

August 16, 2022

*Re: Notice of Judicial Hearing to Approve Restatement of the Association's CC&Rs
In re CHAPMAN TOWNHOMES, INC.
Orange County Sup. Ct. (Case No. 30-2022-1269315-CU-PT-CJC)
Hearing Date/Time: September 1, 2022, at 2:00 p.m.
Location of Hearing: Orange County Superior Court, Dept. C12 (Hon. Melzer)
700 Civil Center Drive West, Santa Ana, CA 92701*

Dear Members of the Chapman Townhomes, Inc.:

We are the attorneys for your Association. The Association's membership voted on whether to approve and adopt a First Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements ("Restated CC&Rs"). Passage required approval of at least 75% of the member voting rights (50 out of 66 members). Despite the Association's significant efforts to increase voter participation, only 46 members participated in the process, with 38 votes cast in favor, falling short of that necessary.

California law permits the Association to file a petition requesting the Court to authorize the Restated CC&Rs. At the request of your Board of Directors, we filed this Petition, which the Court will consider at a hearing on the date and time set forth above. You may support, oppose or refrain from participating in this proceeding. You may file papers in opposition but you must adhere to the timelines and procedures described in the attached Order.

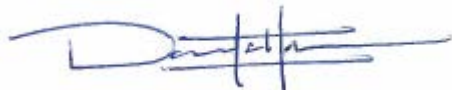
The Order also indicates that copies of the Petition and all related documents and exhibits in connection with this hearing will be posted by the Association on a website maintained by this office. These documents may be accessed as follows:

Link: hoabrief.com/Chapman/

Alternatively, if you prefer, you may obtain copies of these documents by contacting our office at (877) 446-2529, or emailing us at daniel@rodllp.com

Very truly yours,

RICHARDSON | OBER | DeNICHILO



Daniel C. Heaton, Esq.

Enclosure: Order (7/21/22)

1 Robert M. DeNichilo, SBN 166280
Daniel C. Heaton, SBN 262232
2 Racheal E. Solomon, SBN 319993
RICHARDSON | OBER | DeNICHILLO
3 234 E. Colorado Blvd., Suite 800
Pasadena, California 91101
4 Tel: 877.446.2529
Fax: 626.449.5572

5 Attorneys for Petitioner
6 CHAPMAN TOWNHOMES, INC.

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
CENTRAL JUSTICE CENTER
JUL 21 2022
DAVID H. YAMASAKI, Clerk of the Court
BY: _____, DEPUTY

7
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **COUNTY OF ORANGE**

10 In re: CHAPMAN TOWNHOMES, INC.,
11
12 Petitioner.

Case No.: 30-2022-01269315-CU-PT-CJC

~~Proposed~~ **ORDER SPECIFYING
METHOD OF NOTICE FOR AND
SETTING HEARING ON PETITION TO
REDUCE PERCENTAGE OF
AFFIRMATIVE VOTES TO AMEND
CC&RS (CIV. CODE § 4275)**

Date:
Time:
Dept:

Richardson | Ober | DeNichilo
234 E. Colorado Blvd., Suite 800
Pasadena, California 91101
Telephone: 877.446.2529

13
14
15
16
17
18
19 The Petition of CHAPMAN TOWNHOMES, INC (“Association”) for an Order to Reduce
20 the Percentage of Affirmative Votes Necessary to Amend its existing Declaration of Restrictions
21 (“CC&Rs”) was filed pursuant to Civil Code section 4275. The Court having conducted a
22 preliminary review of said Petition upon filing, and for good cause appearing therein due to statutory
23 requirements, sets the matter for hearing and issues the present Order pertaining to manner of notice,
24 as required by Section 4275(b).

25 **IT IS HEREBY ORDERED** that the foregoing Petition be set for hearing on
26 September 1, 2022, at 2 PM, in Department C12 of the above-captioned Court,
27 located at 700 Civil Center Drive West, Santa Ana, CA 92701.

28 ///

Richardson | Ober | DeNichilo
234 E. Colorado Blvd., Suite 800
Pasadena, California 91101
Telephone: 877.446.2529

1 The Association shall give Notice of the hearing by serving on each of the Members by first
2 class mail a copy of this signed Order and a letter in the form attached hereto as *Exhibit A*
3 (collectively "Notice"), no less than 15 days before the date of the above hearing.

4 Copies of the Notice, the Petition, and all related documents and exhibits (collectively
5 "Pleadings") served by or on the Association in connection with this action shall be posted by the
6 Association on a website to be maintained by Association's counsel, the address of which shall be
7 provided in the above mailed Notice. The Notice shall also be posted in the area designated for
8 general notice, if any, pursuant to Civil Code section 4045. Association's counsel will provide
9 hardcopies of the Pleadings to any interested party upon written request.

10 Opposition to the Petition, if any, shall be filed and served on the Association, care of its
11 attorney, by electronic mail (racheal@rodllp.com) or first-class mail to Racheal E. Solomon, Esq.,
12 Richardson | Ober | DeNichilo, 234 E. Colorado Blvd, Ste. 800, Pasadena, CA 91101, before 4:00
13 p.m. on 8/25/22, ~~2022~~.

14 Any Reply must be filed and served on the opposing party by return email or first-class mail,
15 as appropriate, as well as posted to the website, before 4:00 p.m. on 8/29/22, ~~2022~~, with
16 courtesy copies submitted to the Court the same day as filing.

17 **SO ORDERED.**

18 DATED: **JUL 21 2022**



Judge of the Superior Court
Layne H. Melzer