



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

<b>Applicant Information</b>		
Name Jennifer Williams		Ph. (425) 772-2070
Email jenniferwilliams64@comcast.net		
Address 1921 163rd St SE		
<b>Site Information</b>		
Division Amberleigh		Lot # 4
<b>House Colors (Please attach all color samples)</b>		<b>Sheen:</b>
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

Condominiums & Townhomes ACC or Board Approval  
Date: 4/25/19

( ☒ ) Approve ( ) Reject

MCCA Administration  
Date: 4.25.19

( ) Approve ( ) Reject

Chair, Architectural Control Committee  
Date:

( ☒ ) Approve ( ) Reject

Date: 4/25/19

( ) Approve ( ) Reject

Date:

( ) 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)

29-Nov-18



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.

Submittal #:

12278

Date Submitted:

6/29/15

1. Applicant Information:

Applicant Name:

RONALD HOPKINS

Phone #:

425-802-3804

Applicant Address:

1921 163RD ST SE - MILL CREEK, WA

2. Site Information:

Lot #:

4

Division:

AMBERLEIGH

Site Address:

1921 163rd Ave SE

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

House:

lancaster

Trim

and the use of either  
provision of Article IX  
and Article IX  
mination by the

ct to the follow

MUS

OF.

following reasons:

2124-70

distant gray

doors/  
shutters

shaker gray

1594

OR SHADE

Attach Paint  
Samples Here

App  
not  
wit

Main color  
HOUSE

HC-174

lancaster whitewash

( ☒ ) Approve

( ) Reject

John Erickson  
SUB-ASSOCIATION (IF APPLICABLE) Condominiums & Townhomes

Date: 6-29-15

( ☒ ) Approve

( ) Reject

John Greeney  
MECA Administration

Date: 6/29/15

( ) Approve

( ) Reject

Date:

( ) Approve

( ) Reject

Date:

( ) Approve

( ) Reject

Date:

Deliver to John Erickson  
16322 17th Ave SE  
3

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 \$1,382.22 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: RA Date: 2/10/14  
Tenant: \_\_\_\_\_ Date: \_\_\_\_\_ Lessor: \_\_\_\_\_ 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  
☐ The building does not have a smoking policy 101  
(e) ☐ The building has an emergency notification plan for occupants, a copy of which is 102  
attached to this Agreement. 103  
☒ The building does not have an emergency notification plan for occupants. 104  
(f) ☐ The building has an emergency relocation plan for occupants, a copy of which is attached 105  
to this Agreement. 106  
☒ The building does not have an emergency relocation plan for occupants. 107  
(g) ☐ The building has an emergency evacuation plan for occupants, a copy of which is 108  
attached to this Agreement. 109  
☒ The building does not have an emergency evacuation plan for occupants. 110

Tenant hereby acknowledges receipt of a copy of the building's emergency evacuation routes. 111

**15. AGENCY DISCLOSURE.** If real estate brokers are involved in this transaction, then at the 112  
signing of this Agreement, Listing Broker represents ☒ Lessor; ☐ both Lessor and Tenant. 113  
Tenant's Broker represents ☐ Lessor; ☒ Tenant; ☐ both Lessor and Tenant; ☐ neither Lessor 114  
nor Tenant. Tenant's Firm, Tenant's Firm's Designated Broker, Tenant's Broker's Branch Manager 115  
(if any) and Tenant's Broker's Managing Broker (if any) represent the same party that Tenant's 116  
Broker represents. Listing Firm, Listing Firm's Designated Broker, Listing Broker's Branch 117  
Manager (if any), and Listing Broker's Managing Broker (if any) represent the same party that the 118  
Listing Broker represents. If Tenant's Broker and Listing Broker are different persons affiliated 119  
with the same Firm, then both Lessor and Tenant confirm their consent to Designated Broker, 120  
Branch Manager (if any), and Managing Broker (if any) representing both parties as dual agents. 121  
If Tenant's Broker and Listing Broker are the same person representing both parties then both 122  
Lessor and Tenant confirm their consent to that person and his/her Designated Broker, Branch 123  
Manager (if any), and Managing Broker (if any) representing both parties as dual agents. All 124  
parties acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency." 125

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

M.K.  
TO BE  
INSTALLED

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**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. 126 127
- 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. 128 129 130 131 132 133
- 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. 137 138 139 140 141
- 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	Date	<u>Reginald Hopkins POA</u> 2/10/14	Date
Tenant		Lessor	
		149	
Tenant	Date	Lessor	Date
		150	
Tenant's Present Address		Lessor's Address	
		151	
City, State, Zip		City, State, Zip	
425 218 3901	425 212 8170	425 503 4070	
Home Phone	Work Phone	Lessor's Phone	
		152	
<b>Crane Aerospace</b>			
Tenant's Employer		153	
<b>Choices Realty Northwest LLC</b>		<b>Hones &amp; Equity RE Group</b>	
Tenant's Firm		Listing Firm	
<b>Shayan Ebrahimi</b>		<b>Michelle Ebeling</b>	
Tenant's Broker		Listing Broker	
206 387 2419		425 802 8304	
Tenant's Firm's Phone Number		Listing Firm's Phone Number	
<b>shayanE@choicesrealtynw.com</b>		<b>m.ebeling@comcast.net</b>	
Tenant's Broker's E-mail Address		Listing Broker's E-mail Address	
		<b>12207 NE 8th St, Bellevue, WA 98005</b>	
		Listing Firm's Address	
		154 155 156 157 158	

  

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

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**LEASE / RENTAL AGREEMENT**  
(Continued)

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**RULES**

- Handwritten: m.k. NO PETS*
- Handwritten: OK TO INSTALL CO2 CARBON MONOXIDE*
1. **Garbage.** Tenant shall furnish his/her own garbage can and place it where required for pickup.
  2. **Illegal Use.** Tenant shall not use the Property for any illegal purposes.
  3. **Repairs.** Tenant shall promptly repair, at Tenant's expense, any broken glass in doors or windows.
  4. **Freezing.** Tenant shall protect the plumbing from freezing. As a minimum, Tenant shall leave the heat on low during cold weather.
  5. **Drains.** Tenant shall relieve stoppage of drains at Tenant's expense unless resulting from a condition existing at the time Tenant moved in.
  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.
  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.
  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.
  9. **Guests.** Tenant is responsible for the conduct of all guests on the Property and shall insure that guests comply with these Rules.
  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.
  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.
  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.
  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.
  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.
  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.

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 Isaac date  
2/6/14



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



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 #:

6501

Date Submitted:

July 2, 2002

## 1. Applicant Information:

Applicant Name: RONALD-CAROL HOPKINS Phone #: 425-316-9854Applicant Address: 1921 163rd STREET SE, MILL CREEK

## 2. Site Information:

Lot #: 4Division: AmherstleighSite Address: 1921 163rd STREET SE, MILL CREEK

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

House: YELLOW Trim: WHITE Doors: GREY/BLUEsame as is now.*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

(X) Approve ( ) Reject

(X) Approve ( ) Reject

(X) Approve ( ) Reject

(✓) Approve ( ) Reject

Date:

SUB-ASSOCIATION (IF APPLICABLE) Condominiums &amp; Townhomes

Date:

George Vernon, ACC Chairman

Date:

George Vernon

Date:

Lee Noren

Date:

Donna Wong

Date:

M. CarberryDate: 7-19-02ATTACH PAINT  
SAMPLES HERE