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9 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
10 **COUNTY OF ORANGE**
11

12 In re:
13 CHAPMAN TOWNHOMES, INC.,
14 Petitioner.

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

**DECLARATION OF CANDY CASE IN
SUPPORT OF PETITION TO REDUCE
PERCENTAGE OF AFFIRMATIVE
VOTES TO AMEND CC&RS**

*[Filed concurrently with Petition to Reduce
Voting Percentage, Table of Exhibits, and
(Proposed) Order Specifying Notice & Hearing]*

Date:
Time:
Dept:

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21 **DECLARATION OF CANDY CASE**

22 I, Candy Case, declare:

23 1. I am a member of the Board of Directors for Chapman Townhomes, Inc.
24 (“Association”).

25 2. I make this Declaration in support of the Association’s Petition to Reduce Percentage
26 of Affirmative Votes Required to Amend the CC&Rs (“Petition”). I have personal knowledge of
27 the facts set forth in this Declaration and, if called as a witness, I could and would competently
28 testify thereto.

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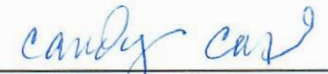
3. Following the special meeting held on April 19, 2022, (which was the second attempt at voting on the proposed amendments to the CC&Rs), I sent an email to those members who had not yet returned a ballot. The goal was to follow-up in hopes of receiving the required votes necessary to approve the CC&Rs amendments.

4. Specifically, on April 21, 2022, I sent an email to approximately twenty members whose ballots had not been returned. I explained the need for updating our outdated CC&Rs and offered to arrange for them to receive a replacement ballot if needed. True and correct copies of my emails to the members are attached to the accompanying Table of Exhibits as *Exhibit H*.

5. Even with my efforts to directly follow-up with the members who had not yet provided their vote, the Association still did not receive participation of seventy-five percent (75%) of members to approve the proposed amendments to the CC&Rs during the meeting on May 17, 2022 (which was the third meeting held for this purpose).

6. The Association's Board and management have engaged in significant efforts to attempt to encourage the membership to participate in this voting process, without success. In my opinion, based on the lack of participation to date, I do not believe further efforts or extensions would result in a significant increase in voter participation.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 14th day of June 2022 at the City of Orange, California.



Candy Case, Board of Directors