

# 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

May 24, 2017

VIA ELECTRONIC MAIL [ron@nlventures.com](mailto:ron@nlventures.com)

And PERSONAL DELIVERY

Mr. and Mrs. Ron Gonon  
607 Via de la Paz  
Pacific Palisades, CA 90272

RE: Final Approval, 16058 Anoka Drive, Hardscape, Lighting and Plant Plan

Dear Inbal and Ron:

The Palisair Home Owners Association (PHOA) reviewed, on May 15, 2017, the hardscape, lighting and planting plan submitted for Final Approval showing the location of fence, gates, trees, plantings and lighting proposed at 16058 Anoka Drive. The plans, prepared by Sanctuary Landscape Architecture, consist of 3 pages: LC-1.0 Hardscape Plan dated 3/24/17; LL-1-0 Lighting Plan dated 3/30/17 and Plant Plan LP-1-0 dated 3/30/17. All 3 pages were amended on April 24, 2017 and the changes are indicated in red ink on the pages.

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"). It is our understanding that the project at the property will be conducted pursuant to these plans.

We 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, with proper notice, to enter the property to review, and call for correction of, any violations posed.

You are reminded that prior PHOA approval is required for any exterior or landscape changes that may diminish the view from any other property in the Palisair tracts. This is true even if

no City approval or permit is required. In addition, you are required to trim bushes and trees regularly so that they will not exceed a height that diminishes any view between trimmings. For more information, consult Article III Section 9, Article IV Section 2 (a), and Footnote 11 of the CC&Rs for specifics.

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,



Howard Weisberg, PHOA Vice President

Enclosures: Approved plans (1 set, stamped with approval and initialed)

Owner signature below acknowledges receipt of and agreement to this Final Approval Letter:

  
Ron Gonon, owner  
Date