

Mill Creek

COMMUNITY ASSOCIATION

ESTABLISHED 1973

Architectural Control Committee Plan and Specification Review Determination Fence 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 11197
Date Submitted 5/15/13

Attach color samples here.

ACC Insp. Month
ACC Insp.
Inspection Notes

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

1. Applicant Information	
Name: PEDERSEN AND JENSEN	Phone: 425 337 3120 / 484 628
Address: 1804-163 rd ST SE AND 16305 18 th AVE SE	
2. Site Information	
Division: AMBERLEIGH	Lot Number: 64 AND 67
Site Address: 1804-163 rd ST SE 16305 18 th AVE SE	
3. Fence Description	
Style of Fence: FULL PANEL - DIAG. LATTICE TOP - REPLACEMENT	
Type of Material: CEDAR	
Color & Dimensions:	
4. 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:

(☒) Approve () Reject


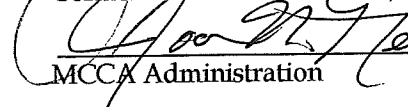
(☒) Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

() Approve () Reject

	Date: 5-15-13
Condominiums & Townhomes ACC or Board Approval	
	Date: 5/15/13
MCCA Administration	
	Date:
Chairman, Architectural Control Committee	
	Date:
	Date:
	Date:



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 feet as measured from average grade surrounding the fence.
 - 3.2.2. The finish shall be consistent with the material and color of the adjoining residence, except natural transparent stain may be used on cedar or redwood fencing.
 - 3.2.3. The finished side must face adjacent properties and streets.
 - 3.2.4. Chainlink 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.



Applicant Signature

5/13/13
5/13/2013
Date

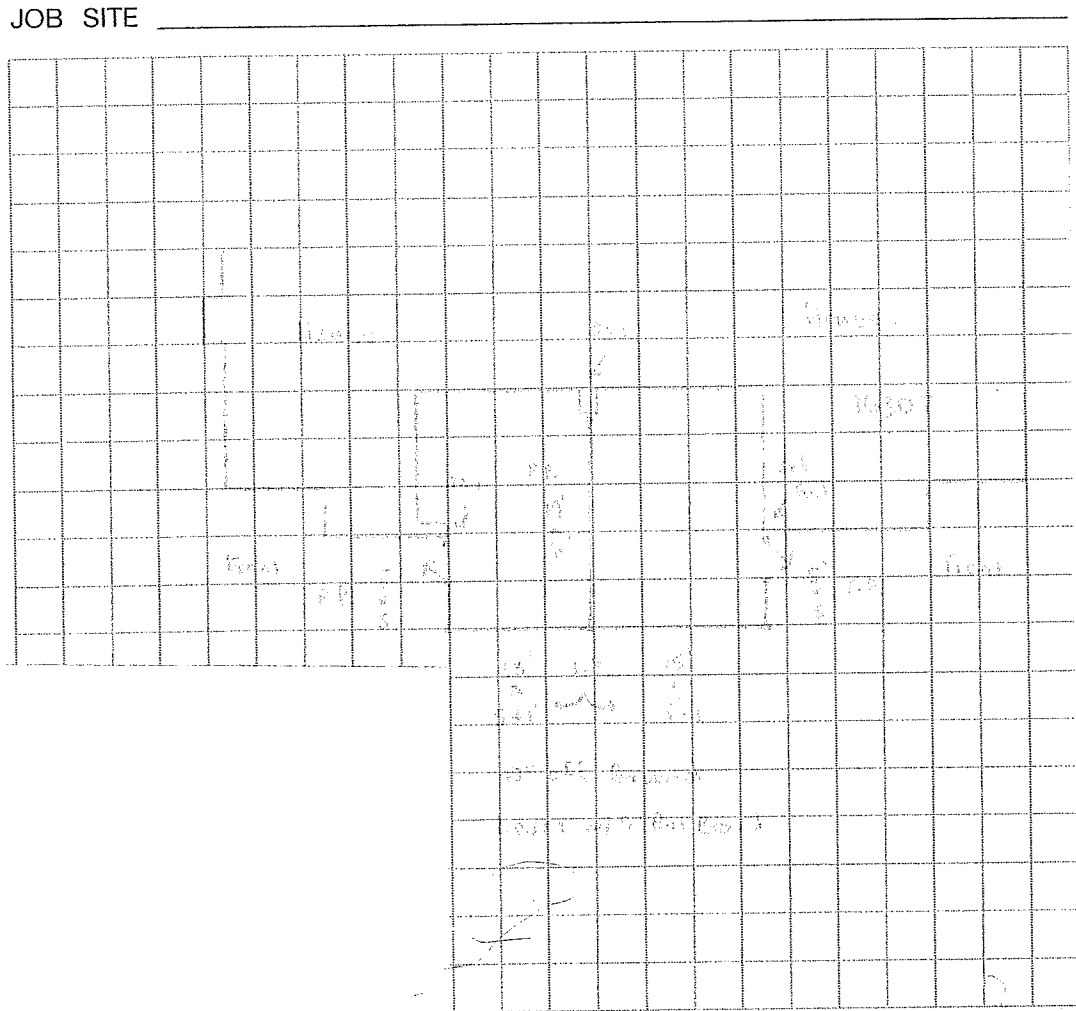
☐ Owner Requests ACC Members Call Before Entering Property For Review (*discuss specifics of project, pet in yard, children at home alone, etc.*)

2/17/12

CUSTOMER Ray DeJongh RES. 486-327-3100
 ADDRESS 1701 10th St SE BUS. _____
 CITY Minneapolis ZIP 55402 FAX. _____
 ATTN: _____ CEL. _____

Quality Fencing since 1965

Length	Height
10'	5' 8"
19'	6' 0"
28'	8' 0"
Walk Gate	Drive Gate
2 - 30' x 60'	/
Fence Style	
12-1 Full Panel	
18-1 Vinyl Lattice Top	
CHAINLINK FENCE	
Wire Ga.	/
Top Rail	/
Line Posts	/
Term. Posts	/
Barbed Wire	Tension Wire
Concrete	24" x 4"
WOOD FENCE	
Cedar Boards	4" x 6"
Framework	2 x 4
Post	4" x 6" x 8'
Post Spacing	8' on center
Pipe Base	optional
To Grade	level
Stairstep	No
Facing	on +
Gate Top	Flat Rnd Dip
Tear Out	Haul Away
Dial - Dig	yes





COMMUNITY ASSOCIATION

ESTABLISHED 1973

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 Exterior Siding 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.

Information

Name: KAY + DIANNE PEDERSEN Phone: 425 337-3120

Address: 1804 - 163RD ST. S.E. MILL CREEK, WA

Date Submitted

6/20/08

2. Site Information

Division: AMBERLEIGH

Lot Number: 64

Site Address: AS LISTED ABOVE.

3. Siding Information

Type & Location: HARDI PLANK LAP + VERTICAL SIDING

Color: Color specifications and samples must be provided. Please attach a photo or brochure excerpt showing the color and appearance of the proposed siding.

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:

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☐ Approve ☐ Reject

☐ Approve ☐ Reject

Jon Erickson Date: 6/20/08

Condominiums & Townhomes ACC or Board Approval

John H. H. Date: 6/20/08

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.

11/25/07

LOT 64

August 15, 2009

John Erickson
President
Amberleigh HOA
1817 163rd St. S.E.
Mill Creek, WA 98012

Dear John,

This is a follow-up to our letter of last year, dated June 26, 2008, with regard to the necessary drainage repairs required to protect the integrity of our home.

Replacement of the wood rot bellyband around the perimeter of the house has been completed and the existing irrigation lines are being relocated away from the house to ensure water is not coming in contact with the wood siding on a daily basis.

As previously indicated in the letter of June 26th, we are installing a small bulkhead and new drainage walkway in front on the house to alleviate water run-off damage into the baseline siding during wet weather conditions. Several plantings will be removed while work is being completed on the irrigation revision.

With siding repairs completed, we would like to have a replacement tree of a proper size, planted on the northwest corner of the property, replacing the large cedar tree removed last fall. Please let us know when replacement shrubs will be planted in the driveway, as the damaged plants have been removed and open holes remain in their place. We have noticed other neighbors have had similar shrubs already replaced on their driveways. What is the process for having the gardeners trim our plantings? Some of the yards looks nicely trimmed, others do not. Our plantings have not been trimmed in at least two years.

We would like to discuss compensation for the drainage/irrigation repairs as these repairs are necessary to protect the integrity of our home, understanding water drainage work was completed for other homeowners with similar situations.

Thank you for your review and consideration.

Sincerely,

Ray and Dianne Pedersen
Lot 64
1804 163rd St. S.E.
Mill Creek, WA 98012

