

Marquez Knolls Property Owners Association

NO CHANGE IN MASSING CERTIFICATION

The undersigned, being the owner and the architect of record for plans submitted to the Los Angeles Department of Building and Safety, dated _____, for the property located at _____, Pacific Palisades, California, situated in Tract _____ (the “New Project”), hereby certify as follows:

1. Project Description

- **New Project:** [Insert brief description, including height, number of stories, and square footage]: _____
- **Prior Home:** [Insert brief description, including height, number of stories, and square footage]: _____

2. Certification

The New Project:

- Does **not** exceed the Prior Home’s maximum top of roof elevation;
- Does **not** alter the roofline in height or configuration, including the addition or modification of parapets or conversion from a sloped to flat roof or vice versa;
- Does **not** change existing grading in a manner that would increase the effective height of any structure;
- Does **not** increase the total square footage of structures on the lot; and
- Does **not** otherwise alter the massing, scale, or design of the prior home in any manner that would materially and unreasonably obstruct or diminish views from any other lot within Tract _____.

3. Acknowledgment of CC&Rs

The undersigned acknowledge that the CC&Rs applicable to Tract _____ limit the height of a home to one story except in specified circumstances [and, where applicable under Paragraph 11, prohibit any structure that obstructs views from any other parcel]. The undersigned further acknowledge that Marquez Knolls Property Owners Association is relying upon this certification in reviewing and waiving the View Impact Analysis Application for the New Project.

4. Continuing Duty

The undersigned further certify and agree that no subsequent changes, modifications, or field alterations will be made during construction or thereafter that would violate the representations made in this certification, including any changes to roof height or configuration, parapets, grading, square footage, or other massing characteristics that could materially and unreasonably obstruct or diminish views from any other lots.

OWNER:

Name: _____

By: _____

Title (if applicable): _____

Date: _____

ARCHITECT OF RECORD:

Name: _____

By: _____

Title (if applicable): _____

Date: _____