



## COMMUNITY ASSOCIATION

### Architectural Control Committee

### Plan and Specification Review Determination

### FENCE 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: All fences require a City of Mill Creek permit (425) 551-7254.

For MCCA Use Only

Submittal Number

17930

Date Submitted

9/13/2024

Please Attach  
Stain Samples  
Here

Applications without  
samples will not be  
accepted.

Property owners  
are responsible  
for determining  
all property lines,  
locations, and  
related  
easements and  
removing ALL  
debris from  
Common Area.

Application may  
be mailed, emailed  
(info@mcca.info),  
or dropped off at  
the MCCA Office

1/26/2023

#### Applicant Information

Name Vern Holden Ph. 405-356-7979

Email Vern1holden@gmail.com

#### Site Information

Address 1706 163rd St S.E. Mill Creek

Division Ambler/Leigh Lot# 31

#### Fence Description

Style of Fence: 6 foot x 1x6" Vertical Fencing, Replacement for existing vertical boards

Material: Cedar

Color: Light Semi Translucent "Red Cedar" Neutral Base

Dimensions: 3 sections, 6 ft h with 1x6 Cedar

Proposed Construction Drawings (attach or indicate on next page)

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:

(☒) Approve ( ) Reject

Erin Fraser PRESIDENT Date: 09/15/24  
Condominiums & Town homes ACC or Board Approval

(☒) Approve ( ) Reject

Erin Fraser Date: 9/16/2024

MCCA Administration

(☒) Approve ( ) Reject

Nicholas Beaumont Date: 9/13/24  
Chair, Architectural Control Committee

( ) Approve ( ) Reject

Date:

( ) Approve ( ) Reject

Date:

( ) Approve ( ) Reject

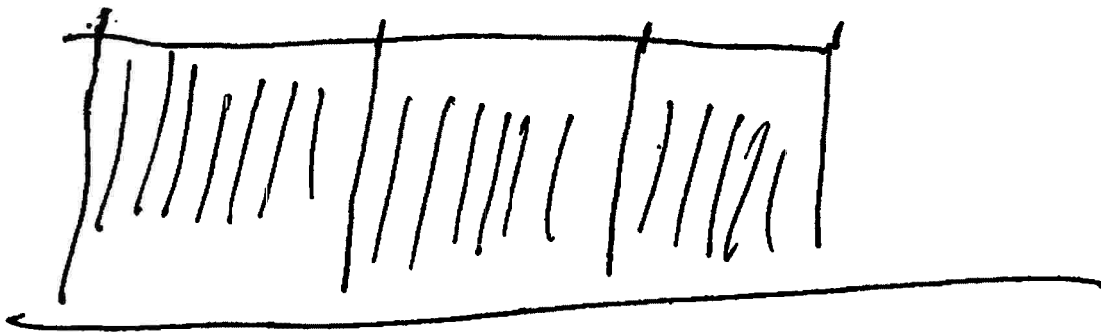
Date:



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):





Architectural Control Committee  
Plan and Specification Review Determination  
**FENCE APPLICATION** (page 3 of 3)

**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:

Prior to commencement and construction of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted 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.

**All new fencing must comply with the following guidelines:**

1. Fences must blend in with the landscaping and surrounding structures.
2. Fencing is to be no higher than six and one-half (6.5) feet measured from the finished grade surrounding the fence and must conform to the Mill Creek Municipal Code 17.22.040.
3. An arbor or archway that is part of a fence should not exceed seven and one-half (7.5) feet tall.
4. The finished side of the fence must face the street, adjoining properties, and common areas.
5. Chain link and similar metal fencing and dog runs are strictly prohibited.
6. Fences must be left as natural wood, sealed with a clear sealer, or stained with a transparent or semi-transparent stain. Painted fences will not be approved.
7. Townhomes, Condominiums, and Apartment complexes are permitted to stain fencing with a single color for their entire sub-association.
8. Front fence panels, shared with adjoining properties, shall be maintained as natural wood unless adjoining property owners agree on common stain color.
9. Fencing along the fairway of any property must be wrought iron with stone or brick pillars.

**All existing fencing must be maintained as follows:**

1. Fences must be cleaned and treated to prevent the growth of moss and mildew.
2. Rotten posts, boards, caps, and other fence parts must be replaced.
3. Loose boards must be reattached or replaced.
4. Existing painted fencing must be repainted when surfaces are peeled, blistered, stained, faded or weathered. Existing painted fences will be allowed to be repainted with a color consistent with the adjoining residence. Residents are encouraged to move to a clear sealer, transparent, or semi-transparent stain as they replace fencing runs.

**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.

All fencing requests along Village Green Drive, Trillium Boulevard, Mill Creek Boulevard, Mill Creek Road and 148th Street SE must be submitted with a landscaping plan that will provide sufficient natural screening to minimize their appearance. Approved natural screening must be installed prior to construction of the fencing any common property or any portion thereof.

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

9-13-24  
Date

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