

Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

www.palisair.org

The association itself is a "Tract Committee"
under the Declaration of Restrictions covering
Tracts 15944, 15948 and 19890, and operates as
such through its Board of directors and its Officers

September 6, 2011

Stanton 25 L1c
18210 Hatteras St.
Encino, CA 91356

Dear Sir or Madam:

I am writing you on behalf of the Palisair Home Owners Association (PHOA) about your property at 16058 Anoka Drive, Pacific Palisades, CA 90272 which we see is for sale. On or about September 2, 2011 a surveyor was on the property and when asked said he was submitting his report to an architect for plans to be developed on the property.

Please note that the CC&Rs for the Palisair Home Owners Association (PHOA) are mandated and properly enforced for any proposed construction or remodel on that property. In the event that the owner of the subject property did not receive a copy of these CC&Rs at the time of his/her purchase, a copy of the CC&Rs is enclosed with this correspondence.

Of special note, we call your attention to the fact that there has been a longstanding CC&R violation on that property, namely the 10 large brick standards topped with carriage lights installed along the southern side of the driveway on February 24, 1990. Please reference CC&R Article III, Section 9: "Floodlights and other outside lights shall be so located, positioned, shielded or maintained that they do not dazzle occupants of homes in the line of vision nor users of any tract." The driveway extends along the entire southern side of the neighboring property, 16050 Anoka Drive, which has an expansive southern view of city lights. Given the close proximity of your driveway to the 16050 Anoka Drive residence and the well known significant diminishment of a city night view by lighting, the PHOA Board ruled in May of 1990 to prohibit lighting on the driveway. In place of lights reflectors placed along the driveway would be acceptable to illuminate the driveway for a vehicle at night.

We are also concerned about the longstanding hillside failure on that property and will await plans that detail the repair of the hill.

We look forward to plans submission to the PHOA and to working with you or the new owners to improve the property so the ambiance, beauty and home values in this great neighborhood will be preserved.

Very truly yours,

Larry Friedman
PHOA President

Cc: Marv Acronin of Realitv World-Beaches Cities