

BENEDICT HILLS ESTATES ASSOCIATION

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UPDATE TO ARCHITECTURAL RULES & REGULATIONS Effective August 2010

The following additional rules and regulations have been adopted by the Architectural Committee of Benedict Hills Estates Association (BHEA) effective August 2010.

1. In addition to City of Los Angeles Building & Safety requirements, each lot within BHEA is subject to the jurisdiction of the Mulholland Scenic Parkway (“MSP”) and all construction, remodeling and landscaping must conform to MSP rules and requirements. BHEA’s rules and regulations do not supersede MSP and/or City regulations.
2. The maximum allowable height for fountains is 5.5 feet above grade.
3. Fences, gates and walls are subject to architectural review and may not exceed six feet (6’) in height.
4. Satellite dishes, dishes which receive video programming services via multipoint distribution services and any other device used for the reception of television broadcast signals, direct broadcast satellite services or multi-channel multipoint distribution (wireless cable) services must be located to the rear of a lot and not visible from the street. If you are unsure, please contact the Architectural Committee for advice regarding placement.
5. Placement of solar panels requires pre-approval by the Architectural Committee as to location and every effort should be made to place solar panels so that they are not visible

The foregoing additional rules and regulations are added to the provisions of Article VII of the recorded CC&R’s and the existing Architectural Committee Requirements, as amended. Please visit our website for a full and complete copy of the Architectural Rules and Regulations www.benedicthillsestates.com.

Thank you!