

**SUPERIOR COURT OF CALIFORNIA,  
COUNTY OF ORANGE  
CENTRAL JUSTICE CENTER**

**MINUTE ORDER**

DATE: 07/21/2022 TIME: 01:30:00 PM DEPT: C12

JUDICIAL OFFICER PRESIDING: Supervising Judge Layne H. Melzer

CLERK: L. Mendez

REPORTER/ERM: None

BAILIFF/COURT ATTENDANT: None

CASE NO: **30-2022-01269315-CU-PT-CJC** CASE INIT.DATE: 06/29/2022

CASE TITLE: **In Re: Chapman Townhomes, Inc.**

CASE CATEGORY: Civil - Unlimited CASE TYPE: Petitions - Other

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EVENT ID/DOCUMENT ID: 73806897

**EVENT TYPE:** Ex Parte

MOVING PARTY: Chapman Townhomes, Inc.

CAUSAL DOCUMENT/DATE FILED: Ex Parte Application - Other, 07/20/2022

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**APPEARANCES**

Daniel C. Heaton - Counsel, Daniel C. Heaton - Counsel, Petitioner, present remotely.

Hearing held, all participants appearing remotely.

Ex-Parte Application for Order Specifying Method of Notice and Setting Hearing on Petition is requested by Petitioner.

The Court, having read and reviewed the moving papers, now rules as follows:

The PETITION TO REDUCE PERCENTAGE OF AFFIRMATIVE VOTES TO AMEND DECLARATION OF RESTRICTIONS (CC&Rs) (CIVIL CODE § 4275) is scheduled for 09/01/2022 at 02:00 PM in Department C12.

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

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

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

Any Reply must be filed and served on the opposing party by return email or first-class mail, as appropriate, as well as posted to the website, before 4:00 p.m. on August 29, 2022, with courtesy copies

submitted to the Court the same day as filing.

The formal order was signed this date.

Court orders moving party to give notice.