Lee Noren Date: 8-22-02

Doreen Wong Date: 8/22/02

AT
SA



OFFICE USE ONLY	
Permit No.	Date Sub.
1026	

Home Based Business Application

Name: Marie Connelly Address: 1803 163rd St. S.E.
Div & Lot #: Amberleigh Lot 23 Phone #: Mill Creek WA 98012
(425) 357-1177

Business Name: _____

Business Phone: Marie L. Connelly

Business Description: Business Consulting / CPA

Does the Operation of this business require any of the following?

1. Modification of the existing residence? ☐ Yes / ☒ No
 2. Delivery Trucks? ☒ Yes / ☐ No Fed Ex
 3. Employees coming to the place of business? ☐ Yes / ☒ No
 4. Customers coming to the place of business? ☐ Yes / ☒ No
 5. Does this business generate any noise? ☐ Yes / ☒ No
- MILL CREEK COMMUNITY ASSOCIATION DECLARATION OF RESTRICTIVE COVENANTS APPLY TO ALL BUSINESSES.

Permission to operate a home based business will be withdrawn immediately if any violations occur.

Signature of Applicant(s): [Signature] Date: 8.5.00

Application Approved: [Signature] Date: 12/15/00

Application Disapproved: _____ Date: _____

Reason: _____



Architectural Control Committee Plan and Specification Review Determination

Architectural Control Committee 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.

Submittal #:

5415

Date Submitted:

3/2/99

ATTACH PAINT
SAMPLES HERE

1. Applicant Information:

Applicant: Dan + Marie Connelly Applicant Phone #: (206) 935-4040
Applicant Address: 1440 Palm Avenue S.W. Seattle Wa 98116

2. Site Information:

Lot #: 23/Amberleigh Mill Creek Subdivision #: VOL 58 of PGS 289-301
Site Address: 1803 163rd Street S.E. Mill Creek Wa 98012

3. Type of Structure:

Deck: _____ Patio: _____ Hot Tub: _____
Addition: Garage Addition Separate Building: _____ Other (specify): _____
320 Sq. Feet

4. Description of Structure:

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

Materials will conform precisely to existing materials. (Windows, Siding, Trim Cedar Shake Roof and Gutters) Paint will be same as existing paint.

5. Proposed Construction Drawings:

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 provisions 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:

Completion Date

(As agreed upon by the representative of the Architectural Control Committee and the applicant):

(☒) Approve () Reject

Dan Connelly

Date 3/3/99

(☒) Approve () Reject

Clot Mord

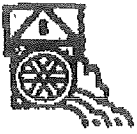
Date 3/4/99

(☒) Approve () Reject

Elizabeth M. Miller

Date 3/5/99

The decision of the majority of the members of the Committee shall be the decision of the Committee (Article VIII Paragraph 8.1.2)



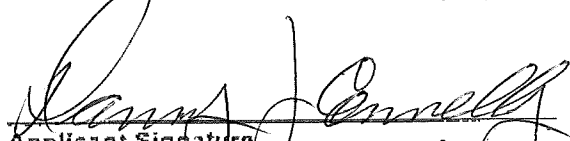

ARCHITECTURAL CONTROL COMMITTEE

Basic Policy for Additional Construction

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 proper paperwork has been received and processed by the Association 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 at 743-9544, or by using the postcard.
5. Approved plans are subject to final inspection. If deemed necessary by the Committee, and all plans become the property of the Association to be filed with 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 stated policy, 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.


Applicant Signature


3-2-99

Date

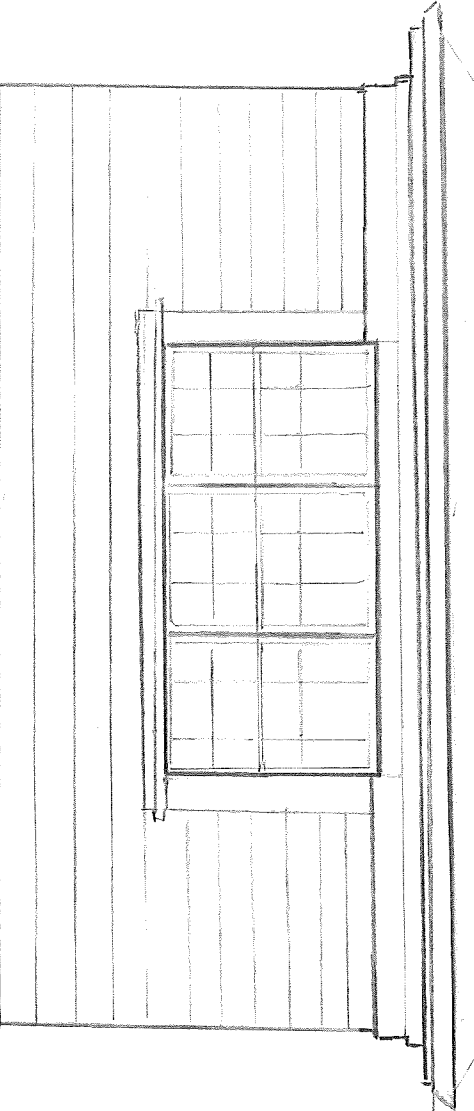
☐ Owner Requests ACC Members Call Before Entering Property For Review (discuss specifics of project, pet in yard, children at home alone, etc.)

* SATELLITE AERIALS, ANTENNAS AND DISHES WILL NOT BE APPROVED IN AREAS VISIBLE FROM THE STREETS. ACC will work closely with members to ensure location for installation is the best possible for reception, while minimizing impact to common areas and/or neighboring properties.

1" = 4'

Existing Garage Roof Line

4' 8" 4' 8"

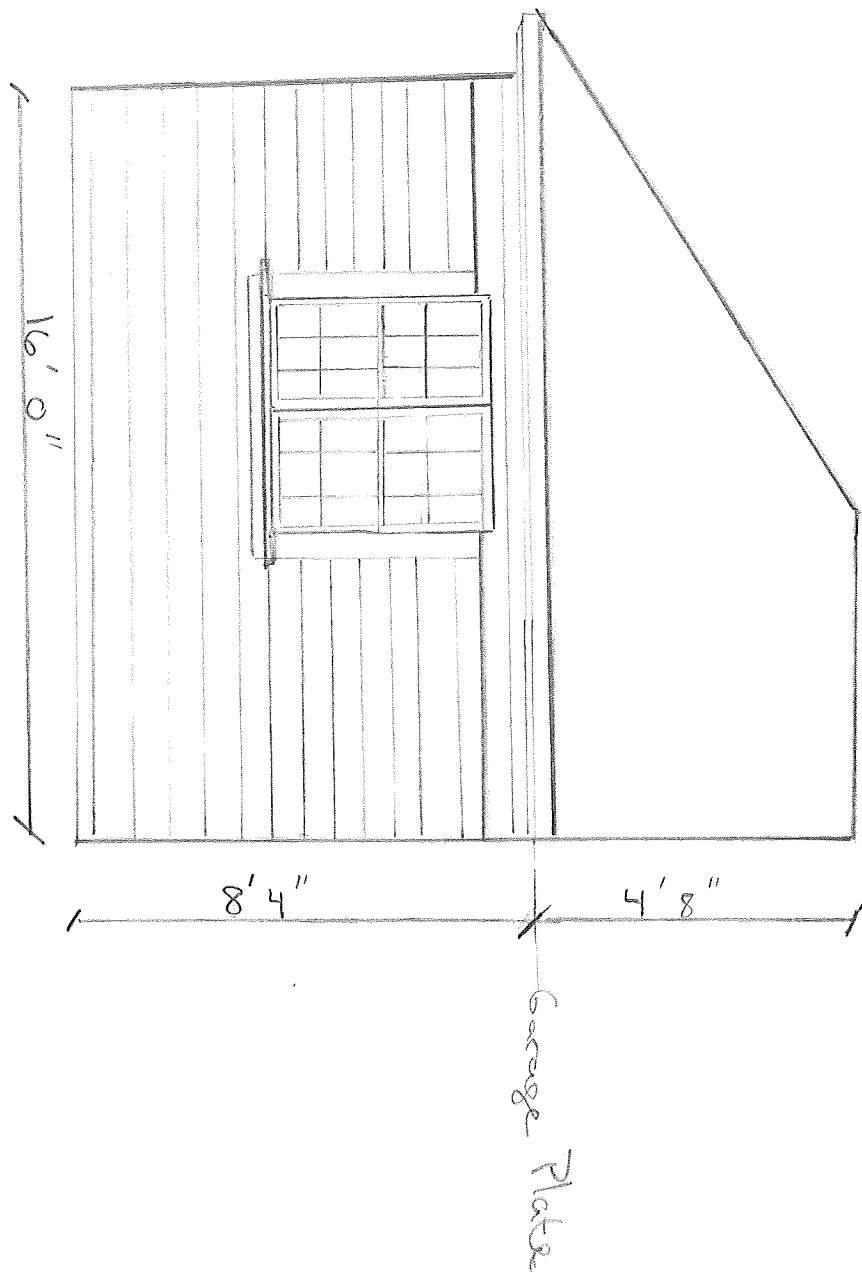


Garage Floor

20' 0"

REAR ELEVATION

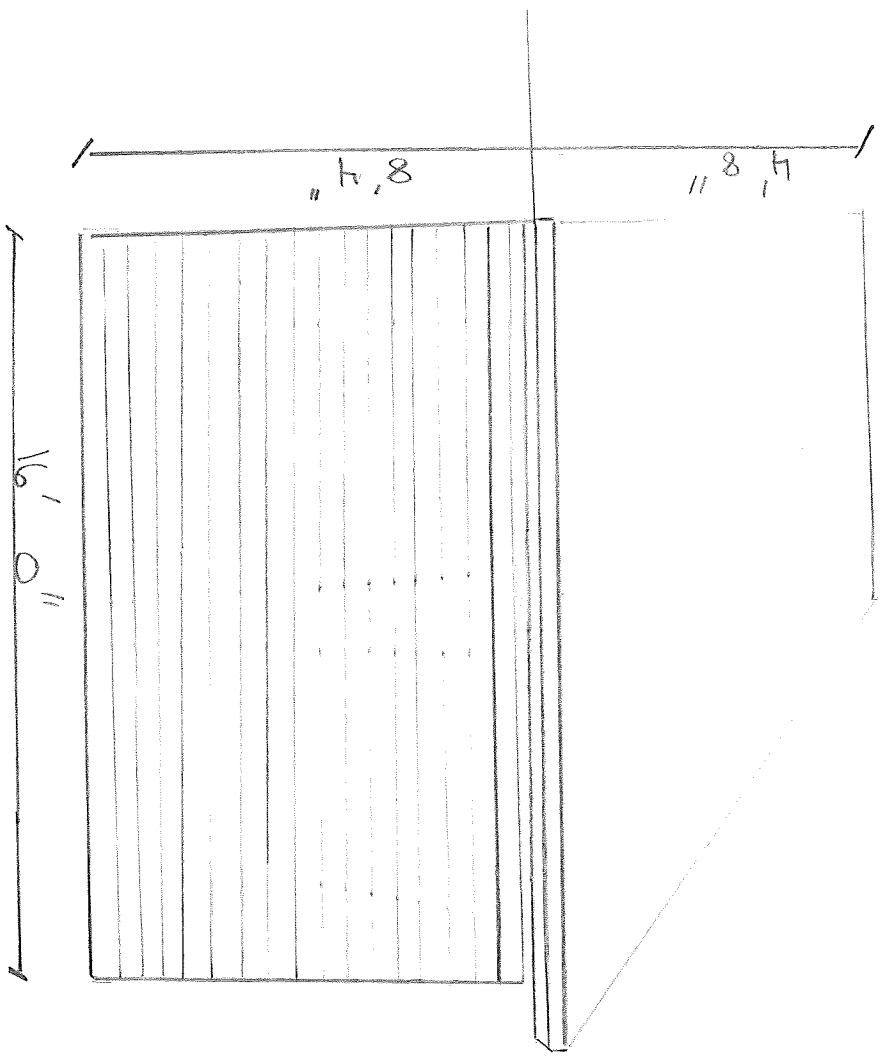
LEFT ELEVATION



1" = 4'

1" = 4'

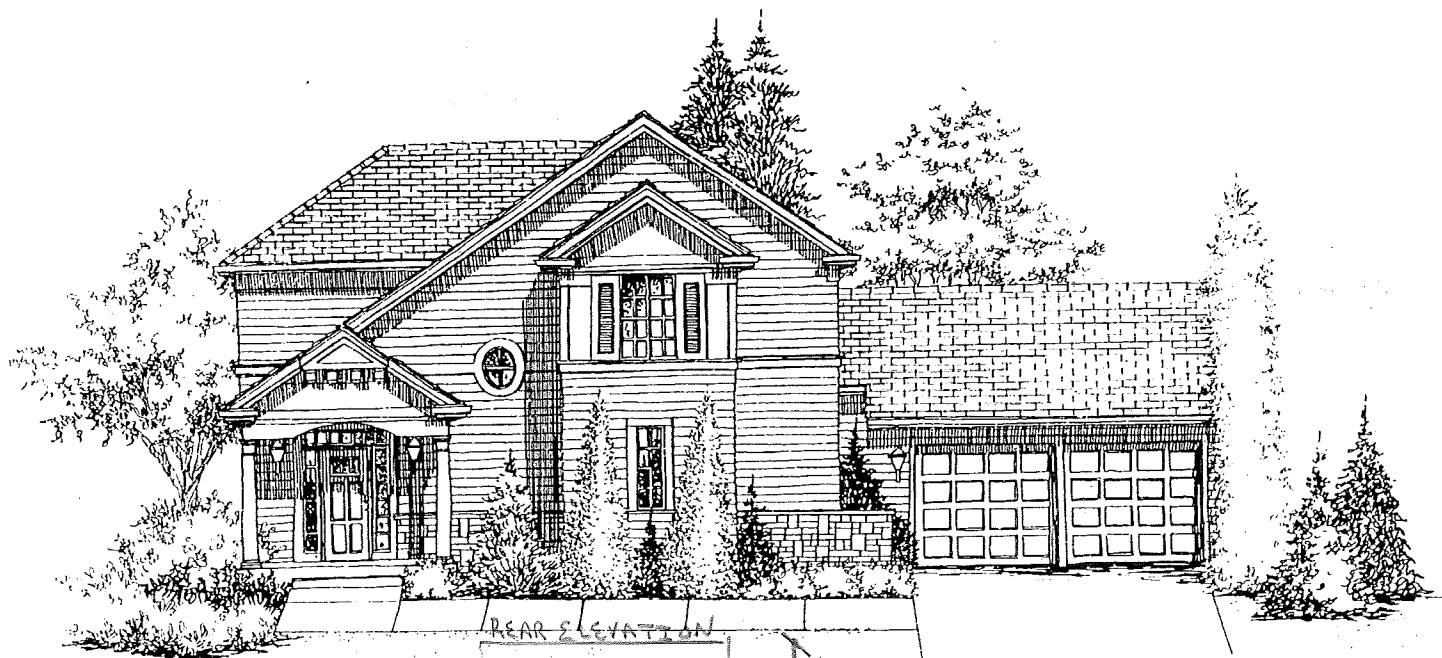
Garage
Plate



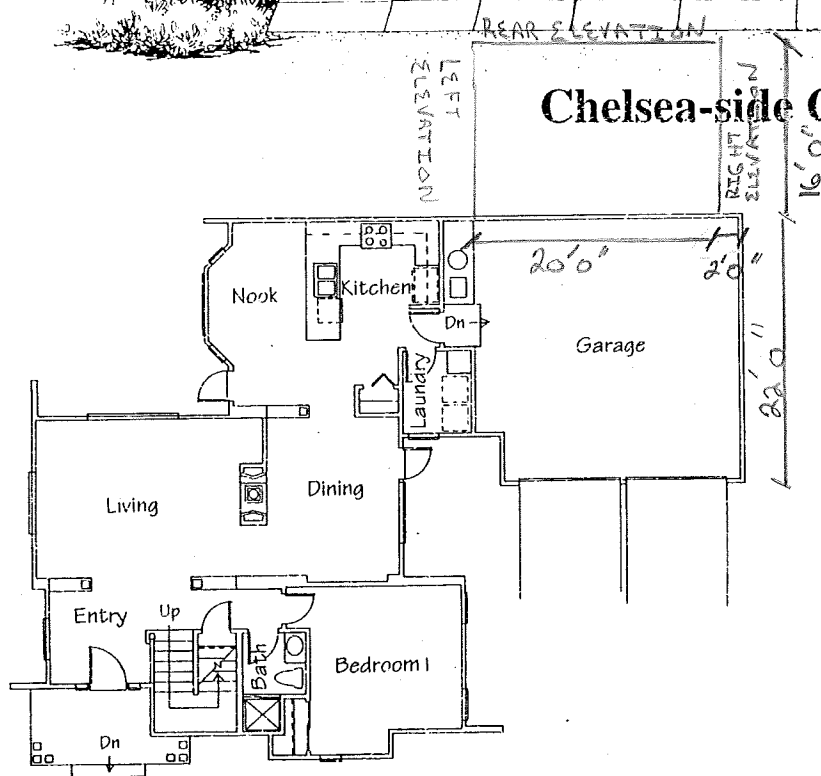
RIGHT ELEVATION

AMBERLEIGH

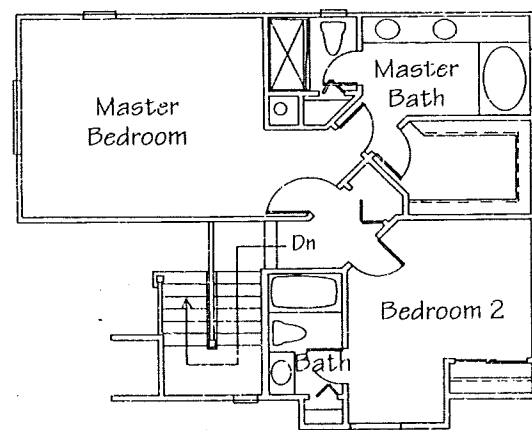
A Mill Creek Neighborhood



Chelsea-side Cape



Main Floor



Upper Floor



Drawings represent an artists conception of architectural plans only. In our constant endeavor to improve our homes, we reserve the right to modify our floorplans, elevations, prices, materials and design. Copyright 1998. Unauthorized use is strictly forbidden. ALL RIGHTS RESERVED By William Buchan Homes.

AM123

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: 1803 163rd Street Southeast

Occupancy: R-3/U-1

Building Permit Number: 97572

Use: Single Family Dwelling

Building Official: John Olsen

Occupant Load: 7

Signature of Building Official: John Olsen

Construction Type: V-N

Date: March 24, 1999

Zoning: Residential

Tax Acct. No.: 8411-000-023-0000

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

Special Conditions: _____



Building Division - City of Mill Creek

Post In A
Conspicuous Place