

**Palisair Home Owners Association**

A NON-PROFIT CORPORATION

P.O. Box 901

Pacific Palisades, CA 90272

[www.palisair.org](http://www.palisair.org)

[palisair@gmail.com](mailto:palisair@gmail.com)

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

May 28, 2015

**VIA ELECTRONIC MAIL - sheryl.schey@gmail.com**

**And PERSONAL DELIVERY**

Sheryl and Timothy Schey  
1038 Anoka Pl.  
Pacific Palisades, CA 90272

Dear Mr. and Mrs. Schey,

We have received and reviewed the plans submitted with concern to the project proposed at 1038 Anoka Place within the Palisair Home Owners Association. Specifically, these plans dated April 30, 2015 and prepared by White Picket Fence Architects consist of 11 pages, including pages A1.0 title sheet, A2.0 survey prepared by Joel Silverman, A2.1 site plan, A3.0 1<sup>st</sup> floor plan, A3.1 basement plan, A3.2 1<sup>st</sup> floor plan, A3.3 roof plan, A4.0 elevations, A4.1 elevations, A5.0 building sections, and A5.1 building sections, for a one story remodel.

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 will be conducted pursuant to these plans. We also understand, based on the Application Form submitted, that you are seeking Final Approval of the plans.

**Based on the review conducted, this correspondence shall constitute Final Approval by the Palisair Home Owners Association (“PHOA”) with respect to this proposed project.** We find that these set of plans pose 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”).

**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 that 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. **Any deviation from the plans involving the exterior appearance and design as approved shall render the approval null and void, unless written approval is obtained in advance from the PHOA.**

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.

Also approval of Landscape Plans will be required in advance of any planting. We request these plans be submitted to the PHOA at least two months before scheduling planting.

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

Sincerely,



Francine Kirkpatrick  
Acting Plans Committee Chair  
Palisair Homeowners Association