APPROVED

Mill Creek
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
15774
Date Submitted
3/15/21

Applicant Information	
Name APRIL MORSLEY	Ph. 425 280 2436
Email aprilmorsley@comcast.net	
Site Information	
Address 16324-18th AVE SE	
Division AMBERLEIGH	Lot # 38

Fence Description	
Style of Fence:	SAME AS EXISTING.
Material:	CEDAR
Color:	CABOT STAIN CEDAR 2002
Dimensions	28' X 6'
Proposed Construction Drawings (attach or indicate on next page)	

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

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 [signature] Date: 03/14/21
Condominiums & Townhomes ACC or Board Approval

( ) Approve ( ) Reject _____ Date: _____
MCCA Administration

(✓) Approve ( ) Reject Michael Beaumont Date: 3-14-21
Chair, Architectural Control Committee

(x) Approve ( ) Reject Becky Edy Date: 3/16/2021

(x) Approve ( ) Reject Barb Bardin Date: 3/16/2021

( ) 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)

11-Dec-18

Architectural Control Committee

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FENCE APPLICATION (page 2 of 3)

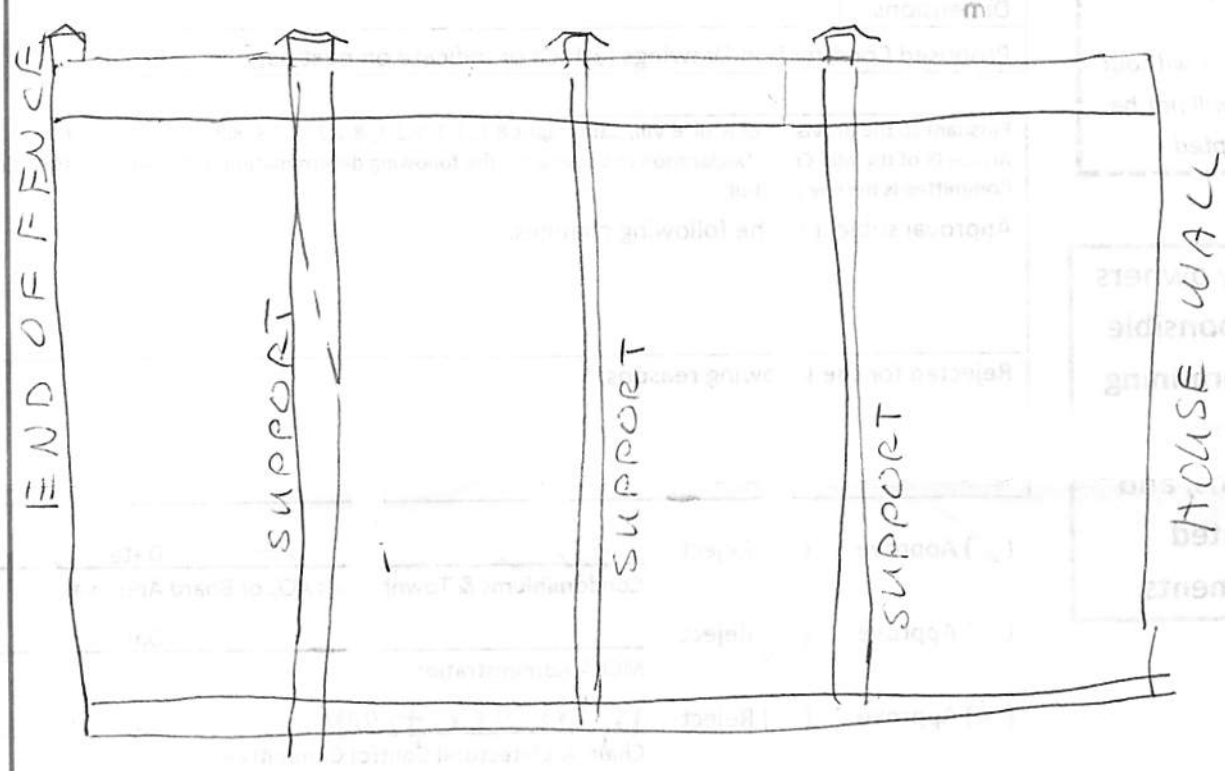
IMPORTANT: Include a sketch of the proposed fencing describing location on the property, dimensions and style (see item #1 of "Basic Policy for Fence Construction" on page 3). Attach additional sheets if needed.

Proposed Construction Drawing (Property sketch):

TO REPLACE EXISTING FENCE THAT DIVIDES ~~ST~~ PATIOS - NO CHANGES

PATIO OF RESIDENCE 16324 - 18th AVE SE
AND RESIDENCE 1725 - 163rd PL SE

28' X 6'



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:

1. Prior to commencement and erection of any fence, a drawing of the design and specifications describing the type, shape, materials, height and color must be submitted, in duplicate, 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.
2. **Fences will not be permitted in the following areas:**
   - 2.1. Front yard of any lot
   - 2.2. Rear yard of any fairway lot except where enclosing a swimming pool.
   - 2.3. Cutting preserve area along Village Green Drive and Trillium Boulevard, except when enclosing a swimming pool.
   - 2.4. Any common property, or any portion thereof.
3. **General conditions for fencing:**
   - 3.1. Natural evergreen screening is encouraged. If natural screening is installed, temporary fencing may be approved if erected simultaneously with natural permanent planting.
   - 3.2. All fences shall harmonize with the existing or new landscaping. The Committee will consider, in addition, the harmony of external design and location in relation to topography and surrounding structures.
     - 3.2.1. Fencing is to be no higher than six and ½ feet as measured from average grade surrounding the fence.
     - 3.2.2. The finish shall be a stain consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing. (No latex or oil paint.)
     - ***3.2.3. The finished side must face adjacent properties and streets.***
     - 3.2.4. Chain link and other similar products are strictly prohibited. (Article IX, Paragraph 9.1.10)
     - 3.2.5. All fences shall be maintained in a proper condition.

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.

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.

April Mowlay — 3/13/21

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.*)

Fences are acceptable structures in LDR zones, but must be constructed so as to maintain the [illegible] community and pursuant to the conditions [illegible] following guidelines [illegible] established by the [illegible] Committee:

1. [illegible] encroachment and erosion of [illegible] a diversion of the design and specifications [illegible] particularly [illegible]

2. [illegible] permanently to protection along the property markers both on the site and as submitted on the accompanying sketch.

2. **Fences will not be permitted in the following areas:**

2.1. Front yard [illegible]

2.2. [illegible]

2.3. [illegible] Valley [illegible] and Trillium [illegible] except when [illegible]

2.4. [illegible] property [illegible] portion thereof.

3. **General conditions for fencing:**

3.1. [illegible] fencing is [illegible] temporary fencing [illegible]

[illegible]

[illegible] shall harmonize with the existing or new landscaping. The Committee will [illegible]

[illegible] and location in relation to topography and surrounding [illegible]

3.3.1. Fencing is to be [illegible] from [illegible]

3.3.2. The finish shall be [illegible] with the main [illegible]

[illegible] stain [illegible] the back of the [illegible]

3.3.3. Wire, chicken wire, [illegible] are not permitted.

3.3.4. [illegible] are prohibited [illegible] 2.1 [illegible]

3.3.5. A fence shall be maintained in a proper condition.

Please Note: Approval [illegible] required prior to [illegible] by the Committee [illegible] conditions. Any [illegible] approved will result in [illegible] "Stop Work Order" being issued until [illegible] approval process is been [illegible]

Terms of approval are set forth on the application [illegible] ACC for the purpose of plan review.

Applicant Signature

[illegible]