

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 11, 2016

VIA Overnight Delivery, Signature Required
Via Email: aplusfabrics@sbcglobal.net

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

RE: Construction, 1111 Las Lomas Avenue

Dear Mr. Tishbi:

Palisair Home Owners Association (PHOA) noticed that you have submitted plans to the Los Angeles Department of Building and Safety for a remodel at 1111 Las Lomas Avenue. To be clear, PHOA has not reviewed or approved any such plans for a remodel on this property. In fact, no approvals of any kind have been given for new construction or a remodel at 1111 Las Lomas Avenue.

The CC&Rs for the Palisair Home Owners Association 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 of the Palisair Home Owners Association as a residential area. LADBS approval of plans DOES NOT guarantee approval from the Home Owners Association. If changes are required for any plans submitted to the PHOA (whether they have city approval or not), they may need to be resubmitted to the city planning department (and/or other departments) for approval. For this reason, homeowners are encouraged to seek PHOA approval first prior to submitting for the often lengthy Los Angeles plan check process (as you were encouraged to do).

The next Palisair Board meeting is Monday, July 18 with a July 11 submittal deadline. The CC&Rs and more can be found on our website at www.palisair.org. The board meets every 3rd Monday of the month.

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.

Sincerely,

A handwritten signature in black ink that reads "Diana Ungerleider". The signature is fluid and cursive, with "Diana" on the top line and "Ungerleider" on the bottom line.

Diana Ungerleider,
Secretary for Palisair Home Owners Association