

**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

August 23, 2018

MAIL

VIA ELECTRONIC

[Hemmam70@gmail.com](mailto:Hemmam70@gmail.com)

And PERSONAL

DELIVERY

George & Hemma Mackin  
1705 Ocean Avenue, Unit 510  
Santa Monica, CA 90401

RE: Final Approval, 16050 Anoka Drive, One Story Remodel

Dear Hemma and George:

The Palisair Home Owners Association (PHOA) reviewed, on August 20, 2018 the plans submitted for Final Approval for one-story remodel proposed at 16050 Anoka Drive, Pacific Palisades, CA. The plans bearing the city approved stamp, prepared by Burdge & Associates, consist of 10 pages, dated 6/15/18 and include: T-1.1 Cover Sheet; T-1.3 Site Plan; A-0.1 First Floor Demo Plan; A-0.2, Roof Demo Plan; A-0.3 Exterior Elevations Demo; A-1.1 Proposed First Floor Plan; A-1.2 Proposed Roof Plan; A-2.1 Proposed Elevations; P-1 Colored Elevations; and T-1.2, a Survey by Land and Air, dated 03/16/18. This approval is for the house remodel only.

In order to maintain this PHOA Final Approval as valid, and also with particular reference to neighbor view protection, PHOA written approval must be obtained for Landscape/Hardscape and Plant and Lighting Plans not yet submitted. We request these plans be submitted to the PHOA at least two months before the start of landscape work.

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.

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 President

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

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

\_\_\_\_\_  
George Mackin, owner

Date \_\_\_\_\_

Hemma Mackin  
Hemma Mackin, owner

Date

H.M.

FINAL PLANS APPROVAL

PALISAIR  
HOME  
OWNERS  
ASSOCIATION

Date 9/6/2018

H.M.