



**River Crossing Homeowners' Association
Architectural Control Committee
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**RIVER CROSSING ARCHITECTURAL CONTROL COMMITTEE (RCACC)
DECISION PROCESS**

PURPOSE: To assure that additions or structural modifications (hereinafter referred to as New Development) within the River Crossing plats harmonize with the (1) surrounding structures (2) surrounding natural and built environment, and (3) aesthetic character of other homes in the plat

JURISDICTION: The RCACC is responsible for the review and subsequent determination of proposals for New Development, further defined by:

- **Residences;** including but not limited to existing structure alterations or replacements (new doors, windows, roofing, siding, etc), room additions, and exterior paint color changes to non approved colors.
- **Accessory Structures;** including but not limited to garden sheds, tool sheds, play houses, playground equipment, fences, retaining walls (using materials larger than “one man”), satellite dishes, or antennae.
- **Recreational Facilities;** including but not limited to hot tubs, spas, fixed and mobile basketball courts, sports courts, swimming pools, bath houses, or other exterior recreational facilities of a permanent nature.
- **Significant Landscaping;** including but not limited to water features (large fountains, waterfalls), yard re-landscaping projects, and tree removals.

The RCACC shall have the authority to establish aesthetic standards for evaluating proposals. The RCACC may decline to approve any proposal that (1) fails to meet established standards and any other aesthetic standards promulgated by the RCACC, and (2) impacts adversely on nearby properties and other common areas or, are of a temporary or nonpermanent nature.

PROPOSAL REQUIREMENTS:

All proposals requiring review by the RCACC must be submitted in writing to the address of the committee. All proposals must include:

The name of the owner, the address of the owner submitting the proposal and the following information about the proposal as applicable:

- The address and lot number
- Location of the structure upon the lot
- Elevation of the structure with reference to the existing and finish grade
- General design

- All exterior finish materials including color, grade and roofing materials
- Landscaping plans (including both front and back) , and
- Other information which may be required by the RCACC and/or the City of Mill Creek (building permits) in order to determine whether the proposal conforms to the standards articulated in the CC&Rs and the Architectural and Aesthetic standards employed by the RCACC in evaluating New Development proposals.

DECISION PROCESS:

Owners shall act objectively and responsibly when applying. The RCACC shall act responsibly, consistently and with purpose of our calling and the established process when making decisions on plans submitted to it by various owners for consideration.

- The owner must give by written notice a description and location of their proposal to all adjacent owners. Note the definition of adjacent includes both common property lines (physical) and where the New Development is readily visible (visual).
- The owner must give the RCACC an affidavit that the owner has given proper notice, with the date of such notice
 - Objecting owners must file a written objection with the RCACC within 21 days of receipt of the notice from the requesting owner
- Owner submits proposal to the RCACC, to the address of the committee.
- RCACC reviews proposal, fact finds details, makes determination, and notifies owner

PROCESS FLOW

