

**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

December 7, 2015

*VIA Overnight Delivery, Signature Required*

Mr. Elliot Tishbi  
APlus Fabrics  
3040 E. 12<sup>th</sup> Street  
Los Angeles, CA 90023

Mr. Elliot Tishbi  
1120 E. 14<sup>th</sup> Place  
Los Angeles, CA 90021

**RE: New Construction, 1111 Las Lomas Avenue**

Dear Mr. Elliot:

It has come to our attention that you have applied for and received permits for new construction with basement at 1111 Las Lomas Avenue. This property is located within a tract of the Palisair Home Owners Association and therefore, must abide by the CC&Rs that rule the land.

The CC&Rs are binding for all construction including new structures, additions, modifications and/or improvements to the properties within its tracts. Review and approval are required prior to demolition and/or construction to insure that the proposed changes are consistent with our architectural standards and maintain the desirability the Palisair Home Owners Association as a residential area.

Please contact our office ASAP at 310-418-5758 to inform us of your intentions and timing of your proposed submittal. The next Palisair Board meeting is Monday, December 21 with a December 14 submittal deadline. Attached you will find an application which provides submittal details and requirements. The CC&Rs and more can be found on our website at [www.palisair.org](http://www.palisair.org). Submittal drop off address is 563 Via de la Paz, Pacific Palisades.

We wish to emphasize that pending approval is conditioned on this project's compliance with the CC&Rs and based on the PHOA Board's review of the plan layout submitted and the determination of their compliance. **Construction is not permitted to begin until the PHOA Board has given written final approval for plans submitted.**

We're sure you will recognize the importance and necessity of our requirements and will immediately comply.

Sincerely,



Kim Bantle, Plans Chair  
Palisair Home Owners Association  
[ksbantle@gmail.com](mailto:ksbantle@gmail.com)  
310-418-5758