

From: **Kim Bantle** <[ksbantle@gmail.com](mailto:ksbantle@gmail.com)>  
Date: Thu, Mar 22, 2018 at 9:19 AM  
Subject: 1085 Palisair Place, Orosco  
To: Philip Orosco <[porosco@pacshorepartners.com](mailto:porosco@pacshorepartners.com)>  
Cc: Howard Weisberg <[hlweisberg0@gmail.com](mailto:hlweisberg0@gmail.com)>, Brian Bradford  
<[bwbbradford@aol.com](mailto:bwbbradford@aol.com)>

Hi Philip:

Hi Philip:

The Board has determined that it is in the best interest of both the Association and the applicant (you) to restart the plans approval process, using our current rules and procedures, including a neighborhood meeting and story poles. Among the reasons for this are:

- Only one of the nine current Board members was in office in 2014. The Board should become familiar with the project and verify that it meets our standards for CC&R compliance.
- All nearby Members should have the opportunity to renew their knowledge of the project or obtain knowledge, and express any issues they may have. We believe this will head off possible future contention in the neighborhood.

The Palisair CC&Rs includes the following in Article III Section 4,

... construction shall commence within a reasonable time after....approval..... The Tract Committee shall be the sole judge of what is a "reasonable time."

The plans application document, "Palisair Plans Application Final," which can be found under Documents on the [www.palisair.org](http://www.palisair.org) website, includes the following:

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

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.

Please let me know if you have any questions.

Thanks,

Kim