



COMMUNITY ASSOCIATION

Architectural Control Committee
Plan and Specification Review Determination
EXTERIOR PAINT APPLICATION

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: You may need the City of Mill Creek's approval (425) 337-1116.

For MCCA Use Only

Submittal Number

14502

Date Submitted

4/25/19

Applicant Information

Name Jennifer Williams

Ph. (425) 772-2070

Email jenniferwilliams64@comcast.net

Address 1921 163rd St SE

Site Information

Division Amberleigh

Lot # 4

House Colors (Please attach all color samples)

Sheen:

Body

Trim 1

Shutters - Black

Satin

Trim 2

Front Door

Red - Heartthrob

Satin

Garage Doors

Side Doors

Black - (2)

Satin

Must paint 3'x3' swatch on house

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

(☒) Approve () Reject

() Approve () Reject

(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

Date: 4/25/19

Condominiums & Townhomes ACC or Board Approval

Date: 4.25.19

MCCA Administration

Date:

Chair, Architectural Control Committee

Date: 4/25/19

Date:

Date:

SW 6866
Heartthrob

101-C3

Application may be mailed, emailed (info@mcca.info), or dropped off at the MCCA Office (15524 Country Club Dr, Mill Creek, WA 98012)

29-Nov-18



ESTABLISHED 1973

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
Date Submitted
ACC Insp. Month
ACC Inspection
Inspection Notes

1. Applicant Information	
Name: <u>Jennifer Williams</u>	Phone: <u>(425) 772-2050</u>
Address: <u>1921 163rd St. SE Mill Creek WA 98012</u>	
2. Site Information	
Division: <u>Amberleigh</u>	Lot Number: <u>4</u>
Site Address:	
3. Type of Area Where Cutting is Proposed	
Street Right-of-Way:	Park or Common Area:
Cutting Preserve:	Personal Property: <u>X</u>
4. Reason for Proposed Cutting	
Describe: <u>Tree is way over the top of the house, growing into side window area in the rhododendron plants</u>	
5. Sketch of Proposed Tree Cutting Area - 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:

IF TREE IS CUT DOWN, IT MUST BE CUT DOWN TO THE GROUND LEVEL

Rejected for the following reasons:

<input checked="" type="checkbox"/> Approve	<input type="checkbox"/> Reject	<u>[Signature]</u> <u>PAULIOW</u> Date: <u>05/07/18</u>
		Condominiums & Townhomes ACC or Board Approval
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
		MCCA Administration
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
		Chairman, Architectural Control Committee
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input type="checkbox"/> Approve	<input type="checkbox"/> Reject	Date:
<input type="checkbox"/> Approve	<input type="checkbox"/> 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):

SEE Attached photos taken on 3/6/18.
Propose the tree to be cut back to the
Rhododendron plants. Concerned when the
winds blow hard the tree could break and
cause damage to my home & neighbor to
my immediate right.

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

NO REPLACEMENT TREE IS REQUIRED.



ACC Notes



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.

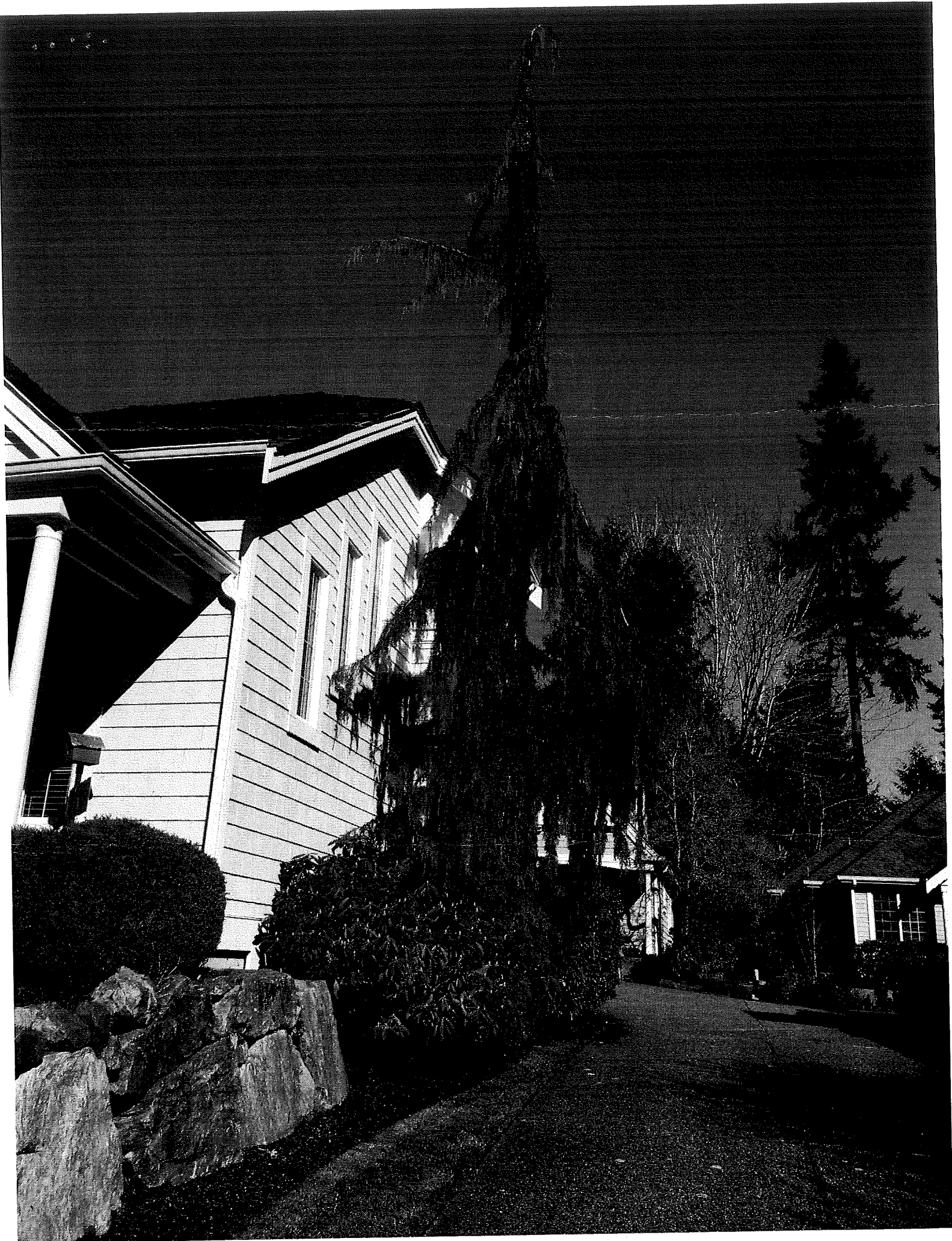


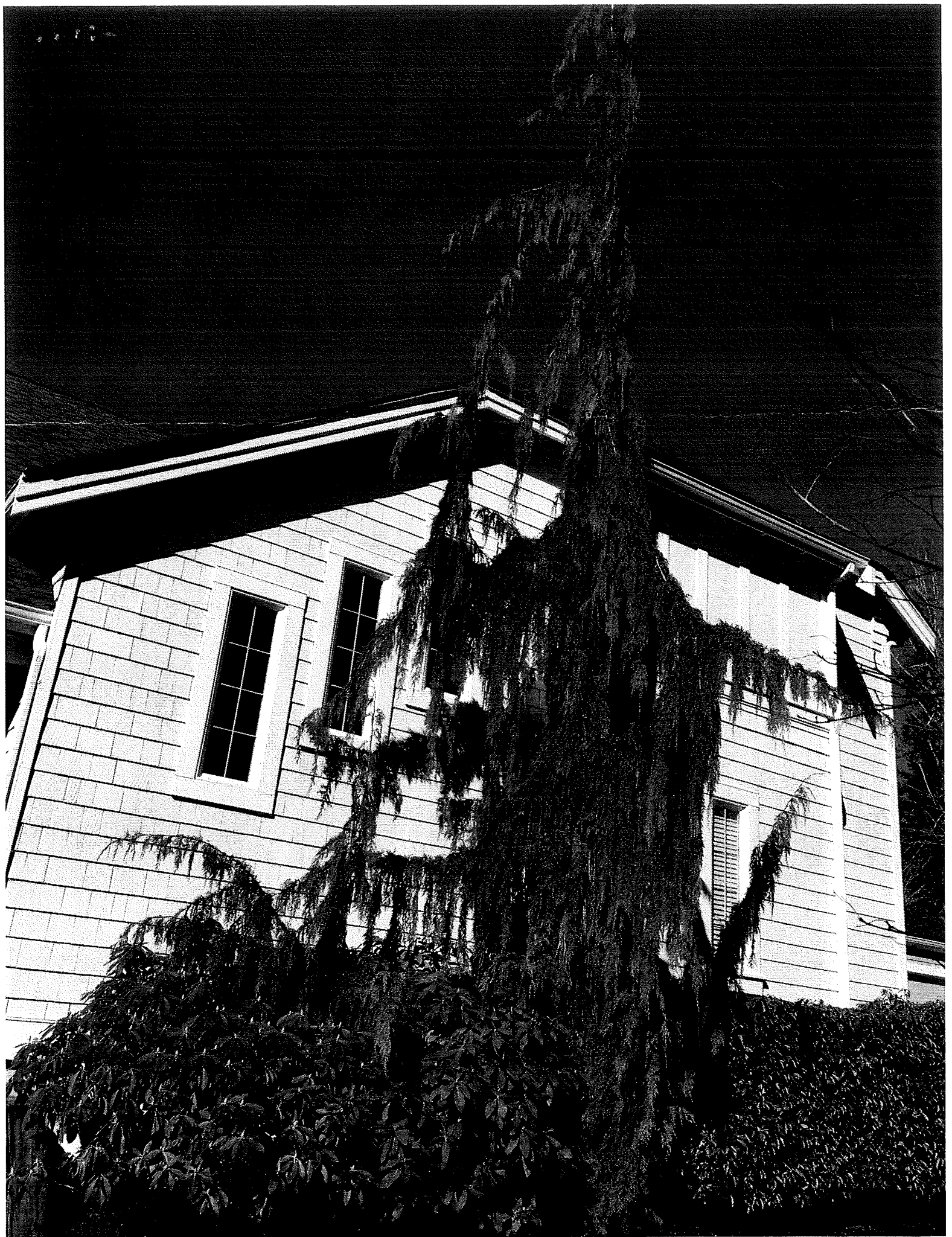
Applicant Signature



Date

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





Crim
Si
paper white
Main color
House

distant gray



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.

2124-70

Agent Information:

Agent Name: RONALD HEPHINS Phone #: 425-802-384

1590

Agent Address: 1921 163RD ST SE - MILL CREEK WA

Information:

Division: AMBERLEIGH

Address: 1921 163rd Ave SE

Color: (please attach all color samples):

Lancaster Whitewash WHITE
Trim: ~~Distant Gray~~ Doors/Shutters - Shaker Gray

HC-174 Neutral colors and the use of either semi-transparent or solid color stains are strongly encouraged.

According 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, and 8.3.3, and Article IX of the MILL CREEK DECLARATION OF COVENANTS, the

final determination by the Architectural control Committee is hereby granted:

Subject to the following changes:

TRIM MUST BE A WHITE OR SHADE
HEREOF.

Justified for the following reasons:

HC-173

reverse pewter

☒ Approve () Reject John Erickson Date: 6-29-15
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes
☒ Approve () Reject Don V. Greeney Date: 6/29/15
MECA Administration
☐ Approve () Reject _____ Date: _____
☐ Approve () Reject _____ Date: _____

HC-172

☐ Approve () Reject _____ Date: _____

BENJAMIN MOORE®
COLOR PREVIEW®

HC

BENJAMIN MOORE® 108

var to John Erickson
16322 17th Ave SE
3

Trim

Doors/Shutters

House

From: **Reginald Hopkins** hoppi@hoppi.org
Subject: Tenant Info
Date: February 14, 2014 at 3:04 PM
To: Diana Beaumont mdbeaumont@me.com

Lot #4

Hi Diana,

Here are the details about the new tenant:

Name: Mishaal Khalil
Home: 425-218-3901
Work: 425-212-8170
Employer: Crane Aerospace
Email: Mishaal.Khalil@craneae.com

Let me know if there is anything else you need to know about him.

Thank you for keeping me up to date on the rules etc.

-Reginald

LEASE / RENTAL AGREEMENT

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This Lease/Rental Agreement dated: 2-6-14 is made and entered into between
Ronald D. Hopkins with POA Reginald Hopkins ("Lessor"),
and Mishaal Khalil ("Tenant")
for the "Property" commonly known as 1921 163rd St SE
in Mill Creek, WA 98012, Snohomish County, Washington.

If this Agreement is for more than one (1) year, the legal description of the Property is attached as Exhibit A.

1. TERM OF AGREEMENT (check one).

a. ☒ **Lease.** This Agreement is for a term of 12 months commencing on 3-01-14. This Agreement shall end at midnight on 02/28/15. Tenant must vacate the Property and surrender possession on the last day of the term. If Tenant holds over without the prior written consent of Lessor, Tenant shall be liable for rent and all other damages sustained by Lessor because of such holdover. If Tenant vacates prior to the expiration of the term, the security deposit shall be forfeited and Tenant shall be obligated for the rent payments for the remainder of the term, or until the Property has been re-rented whichever is less.

b. ☐ **Month-To-Month.** This Agreement is for a month-to-month tenancy commencing on . Lessor or Tenant may terminate this Agreement upon written notice at least 20 days prior to the end of each monthly rental period. If any such notice is not received at least 20 days in advance, then it shall not be effective until the end of the following monthly rental period.

2. **POSSESSION.** Tenant's right to possession of the Property begins at the commencement of the term indicated above. If, through no fault of Lessor or Listing Firm, Lessor cannot deliver possession of the Property to Tenant on the date indicated above, Lessor shall not be liable to Tenant for damages.

3. **RENT.** Tenant shall pay rent as follows:

a. **Amount and Due Date.** The rent is \$ 2,150.00 per month, payable in advance and due on or before the ☒ first day; ☐ day of each month commencing on the first month of the term. Each monthly rental period shall begin on the day rent is due.

b. **Payments.** Rent shall be paid to (check one): ☐ Listing Firm at the address below; ☐ Lessor at the address below; or ☒ BECU #3359486951, routing 3250814032w/28/15.

c. **First Month's Rent.** Lessor acknowledges receipt of \$ as the first and month's rent.

d. ☒ **Pro-Rated Rent.** Pro-rated rent from 2-11-14 to 2-28-14 is \$ 76.79 and payable on move in \$1382.22 m.k.

4. **UTILITIES.** Tenant shall pay all utilities when due except: ☐ water; ☐ sewer; ☐ garbage; ☐

5. **OCCUPANCY/SUBLETTING.** The Property is rented as a private residence for the following named persons:

Initials: Tenant: m.k. Date: 2/6/14 Lessor: [Signature] Date: 2/10/14
Tenant: Date: Lessor: Date:

Owner states gave CC & R's of MCCA, ACC Guidelines, Living in Mill Creek, (Everything from website) [Signature]

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LEASE / RENTAL AGREEMENT
(Continued)

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- Tenant shall not assign this Agreement, sublet all or any portion of the Property, nor give accommodation to any other persons, without the prior written consent of Lessor or Listing Firm.
6. **SECURITY DEPOSIT.** Lessor acknowledges receipt from Tenant of the sum of \$ 2,150.00, which shall be deposited in a trust account in BECU Bank, #3359486951 Branch, in Seattle, WA. Lessor or Listing Firm will give written notice of any change in said depository. This deposit is security for performance of Tenant's obligations in this Agreement, including but not limited to payment of rent, and for any damages to and cleaning of the Property, for which Tenant is responsible.
- A written "Move In/Move Out Addendum" describing the condition and cleanliness of and any damage to the Property and furnishings shall be signed by Lessor or Listing Firm and Tenant upon commencement of tenancy and a written copy given to Tenant. No security deposit may be collected unless the Move In/Move Out Addendum is completed.
- Within fourteen (14) days after termination of tenancy and vacation of premises (or abandonment of premises), Lessor will give Tenant a full and specific statement of the basis of retaining any of the deposit and a refund of any portion due Tenant, addressed as Tenant directs or in the absence thereof, to Tenant's last known address. If the deposit is insufficient to reimburse Lessor for such damages and cleaning, Tenant shall pay any deficiency within 14 days of Lessor's demand.
7. **MAINTENANCE.** Tenant shall at all times maintain the Property, including any yard and lawn, in a neat and clean condition and upon termination of this Agreement will leave the Property in as good condition as it is now, reasonable wear and tear excepted. Tenant shall not to make any alterations or improvements to the Property without Lessor's prior written approval.
- a. ☒ **Carpet Cleaning.** At the end of the term, Tenant shall have the carpets professionally cleaned and provide Lessor with a receipt evidencing the same.
8. **INSPECTION/SALE.** Lessor may enter the Property to inspect it or make alterations or repairs at reasonable times and, except in emergencies, shall give Tenant two days' notice. If Lessor wishes to show the Property to prospective purchasers or tenants, Lessor shall provide Tenant with one day's notice.
9. **RENT LATE CHARGE/NSF CHECK.** If any rent is not paid on or before the due date, Tenant shall pay a late charge of ☒ \$ 25.00 for each day that the same is delinquent, including the day of payment, up to a maximum of 10% of one month's rent; or ☐ \$ ____.
- Tenant shall pay a charge of \$ 75.00 for each NSF check given by Tenant to Lessor. Lessor shall have no obligation to redeposit any check returned NSF.
- In addition to the foregoing, Lessor may elect to terminate this Agreement for nonpayment of rent. Lessor shall notify Tenant of late rent and NSF check charges and the same must be paid within 5 days.
10. **NONREFUNDABLE FEE.** Tenant shall pay, prior to occupancy, a nonrefundable fee of \$ 0.00 for 0. Lessor will not return this nonrefundable fee under any conditions.
11. **PETS.** No dogs, cats or other animals will be permitted on the Property without a fully executed Pet Agreement (NWMLS Form No. 68B).

Initials: Tenant: m.k. Date: 2/6/14 Lessor: [Signature] Date: 2/10/14
Tenant: _____ Date: _____ Lessor: [Signature] Date: _____

(3)

LEASE/RENTAL AGREEMENT
(Continued)

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12. PERSONAL PROPERTY. Tenant's personal property is kept in or on the Property at the risk of 82
Tenant. Tenant is advised of the availability of and is encouraged to obtain insurance for such 83
personal property. 84

13. CARBON MONOXIDE ALARMS. Lessor shall equip the Property with carbon monoxide alarm(s) 85
in accordance with the state building code as required by RCW 19.27.530. The parties 86
acknowledge that the Brokers are not responsible for ensuring that Lessor complies with RCW 87
19.27.530. Lessor and Tenant shall hold the Brokers and their Firms harmless from any claim 88
resulting from Lessor's failure to install a carbon monoxide alarm(s) in the Property. 89

14. SMOKE DETECTOR. Tenant acknowledges and Lessor certifies that the Property is equipped 90
with a smoke detector(s) as required by RCW 43.44.110 and that the detector(s) has/have been 91
tested and is/are operable. It is Tenant's responsibility to maintain the smoke detector(s) as 92
specified by the manufacturer, including replacement of batteries, if required. In addition, if the 93
Property is a multi-family building (more than one unit), Lessor makes the following disclosures: 94

(a) The smoke detection device is ☐ hard-wired; ☒ battery operated. 95

(b) The Building ☐ does; ☒ does not have a fire sprinkler system. 96

(c) The Building ☐ does; ☒ does not have a fire alarm system. 97

(d) ☒ The building has a smoking policy, as follows: 98

No smoking 99

☐ The building does not have a smoking policy 100

(e) ☐ The building has an emergency notification plan for occupants, a copy of which is 101
attached to this Agreement. 102

☒ The building does not have an emergency notification plan for occupants. 103

(f) ☐ The building has an emergency relocation plan for occupants, a copy of which is attached 104
to this Agreement. 105

☒ The building does not have an emergency relocation plan for occupants. 106

(g) ☐ The building has an emergency evacuation plan for occupants, a copy of which is 107
attached to this Agreement. 108

☒ The building does not have an emergency evacuation plan for occupants. 109

Tenant hereby acknowledges receipt of a copy of the building's emergency evacuation routes. 110

15. AGENCY DISCLOSURE. If real estate brokers are involved in this transaction, then at the 111
signing of this Agreement, Listing Broker represents ☒ Lessor; ☐ both Lessor and Tenant. 112
Tenant's Broker represents ☐ Lessor; ☒ Tenant; ☐ both Lessor and Tenant; ☐ neither Lessor 113
nor Tenant. Tenant's Firm, Tenant's Firm's Designated Broker, Tenant's Broker's Branch Manager 114
(if any) and Tenant's Broker's Managing Broker (if any) represent the same party that Tenant's 115
Broker represents. Listing Firm, Listing Firm's Designated Broker, Listing Broker's Branch 116
Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the 117
Listing Broker represents. If Tenant's Broker and Listing Broker are different persons affiliated 118
with the same Firm, then both Lessor and Tenant confirm their consent to Designated Broker, 119
Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. 120
If Tenant's Broker and Listing Broker are the same person representing both parties then both 121
Lessor and Tenant confirm their consent to that person and his/her Designated Broker, Branch 122
Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All 123
parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency." 124

Initials: Tenant: M.K. Date: 2/6/14 Lessor: [Signature] Date: 2/10/14
Tenant: _____ Date: _____ Lessor: [Signature] Date: _____

*M.K.
TO BE
INSTALLED*

(4)

LEASE / RENTAL AGREEMENT
(Continued)

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- 16. ATTORNEYS' FEES.** If Lessor or Tenant institutes suit against the other concerning this Agreement, the prevailing party is entitled to reasonable attorneys' fees and expenses. 126
- 17. WAIVER OF SUBROGATION.** Lessor and Tenant hereby release and waive for the duration of this Agreement and any extension or renewal thereof their respective rights of recovery against each other for any loss resulting from perils of fire and/or extended coverage as defined in fire insurance policies issued to either Lessor or Tenant in effect at the time of the loss; provided that such waiver and release shall apply only in the event such agreement does not prejudice the insurance afforded by such policies. 128
129
130
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132
133
- 18. LOCAL ORDINANCES.** Lessor and Tenant acknowledge that there may be local ordinances or regulations that require Lessor to provide Tenant with certain information including, but not limited to a summary of "Landlord-Tenant Laws." 134
135
136
- 19. COMPLIANCE WITH LAWS, CC&Rs, AND RULES AND REGULATIONS.** Tenant shall not use the Property in any way which violates any law, ordinance, or governmental regulation. In addition, Tenant shall abide by any applicable covenants, conditions, and restrictions of record ("CC&Rs"), the Rules attached to this Agreement, and any other applicable Rules. Tenant acknowledges receipt of any applicable CC&Rs and the Rules for the Property. 137
138
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- 20. LEAD-BASED PAINT.** If the Property includes housing that was built before 1978, then the Addendum entitled "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" (NWMLS Form 22J or equivalent), must be attached to this Agreement unless this lease/rental transaction is exempt from applicable federal regulations. 142
143
144
145
- 21. MOLD DISCLOSURE.** Tenant acknowledges receipt of the pamphlet entitled "A Brief Guide to Mold, Moisture, and Your Home." 146
147

<u>MISHAAL KHALIL</u> 2/6/14 Tenant Date	<u>Reginald Hopkins POA</u> 2/10/14 Lessor Date
<u>Tenant</u> Date	<u>Lessor</u> Date
<u>Tenant's Present Address</u>	<u>Lessor's Address</u>
<u>City, State, Zip</u> 425 218 3901 425 212 8170	<u>City, State, Zip</u> 425 503 4070
<u>Home Phone</u> <u>Work Phone</u>	<u>Lessor's Phone</u>
<u>Crane Aerospace</u> Tenant's Employer	<u>Hones & Equity RE Group</u> Listing Firm
<u>Choices Realty Northwest LLC</u> Tenant's Firm	<u>Michelle Ebeling</u> Listing Broker
<u>Shayan Ebrahimi</u> Tenant's Broker	<u>425 802 8304</u> Listing Firm's Phone Number
<u>206 387 2419</u> Tenant's Firm's Phone Number	<u>m.ebeling@comcast.net</u> Listing Broker's E-mail Address
<u>shayanE@choicesrealtynw.com</u> Tenant's Broker's E-mail Address	<u>12207 NE 8th St, Bellevue, WA 98005</u> Listing Firm's Address

Initials: Tenant: m.k Date: 2/6/14 Lessor: [Signature] Date: 2/10/14
Tenant: _____ Date: _____ Lessor: [Signature] Date: _____

(5)

LEASE / RENTAL AGREEMENT
(Continued)

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RULES

1. ~~Garbage.~~ Tenant shall furnish his/her own garbage can and place it where required for pickup. 159
2. **Illegal Use.** Tenant shall not use the Property for any illegal purposes. 160
3. **Repairs.** Tenant shall promptly repair, at Tenant's expense, any broken glass in doors or windows. 161
4. **Freezing.** Tenant shall protect the plumbing from freezing. As a minimum, Tenant shall leave the heat on low during cold weather. 162
5. **Drains.** Tenant shall relieve stoppage of drains at Tenant's expense unless resulting from a condition existing at the time Tenant moved in. 163
6. **Nails/Painting.** Tenant shall not drive any nails or screws into walls, and shall not paint anything, without the prior written consent of Lessor. *OK TO INSTALL COCCARBON MONOXIDE* 164
7. **Lawns & Shrubs/Snow.** Tenant shall cut and water any lawn and water any shrubs, trees and landscaping so as to maintain the same in as good a condition as they are presently. In the event of snow, Tenant will remove the same from any abutting sidewalks. 165
8. **Noise/Nuisance.** Tenant shall keep TV, stereo, radio and musical instrument volumes low enough so that no noise whatsoever shall escape from the Property. Tenant shall not create or permit any other nuisance on the Property. 166
9. **Guests.** Tenant is responsible for the conduct of all guests on the Property and shall insure that guests comply with these Rules. 167
10. **Pets.** If Lessor has given written permission for pets on the Property, no pet noise whatsoever shall be allowed to escape from the Property. In the case of apartments, pets shall not be allowed in the halls, common spaces or surrounding Property except on a leash and accompanied by Tenant. It is Tenant's responsibility to clean up and dispose of any pet excrement anywhere on the Property and on adjacent sidewalks, streets, alleys and neighbors' properties. 168
11. **Vehicles.** Tenant shall not park or store recreation vehicles, trailers, boats and inoperable or unlicensed automobiles on the Property, on or in any parking area provided for the Property, or on any street or alley serving the Property. Tenant shall complete repairs to any vehicles in these locations within 24 hours of commencement. 169
12. **Hallways & Common Areas.** If there are hallways or other common areas shared with other tenants, Tenant shall keep noise to a minimum therein and nothing may be stored, even temporarily, therein. 170
13. **Fireplace Insert/Wood Stove.** Wood stoves are prohibited, unless provided by Lessor. No fireplace insert may be installed without Lessor's prior written permission. If permission is given, then the installation must be inspected by the applicable city or county building department, at Tenant's expense, before the same is used. 171
14. **Water Beds, Pianos & Heavy Objects.** No water beds, aquariums, pianos, organs, libraries or other unusually heavy objects are permitted in the Property without Lessor's written permission. As a condition to permitting a water bed, Lessor may require Tenant to provide and pay for water bed insurance. 172
15. **Screens.** Lessor is not obligated to provide window and/or door screens. If there are any presently installed, Lessor has no obligation to maintain or replace them. 173

Initials: Tenant: M.K. Date: 2/6/14 Lessor: [Signature] Date: 2/10/14
Tenant: _____ Date: _____ Lessor: _____ Date: _____

6

Addendum to lease

RE: 1921 163rd St SE
Mill, Creek, WA 98012

By and between Ronald D. Hopkins-owner w/ POA
Reginald Hopkins and
Mishaal Khalil-Tenant

It is agreed that the monthly rent of \$2150.00 shall be
auto paid into the owner's account at BECU
Acct # 3359486951, Routing # 325081403
Beginning March 1, 2014

Rent for the month of Feb 11-28 shall be prorated at a rate of \$76.79 per day, @ 18
days. Total \$1382.22 for February rent.
Security deposit of \$2150.00 is acknowledged by owner.

Tenant acknowledges that he is responsible for any loss to his personal property.

Tenants agrees to have carpets and home professionally cleaned
upon move out, with a 21 day written notice to vacate. Tenant agrees
to cooperate in showing the home, should he elect to break said lease
and move out prior to the full term. In the event the home is re-rented
with no loss of rent to the owner, the security deposit will be refunded.

Owner is responsible for the HOD of the Amberleigh HOA.

Tenant acknowledges receipt of the Rules & Regs of Amberleigh.
Refrigerator, washer, dryer, microwave, garage door opener
included.

Mishaal Khalil
2/6/14

Reginald Hopkins
2/10/14

(7)

X Michael Khairi date
2/6/14



**A BRIEF GUIDE TO
MOLD,
MOISTURE
AND
YOUR HOME**

amberleigh 2008/2009 Budget

Jon Erickson

From: Beaumont Michael & Diana [mdbeaumont@comcast.net]

Sent: Friday, April 23, 2010 5:51 PM

To: Erickson Jon

Subject: Bid for Lot 4

Jon

We have a bid for the rockery on lot 4 Hopkins
the idea that Andy has proposed is very nice I think
the bid is 850 plus tax

4/24/2010

Invoice

9909 - Bio

Bid #: 010-042

To: Amberleigh HOA

Date: 4/23/10

Job Name: 1921 - 163rd ST SE

Items needed for Job:

Rocks, wheelbarrow, hand tools, etc

Quantity	Item	Price \$
	2 part Rockery	
	Fix left + Right side slope	
	Approx 80' total @ \$9/ft	720
	w/ Fill + Nice Soil 1 yard + 1 yard	130
	2 yards total	
	Parts and Labor Subtotal:	\$ 850 + tax

Memo:

Total \$:

Usually charge \$10/ft, but since economy slow give better rate.

