

Palisair Home Owners Association
A NON-PROFIT CORPORATION
P.O. Box 901
Pacific Palisades, CA 90272
www.palisair.org
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

July 13, 2015

VIA ELECTRONIC MAIL - r.may@rmay.com

And PERSONAL DELIVERY

Robert May
16100 Anoka Dr.
Pacific Palisades, CA 90272

Dear Mr. May:

We have received and reviewed the plans submitted for final approval with concern to your project proposed at 16100 Anoka Drive, within the Palisair Home Owners Association. Specifically, the plans dated 11/24/14 with LA Department of Building and Safety stamped approval on 3/16/15, and prepared by Gemignani Architects consisting of 8 pages which include: A-001 Site Plan (updated and approved on 6/15/15); A-201 Proposed First Floor plan; A-202 Roof/Deck Floor plan; A-301 Front and Side Elevations; A-302 Rear and Side Elevations; A-402 Rear and Side Elevations (updated and approved on 6/15/15) and A-502 Sections (new page approved on 6/15/15) with a survey prepared by Wilson Surveying, Inc. dated January 15, 2015 for your one story Anoka remodel.

This Board review is based upon these sheets given to us that bear the LADBS 3/16/15 stamp plus the sheets approved by the Board on 6/15/15 that supersede the LADBS approved sheets they replace. It is our understanding that the project at the residence will be conducted pursuant to these 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 this 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”).

This approval is conditioned on the signing of the attached Covenant and Agreement regarding the rooftop deck restrictions that we discussed with you and the PHOA Board voted to approve at the June 15, 2015 meeting, which shall apply to current and future owners of your property. We also note that, pursuant to paragraph 14 of the Plans Application Process Instructions that is posted on the PHOA website, the following applies to new views created by additional structures such as your rooftop deck: "...any view created by a remodel or expansion of an existing structure such as through the addition of a second story, does not create a protected view, as defined by the CC&Rs."

We also 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 approved 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 both Landscape/Hardscape and Exterior Lighting Plans will be required in advance of any installation and planting. We request these plans be submitted to the PHOA at least two months before scheduling installation and 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,



David Schultz
Vice-President
Palisair Homeowners Association

