

# **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

Angelonia 1031 LLC  
Go Bailey Properties LLC  
4181 N. Fleming Springs Road  
Cave Creek, AZ 85331

October 5, 2017

To whom it may concern:

I am writing with regards to the property that you recently bought at 1322 Las Pulgas Road in Pacific Palisades, California. The house, along with 139 other properties, is part of the three tracts that comprise the Palisair Home Owners Association.

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. Annual dues are currently \$266 a year and are due on January 1 each year. An invoice for 2018 dues will be mailed to you in early November.

The realtor or escrow officer you used hopefully informed you about the PHOA and our CC&Rs; if not, more information is available on our website, [www.palisair.org](http://www.palisair.org).

The Association works to preserve and maintain the quality of life and character of the neighborhood by enforcing the CC&Rs.

The CC&Rs address:

- \* view protection
- \* building envelope
- \* architectural character
- \* roof materials and reflectivity
- \* setbacks
- \* height of walls
- \* trees and shrubs

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. An application for approval, along with plans,

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must be submitted to the PHOA, and approval must be obtained, **before** any demolition or work begins. These application forms can be found at [www.palisair.org](http://www.palisair.org).

The PHOA periodically sends announcements about our Board meetings and other information by e-mail, which is faster and more economical than U.S. Mail. If you would kindly fill out the enclosed e-mail delivery consent form and return it in the enclosed envelope, I will add you to our contacts list.

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,

A handwritten signature in black ink, reading "Diana Ungerleider". The script is cursive and fluid, with the first name "Diana" being more prominent than the last name "Ungerleider".

Diana Ungerleider, PHOA Secretary