

# Palisair Home Owners Association

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

[www.palisair.org](http://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 3, 2014

Mrs. Mary Lee-Wlodek  
1100 Las Pulgas Place  
Pacific Palisades, CA 90272

Dear Mrs. Wlodek:

We have received and reviewed the plans submitted with concern to the project underway at 1100 Las Pulgas Place within the Palisair Home Owners Association. Specifically, these materials included the "A" Plan Sheets and General Specifications for the remodel of the residence, which include a depiction of the fence to be placed on the hillside which separates your property from that located at 1130 Las Pulgas Place. As you know, several members of the Board have also conducted an inspection of the property and proposed fence.

Of specific note for our purposes, the submitted plans have been stamped by the Department of Building & Safety and it is our understanding that the project at the residence currently underway is being conducted pursuant to these plans. We also understand, based on the Application Form submitted, that you are seeking Final Approval of the plans and have specifically brought to our attention the expansion of the kitchen space for the residence and the proposed installation of the fence on the hillside, as mentioned above.

**Based on the review conducted, this correspondence shall constitute Final Approval by the Palisair Homeowners Association ("PHOA") with respect to this proposed project.** On the expansion of the kitchen, we find that it poses no violation of the Declarations of Establishment of Protective Covenants and Restrictions as imposed on all land in Tracts 15944, 15948, and 19890 ("CC&Rs").

As to the fence to be installed on the hillside between 1100 and 1130 Las Pulgas Place, the PHOA Board finds that it meets the height requirements set forth in Article III, Section 9 of the CC&Rs and does not unreasonably obstruct or diminish the quality and nature of the view presented. It must be noted that this determination has been made with reliance on information provided by the homeowners as to the location of the property line between the two residences and the history of use and prior growth and structures on the subject hillside. If this information is later shown to be inaccurate in any fashion, it

may affect the determination made and the Board reserves the right to re-visit the issue at that time, if so demonstrated.

In addition, the homeowners at 1130 Las Pulgas Place have brought to the attention of the Board their desire for continuity of style between the fence to be installed and an existing fence positioned at or near the perpendicular property line. While the Board favors and encourages agreement on such issues between neighbors, no determination has or can be made in this regard, as the CC&Rs do not empower the Board to do so.

**We wish to emphasize that this approval is conditioned on this project's compliance with the CC&Rs and based on the PHOA Board's review of the plans submitted and the determination of their compliance.** If your project will affect other parameters of the CC&Rs which are not addressed by the plans, approval has not yet been provided and we encourage you to bring such matters to our attention promptly for review.

Pursuant to Article V, Section 3 of the CC&Rs, the Board specifically reserves the right to monitor the progress of the project to insure compliance with the plans and specifications submitted and with the overall requirements of the CC&Rs. These powers include the right to enter the property to review, and call for correction of, any violations posed.

If you have any questions or concerns as to the meaning and extent of this Approval, please contact us and we would also be pleased to discuss any questions or concerns.

Sincerely,



Steven D. Di Saia  
Chairman, Plans Committee  
Palisair Homeowners Association

cc: Mr. Thomas Helscher  
1130 Las Pulgas Place