

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

December 7, 2015

VIA Overnight Delivery, Signature Required

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

Mr. Elliot Tishbi
1120 E. 14th 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 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. 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
310-418-5758