

Palisair Home Owners Association (PHOA)
A NON-PROFIT CORPORATION

The Association itself is the "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.

**APPLICATION FOR APPROVAL
FOR PROPERTY ALTERATION/CONSTRUCTION**

DATE: 4/28/17

Construction Site Address: 16058 ANOKA DRIVE Lot No: _____ Block No: _____ Tract No: _____
Property Owner(s): ANOKA PALISADES LLC / RON GOMEN
Owner(s) Permanent Address: 16058 ANOKA DRIVE, PACIFIC PALISADES, CA 91328
Phone No.: Home: 424-272-9864 Cell: 718-523-9909 Business: _____
E-mail: RON@NLTVENTURES.COM
Owner(s) Address During Construction: 607 W DE LA PAZ, PACIFIC PALISADES, CA 91322
Description of Proposed Construction: Landscaping PLANS - New construction
Name & Address of Architect or Contact Person: RON GOMEN / HARLAN
Phone No: 718-523-9909 Email: RON@NLTVENTURES.COM
Check whether application is for: _____ PRELIMINARY OR ☒ FINAL APPROVAL

THE FOLLOWING IS UNDERSTOOD AND AGREED TO BY OWNER(S)/APPLICANT(S):

1. The property owner agrees with the conditions of submission and understands and agrees that, under the Covenants, Conditions, Restrictions, and Reservations (CC&Rs) of the PALISAIR HOME OWNERS ASSOCIATION (PHOA), the proposed project shall be performed in compliance with the drawings, specifications, and other information submitted and approved by the PHOA. Property owners agree to cooperate with any request of a PHOA representative to review the drawings and specifications, as well as the project site, as needed, to conform compliance with the terms of approval obtained.
2. Neither the Board's consent to the Project nor any inspection of it shall give rise to any liability by the Association or its representatives. Owner agrees to indemnify, hold harmless and defend the Association, its officers, directors, employees, consultants and agents from claims arising from the Project or its approval or inspection by the Board.
3. Substantial construction with intent to diligently complete the job must begin within one (1) year from the date of approval. Otherwise, the approval expires unless an extension is requested in writing and granted.
4. A set of plans stamped approved by the PHOA must be kept on the job site for inspection by the Association's representatives and/or any interested owner(s) of property in the tracts.
5. Any deviation from or alteration to the approved drawings and specifications, during construction or at any time thereafter, renders the approval null and void. Any deviation from the CC&Rs must be specifically noted and called out in the submission package.
6. The Board shall have the right, but not the obligation, to periodically inspect the project without prior notice. Owner understands that any such inspection does not relieve the owner from the duty to comply with the Association's CC&Rs and with all applicable Building & Fire Codes.
7. Upon substantial completion of the project, an updated survey must be submitted showing completed work, hardscape, top of roof elevation, first floor elevation and datum.
8. The Board reserves the right to share submitted plans and materials (excluding interior architectural plans and security system plans) with whomever it deems appropriate as part of the review process. Approved exterior architectural plans are to be made available to neighbors in the PHOA.

SIGNATURE OF OWNER(S) REQUIRED:

OWNER SIGNATURE(S): [Signature]
DATE: 4/28/17

For Office Use Only: Submittal received by: KSP Date: 4/28/17
Fee Check # 1467 Amount: \$ 250