

**FIRST AMENDMENT TO BENEDICT HILLS ESTATES ASSOCIATION
ARCHITECTURAL COMMITTEE REQUIREMENTS AND
SUPPLEMENTAL RULES, REGULATIONS AND GUIDELINES**

This document is intended to supplement, correct, and/or amplify on the previous Benedict Hills Architectural Committee Requirements (the "ACRs") dated June 10, 1975. Where this document differs from the ACRs, it is understood that this document, which is identified as "Supplemental ACRs," prevails, supercedes, and controls.

1. General Overview and Other CC&Rs.

Since the date the ACRs were prepared, of the 229 buildable lots within the Benedict Hills Estates Association (the "Association" and/or "BHEA"), approximately 225 lots have now been developed or improved, with benefit of a residence constructed thereon. During the past 25 plus years, the Board of Directors for the Association as then constituted learned directly or discovered through the Architectural Committee that additional rules, regulations, or guidelines have become necessary. These supplemental ACRs shall apply to the Association and all of its members in a uniform, consistent, and fair fashion consistent with current California law. These supplemental ACRs are authorized by the governing recorded CC&Rs consisting of 5 phases, commonly described as:

The recorded Declarations of Covenants, Conditions, and Restrictions recorded on January 21, 1976, as Instrument No. 3068 in the official records of Los Angeles County Recorder's Office and as supplemented thereto pursuant to instruments recorded and identified as Instrument No. 77-550534 recorded May 26, 1977; Instrument No. 77-1265724 recorded November 15, 1977; Instrument No. 78-563667 recorded May 26, 1978; and Instrument No. 79-564616 recorded May 25, 1979, and collectively and together hereinafter simply referred to as the "CC&Rs."

2. CC&Rs and The Architectural Committee Rules and Regulations.

The pertinent sections of the CC&Rs are reflected under the original and first recorded instrument of January 21, 1976, per Instrument No. 3068 referencing Article VII, Section 1 through 10, specifically identifying Section 6 as to the rules and regulations and Section 7 as to the procedure of granting variances, as well as those Sections 1 through 22, under Article VIII. By no means or any measure is it intended that by this specific reference is it to be construed or interpreted that other provisions of the CC&Rs are of less value or import or are not of significance. To the contrary, all of the CC&Rs are legally binding and are in full force and effect. For purposes of the specifics as to the Supplemental ACRs, the referenced Articles and Sections are identified for convenience purposes as they relate to Architectural Committee matters.

3. Guidelines on Submissions of Plans and Specifications.

Upon any member of the Architectural Committee receiving submitted plans and specifications for approval by the Association, the Association "stamp" should be placed on the plans, preferably in an area which would not interfere with the consideration, review and evaluation of the contents of the plans, which said stamp would set forth the date received on the plans.

Upon receipt of the plans, the following procedure is to be followed:

- a. Verify a review fee currently at \$250 per submission has accompanied the plans and the identity of the owner of the property seeking approval of the plans along with the address, telephone number for communications.
- b. The date on which the members of the Architectural Committee met to review and evaluate the plans are to be marked on the plans.
- c. Minutes or a summary of the meeting is to be taken and maintained concerning the evaluation of the submitted plans.
- d. The members of the Architectural Committee are to review the attached check list verifying the factors which have been considered in approving or disapproving the plans.
- e. If a "disapproval" is issued by the Architectural Committee and the owner seeks a "variance" pursuant to the CC&Rs Article VII, Section 7 or a variance is sought at the time that the plans are originally submitted to the Committee, the factors provided for in the variance are to be confirmed in rendering a decision.
- f. Whether disapproval or approval is given and whether a variance is granted, such final decisions are to be noted on the plans.
- g. In addition to the review fee, currently at \$250 per submission, the Homeowner is required to provide three complete full sets of plans and specifications to the Architectural Committee. The notations, approvals, disapprovals, and the like as decided by the Architectural Committee are to be set forth on all sets of plans and initialed by the Chairperson of the Architectural Committee and the Homeowner with one set returned to the Homeowner and the other two sets retained by the Architectural Committee.
- h. All notations made, rendered, or taken with respect to the Architectural Committee decision(s), approval, or disapproval are to be retained and maintained for each such application, noting any unique, specific, or other unusual items which specifically apply to the set of plans as submitted.
- i. The Architectural Committee may, from time to time, amend, add, delete, or modify these procedures, rules, regulations, or guidelines. The attached checklist is merely a guideline and is subject to change.
- j. Attached to the Supplemental ACRs is a copy of the Architectural Committee Requirements dated June 10, 1975 along with a copy of Articles VII and VIII of the CC&Rs.
- k. The Architectural Committee expressly retains and reserves the right to extend the 30 day time period for an additional 30 day period for purposes of the Architectural Committee reviewing and approving/disapproving the plans and specifications as submitted. To the

extent any Homeowner submits amended, supplemental, revised, or changed plans and specifications, the 30 day time period for review and action by the Architectural Committee commences from the date of receipt of such additional plans and specifications.

4. Architectural Committee Rights of Access and Inspection.

The Architectural Committee retains the discretion and jurisdiction in which to periodically observe, come onto the property of the Homeowner, inspect, take notes, photograph, or implement such actions as are appropriate, necessary or required, during the course in which Homeowner is constructing improvements, remodeling or effecting changes to the Homeowner's residence, including, without limitation, such time period in which construction activities (including excavating and grading) are on-going at the Homeowner's property. The Architectural Committee retains, reserves, and is vested with full right, privileges, and authority to immediately impose a "**STOP NOTICE**" in the event the Homeowner is: (i) violating any of the CC&Rs; (ii) proceeding in a manner which is in conflict with or contrary to the approved plans and specifications; or (iii) which in any other manner poses or creates an immediate threat, danger, safety, or risk to the Association, other members of the Association, or other residents in the vicinity. Homeowners are bound by and shall comply immediately with any such **STOP NOTICE**, including, without limitation, any **STOP NOTICE** issued to any Homeowner, general contractor, subcontractor, artesian, vendor, agent, independent contractor, or employee of Homeowner.

5. Guidelines re Exterior Landscaping.

All exterior landscaping is subject to review and approval by the Architectural Committee. The Homeowner is advised that the Architectural Committee retains, reserves, and has continuing jurisdiction to review the status, growth, maintenance, repair, or replacement to any exterior landscaping, regardless of whether such landscaping was previously approved by the Architectural Committee. The Architectural Committee, among such other privileges, rights, and authority, is vested with the authority to limit, restrict, nullify, reduce, or change: (i) the height of any exterior landscaping, including, without limitation, trees, bushes, shrubbery, or hedges; (ii) low walls, retaining walls, boundary walls, dividing walls, fences (of any kind, description, and/or composition); (iii) apparatuses, improvements, and the like which guide, aid, support, or assist in the growth of any such exterior landscaping (e.g., poles, stakes, wires, braces, etc.); (iv) ground cover, including, without limitation, flowers, grass, covering, (e.g., ivy, African daisies, etc.), and shrubbery; and, (v) any and all other type of landscaping not otherwise specifically referenced, described, or defined pursuant to "(i)" through "(iv)" of this Paragraph.

The Architectural Committee is vested with broad and liberal authority in connection with the implementing of such decision-making process concerning exterior landscaping, subject to decisions being rendered or implemented in as uniform, consistent, nonarbitrary, and fair fashion as reasonably possible, it being understood and recognized that such circumstances as to each Homeowner may involve circumstances that are unique.

The Architectural Committee decisions or implementation of authority to be dispatched or invoked keeping in mind the primary issues of safety, aesthetics of the Association and the surrounding vicinity, and maintaining the sanctity and integrity of the CC&Rs.

6. Penalties, Fines, and Review Procedures.

The Architectural Committee is vested with the authority and jurisdiction to impose monetary fines for violation of the CC&Rs as it relates to the ACRs and the Supplemental ACRs or otherwise as provided under the CC&Rs. The procedure for implementing any such fine will encompass the following protocol:

a. First, the Architectural Committee is to notify the Homeowner in writing that they are in violation of the CC&Rs and to provide a reasonable period of time—unless circumstances are of an exigent or emergency nature in which instance immediate action is warranted—in which to cure, eradicate, or remedy the violation;

b. In the event the Homeowner fails to comply with the written notification, a reasonable effort is to be made to verbally contact the Homeowner and discuss the violation(s) and the prior written notice, the same of which is to be dispatched to the Homeowner's residence address for correspondence through the U.S. mail, or hand delivered to the Homeowner's residence;

c. In the event the Architectural Committee is unable to elicit cooperation and timely compliance from the Homeowner, the Architectural Committee shall dispatch a written Notice of Hearing in which the Homeowner is afforded an opportunity to appear, be heard and defend against the charges and violations;

d. The Architectural Committee is to render a written decision notifying the Homeowner of the Architectural Committee's decision relative to the imposition of fines or such other actions or remedies as available, appropriate or permitted;

e. If dissatisfied with the Architectural Committee's decision, the Homeowner has the right to request by written notification an appeal to the Board of Directors, such written notification of which is to be effected within 30 days of receipt of the Architectural Committee's written notification of decision. All such written notification of appeal are to be forwarded to the Association's financial manager, Claire Carafello in care of the Association's address as well as to the Association legal counsel to wit: Benedict Hills Estates Association, 9903 Santa Monica Boulevard, Suite 355, Beverly Hills, California 90212; and Gary M. Gitlin, Esq., Gary M. Gitlin, A Professional Law Corporation, 23945 Calabasas Road, Suite 110, Calabasas, California 91302-1552, or as changed subsequently.

f. The Homeowner's failure to seek a timely appeal through the Board of Directors shall constitute acceptance of and render the Architectural Committee's decision as being final, conclusive, and binding upon the Homeowner. The Homeowner's failure to abide by and timely comply with the Architectural Committee's final decision may result in the Association seeking enforcement of such Architectural Committee final decision which may include legal action against the Homeowner.

g. If the Homeowner has timely served and delivered the Notice of Appeal to the Board of Directors of an Architectural Committee decision, the Board of Directors is to set a hearing at the next monthly Board of Directors meeting, or such other meeting no later than

60 days from the date of receipt of the Homeowner's request for hearing and Notice of Appeal. The Homeowner will receive notice of the place, time, and date of such hearing before the Board of Directors and afforded an opportunity to appear and be heard. As in the case of the Architectural Committee hearing, the Homeowner is entitled to be represented by legal counsel or such other representatives as duly designated in writing by the Homeowner.

h. The Board of Directors' decision is final and conclusive in all regards and binding upon the Homeowner with no further rights of appeal through the Association. The Homeowner's failure to abide by and timely comply with the Board of Directors' final decision may result in the Association seeking enforcement remedies and taking legal action against the Homeowner.

i. With respect to the imposition and nature of fines, there are three categories of violations of the CC&Rs. The first category carries a \$75 fine for the first violation; the second category carries a \$125 for the first violation; and the third category carries a \$250 fine for the first violation. The categories are defined as follows:

- (1) Category 1: Failure to move trash bins; noise nuisance, odor nuisance, etc.
- (2) Category 2: Violation of leash law, failure to remove pet fecal deposit from Association slope and other controlled areas; failure to comply with or abide by the landscaping rules and regulations.
- (3) Category 3: Infringement upon, violation of, or interference with the Association's easements and other rights and privileges concerning the slope controlled areas; removal of Association controlled area's landscaping, including, without limitation, removal of any trees in such slope controlled areas; failure to comply with, abide by, or conform to any approval, disapproval, directive, or decision issued by the Association, including, without limitation, the Board of Directors or the architectural committee; any actions or omissions involving, relating to, or concerning the remodeling of a residence, implementing landscaping, or effecting any changes to the improvements or appurtenances associated with such residence without first submitting and obtaining written approval from the Association on such proposed modifications or changes.

j. Second violations carry penalties that are doubled and third violations carry penalties that are trebled. If there is more than a third violation, regardless of a time frame, the Association has the authority to assess additional monetary fines of \$1,000 or more for each and every subsequent violation as well as seek enforcement of the CC&Rs and such other legal action and/or remedies available at law and/or in equity.

7. Variances.

In addition to the provisions as set forth and provided in the CC&Rs, application for variances shall be heard first by the Architectural Committee and then an appeal through a hearing before the members of the Board of Directors in the same and similar procedure and fashion as provided in the approval/disapproval procedures as set forth hereinabove in Section 6. Any application for a variance submitted by Homeowner must be in writing accompanied with an application fee of \$250.

In addition to such other standards as the Architectural Committee may employ, adopt, use, or refer to—including, without limitation, such guidelines of the City of Los Angeles zoning, building and safety departments—the Architectural Committee must find the existence of unique, unusual, or peculiar circumstances as it directly affects the particular Homeowner/Applicant to support the granting of any variance. Further, there must be a finding of hardship and that the Homeowner is somehow deprived of the benefits of use and enjoyment of his, her, or their residence that is otherwise generally enjoyed by other Homeowners in the vicinity of the Association. Discretion is retained and reserved to grant a variance even under circumstances where a Homeowner has made improvements or changes to the subject residence notwithstanding disapproval by the Association to do so, or that the Homeowner currently is in violation under the CC&Rs for the very subject matter which serves as the basis upon which the variance application is requested.

The Association retains and reserves the right, privilege, and discretion to impose a fine or other monetary assessment as a condition to the granting of any such variance, and said variance can be of a limited or specific duration for the benefit exclusively for the current Homeowner or to benefit the real property as a covenant, condition, or restriction, or as an equitable servitude running with the land for the Homeowner's real property.

The Homeowner, as a condition for the granting of a general or limited variance, may also be required to execute a notarized document relating to such variance which will be recorded against the Homeowner's real property/residence. The Homeowner will be responsible for the cost for the preparing of the covenant or instrument to be recorded against the Homeowner's residence along with the recording costs, said sum estimated to be generally in the range of \$600 to \$850.

Further conditions and guidelines for the granting of the variance are attached hereto marked Exhibit "AA" and made a part hereof by this reference.

8. Board of Directors Discretion.

The Board of Directors retains and reserves jurisdiction and authority to overrule, supercede, or assume responsibility with respect to any subject matter which has been submitted to or is in the process of consideration by the Architectural Committee.

9. **Finality of Decisions and Method of Decisions.**

All decisions rendered or made by the Architectural Committee and Board of Directors shall be effected by majority vote. All decisions rendered are final, conclusive, and binding.

10. **Reservation to Amend and Modify.**

The Association by and through its Board of Directors expressly retains and reserves the right to amend and modify the Architectural Rules and Regulations and to enforce such amended or modified rules and regulations, subject to prior reasonable notice to homeowners. Further, description of events or happenings constituting violations that are subject to imposition of monetary fines are also understood to be subject to amendment or modification as well as the amount and assessment of any such penalties.

BENEDICT HILLS

ARCHITECTURAL COMMITTEE REQUIREMENTS

6/10/75

INDEX

- I ARCHITECTURAL COMMITTEE
- II GENERAL REQUIREMENTS
 - Soils Reports, Grading Plans, Utility Plans & Tract Maps
 - Size of Buildings
 - Building Heights
 - Building Setbacks
 - Lot Drainage
 - Service Yard
 - Design Review Fee
- III DESIGN CONSIDERATIONS
- IV EXHIBIT SUBMITTALS
- V APPROVAL OR DISAPPROVAL OF SUBMISSIONS
- VI CONSTRUCTION INSPECTIONS
- VII SIGNS AND FLAGS
- VIII APPENDIX "A" - BUILDING HEIGHTS
- IX APPENDIX "B" - FRONT YARD SETBACK VARIANCES
- X APPENDIX "C" - MAIL BOXES

6/10/75

I. ARCHITECTURAL COMMITTEE

The duty of the Benedict Hills Architectural Committee is to review submissions of proposed structures or alterations to existing structures, as well as landscaping, fencing and exterior colors, in order to determine their conformance with such requirements as the Committee has established.

Regular meetings of the Architectural Committee will be held on the first and third Thursday of every month. In order to be acted upon, submissions should be received one week ahead of the scheduled meetings. Submissions may be picked up on the Tuesday following the regular meeting, or when notified by the Committee.

The approval of plans for new work or alterations to existing structures shall be for one year from date of approval. If work is not started before expiration of this period, plans must be re-submitted.

II. GENERAL REQUIREMENTS

The purpose of these requirements is to encourage high quality of design and construction in all physical improvements constructed in Benedict Hills. It is the responsibility of the owner to obtain the applicable requirements from the Architectural Committee.

Soils Reports, Grading Plans, Utility Plans & Tract Maps

It is the responsibility of lot owners or prospective buyers to obtain the following instruments:

1. Soils reports are available from Robert Stone & Associates, 19720 Ventura Boulevard, Woodland Hills, California, (213) 346-0565.

2. Grading plans and utility plans are available from Jennings Engineering, 4419 Van Nuys Boulevard, Sherman Oaks, California, (213) 872-3015.
3. Tract maps are available from the Los Angeles County Recorder, 227 No. Broadway, Los Angeles, California, (213) 974-6609.

Size of Buildings

The minimum area for proposed residences in Benedict Hills shall be 2,000 sq. ft., not including any allowance for covered porches and garages.

The size for garages shall be in accordance with the Los Angeles County Code (2 car minimum). Carports are prohibited.

Building Heights

Building height restrictions have been established in all tracts by the Architectural Committee. Maximum heights and the elevation from which they are taken are listed in Appendix "A".

Building Setbacks

Building setbacks shall be in accordance with the Los Angeles County Code. In some instances the Developer has obtained front yard setback variances as defined in Appendix "B". It is required that the Architectural Committee be consulted at an early stage, for approval of any setback variances other than those listed.

Lot Drainage

It is intended that each lot be drained to the street. Rear yard drainage shall be conveyed to the street by the installation of underground devices.

Service Yard

All service yards for trash containers or service areas and clothesline areas shall be enclosed or fenced in such a manner that such yards or areas will be obstructed from the view of any adjacent lot or street.

Design Review Fee

A non-refundable processing fee is required for all submissions. Checks for fees should be made out to "The Benedict Hills Community Association-Architectural Committee."

The fee for alterations to existing structures, additional fences, landscape rehabilitation, and landscape structures (after a house has been built) will be determined by the Committee.

The Owner will be notified of fees required and in no case will processing of a submission commence, without prior receipt of the Design Review Fee.

III. DESIGN CONSIDERATIONS

Careful attention shall be given to aesthetic and functional considerations of any design submitted. Designs will be reviewed in order to achieve a quality of architectural and landscape design that will enhance the entire community. The following are particularly important:

1. Nature and character of the site.
2. Orientation of structure with respect to sun, wind, view and privacy.
3. Regard for architectural character of neighborhood.
4. Appearance of structure from all angles.
5. Careful organization of fenestration and other exterior design elements.
6. Consistent and honest use of exterior materials (use of imitation materials is not desirable).

The Developer has constructed a number of representative houses which establish a criteria of quality and architectural character for other houses to be built in Benedict Hills.

The Architectural Committee shall review plans in respect to all Covenants, Conditions and Restrictions of record governing building in Benedict Hills, as well as regulations adopted by The Benedict Hills Community Association.

Conformance to the requirements of Governing Authorities is a matter for owner's determination, and approval of plans by the Architectural Committee does not imply conformance with such legal requirements.

IV. EXHIBIT SUBMITTALS

Preliminary Exhibits

Preliminary Exhibits must be submitted for approval before Final Exhibits are submitted. The approval stamp of the Benedict Hills Architectural Committee will be placed only on final submissions. In no case will the Committee's approval stamp be placed on preliminary submissions.

For preliminary submission, two sets of exhibits are required. When reviewed, the Owner will be notified that one set may be picked up. Preliminary exhibits shall contain the following information:

1. Plot plan drawn at a scale of 1/8"=1'0" showing lot layout dimensions and north arrow; topographical information such as property line and curb grades, pad grades, top and toe of all slopes. Building outline, roof outline, drives, walks, fences (including their heights), patio areas, pools and other site improvements shall be shown on the plot plan. Generally indicate proposed provisions for drainage.

It is the Owner's responsibility to provide accurate lot layout and topographical information, and if the nature of the terrain warrants it, topographical survey by a licensed surveyor may be required.

2. Floor plans drawn at a scale of 1/8"=1'0", or 1/4"=1'0" showing overall dimensions and area of house and garage (listed separately) in square feet.
3. Roof plan indicating pitch and roof material. Roofing material to be retardant shakes or tile. Flat roofs are prohibited as well as built up roofs and asphalt shingles.
4. All exterior elevations at a scale of 1/4"=1'0" or 1/8"=1'0" showing all doors and windows and indicating all materials used on exterior, including planters, chimney and fences. Indicate roof pitch and height above elevation listed in Appendix "A" at highest point of building.
5. Perspective sketch if desired in order to clarify design.
6. Signature and license number of person preparing plans.

Final Exhibits

After approval of Preliminary Exhibits, Final Exhibits shall be submitted as follows:

1. Working drawings, specifications and landscape plans.
2. Exterior color scheme.

A. Working Drawings, Specifications & Landscape Plans

Two sets of working drawings, specifications and landscape plans are required.

When reviewed, the Owner will be notified that one set may be picked up.

Working drawings, specifications and landscape plans, shall contain all the information required for preliminaries plus additional information as follows:

1. Working Drawings

- a. Plot plan at a scale of 1/8"=1'0" showing all information required for preliminary plot plan and also specific flow and manner of

- drainage, finish and natural grade elevations at building corners and street elevations at curb; location of air conditioning or pool equipment and gas meter.
- b. Foundation plans, details and retaining wall details.
- c. Floor plans showing floor elevations above datum with complete dimensions, area of house and garage (listed separately) in square feet.
- d. Roof plan as per preliminary requirements. Mechanical equipment on roof is prohibited.
- e. All exterior elevations at a scale of 1/4"=1'0".
- f. Structural section through building showing foundation, wall section and eave section.
- g. The following details:
- (1) Typical exterior opening head, jamb and sill details.
 - (2) Eave and roof overhang details.
 - (3) Any details necessary to explain exterior design features and junctures of dissimilar materials.
 - (4) Details necessary to explain design of fences, garden walls, planters, or any other exterior structure. Plastic fences, plastic, metal or canvas exterior structures are prohibited.
 - (5) Property line fence shall have finished face to the outside, unless adjacent neighbors agree to posts and rails fencing his property (see submittal application).
- h. Mail box support design (see Appendix "C").
- i. Building specifications.

2. Landscape Plans

Landscape Plans are a part of the "Final Exhibits," and final approval will not be granted until landscape plans are approved.

Plot plan drawn at a scale of $1/8"=1'0"$, or $1/4"=1'0"$ showing the following:

- a. Location, size, material and construction details of all walks, planters, fences or any other landscape structures.
- b. Location, species and elevation (at maturity) of trees, bushes, shrubs, plants and hedges, that will grow over three (3) feet high.
- c. Sprinkler layout.

Note: Landscaping and sprinkler installation for front yards must be complete at time of occupancy. Landscaping and sprinkler installation of rear yards must be completed within six (6) months of occupancy.

3. Exterior Color Scheme

The Exterior Color Scheme is a part of the "Final Exhibits," and final approval will not be granted until the exterior color scheme is approved. All colors which are to be used on the exterior of buildings, fences, walls, planters, landscape structures, walks, patios, etc., shall be submitted as follows:

- a. Color chips (2 square inches minimum in area) shall be mounted on an $8-1/2" \times 11"$ white illustration board with designations as to where the colors are to be applied. The Owner's name, lot and tract number shall be shown at the bottom of the board.
- b. A sample of masonry materials, roof tile and walk or patio pre-fabricated materials shall be submitted along with the color board.

NOTE: "Exterior Color Scheme" requirement applies if Owner decides to change colors or materials of existing structures or amenities.

V. APPROVAL OR DISAPPROVAL OF SUBMISSIONS

In the event the Architectural Committee fails to approve or disapprove any submission within sixty (60) days of their Design Review Meeting Date, such submission shall be deemed to have been fully complied with.

VI. CONSTRUCTION INSPECTIONS

During construction, a representative of the Architectural Committee will visit the site at the following stages of construction:

1. After building has been laid out, prior to trenching.
2. At conclusion of framing, prior to lathing.
3. After the work is completed.

Owners and contractors are instructed that they must notify the Committee at the conclusion of each stage of construction indicated above.

Any changes in construction from the final approved submission shall be submitted for approval before they are made.

VII. SIGNS AND FLAGS

In order to maintain the character of neighborhoods, the following requirements will be strictly enforced:

APPENDIX "A"

VIII. BUILDING HEIGHTS

The maximum building height is taken from the "pad elevation" to the uppermost part of the roof of the building. Chimneys may extend a maximum of 30 inches above the height limit. In exceptional cases height limit increases may be granted by the Architectural Committee. It is advisable that the Committee be contacted for height limit increase approval at an early stage in the development of a project.

TRACT 24981

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
3	956	25'
4	945	25'
7	939	25'
10	936	25'
11	938	25'
14	988	25'
15	1014	25'

TRACT 24862

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
32	1057	25'
33	1046	25'
34	1043	25'
35	1035	25'
36	1026	25'
37	1017	25'
38	1011	25'
39	1011	25'
40	1013	25'
47	1077	25'
48	1083	25'
49	1087	25'
50	1093	25'
51	1096	25'
52	1098	25'
53	1099	25'
54	1099	25'

TRACT 24862

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
55	1098	25'
56	1096	25'
57	1094	25'
58	1088	25'
59	1085	25'
60	1100	25'
61	1100	25'
62	1102	25'
63	1098	25'
64	1097	25'
65	1097	25'
66	1102	25'
67	1122	25'
68	1137	25'
69	1144	23'
70	1167	25'
71	1171	25'
72	1126	25'
73	1093	23'
74	1087	25'
75	1087	25'
76	1067	25'

TRACT 24946

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
1	1087	25'
2	1118	25'
3	1140	25'
4	1148	25'
5	1160	25'
6	1166	25'
7	1169	25'
8	1170	25'
9	1170	25'
10	1170	25'
11	1169	25'
12	1166	25'
13	1157	25'
14	1144	25'

TRACT 24946

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
15	1130	25'
16	1115	25'
17	1104	25'
18	1102	25'
19	1170	25'
20	1168	25'
21	1156	25'
22	1154	25'
23	1148	25'
24	1146	25'
25	1147	25'
26	1146	25'
27	1145	25'
28	1056	25'
29	1047	25'
30	1048	25'
31	1041	25'
32	1047	25'
33	1035	25'
34	995	25'
35	999	25'
36	1027	25'
37	1034	25'
38	1042	25'
39	1049	25'
40	1055	25'
41	1067	25'
42	1073	25'
43	1082	25'
44	1092	25'
45	1089	25'
46	1097	25'
47	1098	25'
48	1100	25'
49	1097	25'
50	1089	25'
51	1077	25'
52	1072	25'
53	1077	25'
54	1084	25'
55	1100	25'
56	1113	25'
57	1123	25'

TRACT 24946

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
58	1125	25'
59	1126	25'
60	1127	25'
61	1125	25'
62	1125	25'
63	1123	25'
64	1117	25'
65	1109	25'
66	1105	25'
67	1110	25'
68	1117	25'
69	1118	25'
70	1124	25'
71	1131	25'
72	1138	25'
73	1145	25'
74	1150	25'
75	1153	25'
76	1162	25'
77	1184	25'
78	1194	25'
79	1207	25'
80	1221	25'
81	1156	25'
82	1151	25'
83	1144	25'
84	1138	25'
85	1132	25'
86	1125	25'
87	1117	25'
88	1110	25'
89	1099	25'
90	1091	25'
91	1081	25'
92	1074	25'
93	1063	25'
94	1042	25'
95	1038	25'
96	1025	25'
97	1019	25'
98	1010	25'

TRACT 23290

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
1	1235	25'
2	1222	25'
3	1211	25'
4	1200	25'
5	1185	25'
6	1174	25'
7	1163	25'
8	1049	20'
9	1065	16'
10	1076	23'
11	1089	23'
12	1098	23'
13	1100	25'
14	1095	25'
15	1084	25'
16	1070	25'
17	1056	22'
18	1043	22'
19	1038	25'
20	1015	23'
21	1021	22'
22	1034	22'
23	1049	22'
24	1065	22'
25	1078	25'
26	1085	25'
27	1088	25'
28	1088	25'
29	1081	25'
30	1066	30'
31	1052	25'
32	1045	25'
33	1032	25'
34	1018	25'
35	1010	25'
36	955	20'
37	983	25'
38	976	25'
39	979	25'
40	992	25'
41	1003	25'
42	1015	25'

TRACT 23290

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
43	1026	25'
44	1040	25'
45	1053	25'
46	1068	25'
47	1073	25'
48	1068	25'
49	1065	25'
50	1053	25'
51	1040	25'
52	1028	25'
53	1017	25'
54	1007	25'
55	998	25'
56	990	25'
57	983	25'
58	976	25'
59	968	25'
60	939	25'
61	941	25'
62	941	25'
63	941	25'
64	941	25'
65	934	25'
66	907	25'
67	907	25'
68	933	25'
69	940	25'
70	950	25'
71	961	25'
72	973	25'
73	982	25'
74	995	25'
75	1002	25'
76	1010	25'
77	1012	25'
78	1010	25'
79	1002	25'
80	1010	25'
81	1002	25'
82	993	25'
83	977	25'
84	962	25'
85	948	25'

TRACT 23290

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
43	1026	25'
44	1040	25'
45	1053	25'
46	1068	25'
47	1073	25'
48	1068	25'
49	1065	25'
50	1053	25'
51	1040	25'
52	1028	25'
53	1017	25'
54	1007	25'
55	998	25'
56	990	25'
57	983	25'
58	976	25'
59	968	25'
60	939	25'
61	941	25'
62	941	25'
63	941	25'
64	941	25'
65	934	25'
66	907	25'
67	907	25'
68	933	25'
69	940	25'
70	950	25'
71	961	25'
72	973	25'
73	982	25'
74	995	25'
75	1002	25'
76	1010	25'
77	1012	25'
78	1010	25'
79	1002	25'
80	1010	25'
81	1002	25'
82	993	25'
83	977	25'
84	962	25'
85	948	25'

TRACT 23290

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
86	938	25'
87	944	*
88	948	*
89	953	25'
90	953	25'
91	952	25'
92	951	25'
93	950	25'
94	943	25'
95	941	25'
96	934	25'
97	926	25'
98	909	25'
99	908	25'
100	907	25'
101	906	25'
102	886	25'
103	878	25'
104	878	25'
105	884	25'
106	878	25'
107	874	25'
108	880	25'
109	886	25'
110	896	25'
111	902	25'
112	901	25'
113	900	25'
116	911	25'
117	912	25'
118	913	25'
119	915	25'
120	919	25'
121	921	25'
122	922	25'
123	925	25'
124	933	25'
125	938	25'
126	945	25'
127	946	25'
128	956	25'

TRACT 23290

<u>Lot No.</u>	<u>Pad Elevation</u>	<u>Height Limit</u>
129	963	25'
130	975	25'
131	986	25'
132	995	25'
133	815	25'

* Height limit to be in accordance with Los Angeles City Zoning Code.

APPENDIX "B"

TRACT NO. 24946 - FRONT YARD SETBACKS:

Z.A.I. CASE NO. 3034
Interpretation of front yard setback requirements
for 98 lots in Tract No. 24946 located at Deep
Canyon Drive, Beverly Crest District
D. M. Nos. 7300, 7316 and 7317

5 ft. front setback on Lots 2, 3, 7, 10, 11, 16, 24, 26, 29, 58, 59,
61, and 62

7 ft. front setback on Lots 4 and 9

10 ft. front setback on Lots 5, 6, 8, 12, 15, 17, 19, 20, 27, 28, 30,
31, 32, 34, 35, 38, 41, 51, 54 - 57, 60,
63, 65, 67, 68 - 77, 79 - 88, 93, 95 - 98

15 ft. front setback on Lots 13, 14, 23, 36, 52, 64, 66, 89, 90, 91,
92 and 94

20 ft. front setback on Lots 1, 18 and 21

25 ft. front setback or as permitted by zoning on Lots 22, 25, 33, 37,
39, 40, 42 - 50, 53, 70 and 78

TRACT NO. 23290 - FRONT YARD SETBACKS:

Z.A.I. CASE NO. 3042
Interpretation of front yard setback requirements
for 133 lots in Tract No. 23290 located at Deep
Canyon Drive, southerly of Mulholland Drive
Bel Air District, D.M. No. 7301 and 7316, EIR exempt

5 ft. front yard setback on Lots 2, 50, 52, 53, 55, 61, 63, 77, 80,
90, 91, 93 - 95, 107, 126 and 127

10 ft. front yard setback on Lots 1, 12, 19, 21 - 28, 30, 31, 36 - 43,
46, 49, 51, 54, 56 - 60, 67, 68, 69,
74 - 76, 79, 81 - 89, 92, 96, 100, 101,
103, 104, 108 - 110, 112, 113, 116 - 125,
128, 130 - 133.

15 ft. front yard setbacks on Lots 3 - 8, 15 - 18, 20, 32 - 35, 44, 45, 62,
66, 97 - 99, 102, 111, 129

APPENDIX "C"

X. MAIL BOXES

Your mail will be delivered by mounted carrier. You are required, by postal regulations, to install a "rural" style mailbox on your property, preferably where your driveway and sidewalk meet. Height of your mailbox should be approximately 36 inches.

Your house address should appear on the mailbox. Addition of your name is optional.

