

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

February 21, 2015,

Mr. Robert May
16100 Anoka Drive
Pacific Palisades, CA 90072

Re:16100 Anoka Drive

Delivered by email

Dear Mr. May,

We have received and reviewed your most recent submission of materials with concern to the project which is contemplated at 16100 Anoka Drive within the Palisair Home Owners Association. Specifically, these materials include the proposed floor plan and elevations for the proposed structure. The materials are dated November 14, 2014 and we will date stamp them with our preliminary approval so as to identify the proper plans for our purposes.

This letter shall constitute preliminary approval by the Palisair Homeowners Association (“PHOA”) with respect to this proposed project. As an initial matter, we note that, by “Preliminary” Approval, we mean to address only the materials and information presented, which do not include plans stamped with approval from the department of Building & Safety.

Final approval of a project will require, among the other things, the submission of 2 sets of the final plans and structural prints with the stamp by the Department of Building & Safety. As the plans for this project do not bear that approved stamp, and the other requirements for final approval have not yet been met, we can offer only preliminary approval at this time.

We also wish to emphasize that this approval is conditioned on this project’s compliance with the Declarations of Establishment of Protective Covenants and Restrictions as imposed on all land in Tracts 15944, 15948, and 19890 (“CC&Rs”). Our preliminary approval is based on the PHOA Board’s review of the plans submitted and the determination of their compliance with the CC&Rs. If your project will affect other parameters of the CC&Rs which are not addressed by the plans submitted, approval has not yet been provided and we encourage you to bring such matters to our attention promptly for review.

Once you have received stamped plans from the Department of Building & Safety, you will be required to submit an Application to the Board for final approval with 2 copies of those stamped plans for review. The Board wishes to convey its assurance that, if the final plan provides no significant changes or new information for those parameters covered by the CC&Rs, approval

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will be provided on the final plans, when submitted. If there are pertinent changes or additions, however, either based on changes voluntarily made to the project or due to requirements imposed by the Department of Building & Safety, we will be required to review those specific alterations for compliance. You have mentioned to us that you are thinking of modifying the roof line of the home, and if that is the case, that particular alteration will be reviewed for compliance subsequent to receipt.

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 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 Preliminary Approval, please contact us and we would also be pleased to discuss any questions or concerns.

Sincerely,

Larry Friedman
President
Palisair Homeowners Association