



Palisair Homeowners Association &lt;palisair@gmail.com&gt;

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## Your father's house on Las Pulgas Road

1 message

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**Palisair Homeowners Association** <palisair@gmail.com>

Wed, Oct 4, 2017 at 11:14 AM

To: gary wellwood <wgwellwood@yahoo.com>

Bcc: "Robert F. Hill" <Mrsfourthojly@aol.com>

Dear Gary,

It's Diana-- the secretary for the PHOA. On behalf of the PHOA Board, I'd like to send our condolences and sympathy to you and your family on the death of your father William.

We have observed a "For Sale by Owner" sign on your property at 1216 Las Pulgas Road.

This property, along with 139 other properties, is part of the three tracts that comprise the Palisair Home Owners Association (PHOA). Membership in the organization is not optional, as it is part of the Covenants, Conditions and Restrictions (CC&Rs), which run with the land and title. We have attached a copy of the CC&R's for your convenience.

The Association works to preserve and maintain the quality of life and character of the neighborhood by enforcing the CC&Rs. The principal focus of the CC&Rs is to enable homeowners to improve their property without harming the View from other lots. "View" includes, but is not limited to, the sight of the ocean, mountains, city, valleys, canyons, sunrises and sunsets or any other sight deemed by the PHOA Board of Directors as being an important part of the property's value.

The CC&Rs must be followed for all remodeling (including additions, re-roofing and solar panels), new construction or modifications which affect the exterior of the property, whether visible or invisible from the street, including walls, fences, hedges, and decks. An application for approval, along with plans, must be submitted to the PHOA, and approval must be obtained, **before** any demo or work begins. These application forms can be found at [www.palisair.org](http://www.palisair.org). In addition, we have an extensive process to regulate unreasonable view obstruction or diminishment of views by trees and other landscaping.

Please inform any prospective buyers of the binding CC&Rs which govern the property.

Additionally, kindly ask the escrow officer and the prospective buyer's realtor to contact our office for important HOA documents, rules and regulations. And finally, please advise us of the name of the new property owner.

If we can assist you in any way, or provide you with additional information, please feel free to contact me at 310-454-9962, or by email: [palisair@gmail.com](mailto:palisair@gmail.com).

Sincerely,

Diana Ungerleider, PHOA Secretary



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