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Attorney for Petitioner
THE RANCHO TEHAMA ASSOCIATION,
a California Nonprofit Mutual Benefit Corporation

FILED
SUPERIOR COURT OF CALIFORNIA

JAN 28 2020

COUNTY OF TEHAMA
KEVIN HARRIGAN, CLERK OF THE COURT
BY *[Signature]*, DEPUTY

SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF TEHAMA

Case No. 19CI000295

In the Matter of
THE RANCHO TEHAMA ASSOCIATION,
a California Nonprofit Mutual Benefit
Corporation,

Petitioner,

JUAN CARAVEZ, EDGAR PITMAN and
TIFFANY RODGERS,

Respondents.

**PROPOSED ORDER AFTER HEARING
GRANTING VERIFIED PETITION IN
PART**

(CORPORATIONS CODE §7515)

**HEARING DATE: JANUARY 6, 2020
TIME: 1:30 P.M.
DEPARTMENT: 5**

The above-entitled matter was regularly heard on January 6, 2020, in Department 5 of this Court following a continuance on December 16, 2019. Petitioner, THE RANCHO TEHAMA ASSOCIATION ("Association") appeared by and through its counsel, Alex Sohal of ADAMS STIRLING, PLC. Attorney Michael Thomas appeared on behalf of JUAN CARAVEZ, a Respondent. Respondents EDGAR PITMAN (in pro per) and TIFFANY RODGERS (in pro per) did not appear.

Having considered the Verified Petition, the Declarations filed herein, and other written and oral evidence provided, the Court finds:

By Fax

1 4. The Ballots of the Amendment Effort to amend the Bylaws as set forth in Exhibit
2 "C" to the Verified Petition and the Ballots for the 2019 Director Election may be tabulated with
3 a majority of the votes controlling, so long as the ballots represent 15% of the members authorized
4 to vote;

5 5. The Court dispenses with the requirement that valid adoption of the Amendment to
6 the Bylaws requires the affirmative vote by 75% of the voting power;

7 6. The Court further grants the request to reduce the voting requirements in the
8 Association's Bylaws to a majority vote of a least 15% of the members authorized to vote;

9 7. Should the proposed Amendment to the Bylaws be approved by a majority of the
10 15% requirement, the Amendment shall be adopted and certified with a copy of this Court's Order
11 and shall have the same force and effect as if it were adopted in compliance with every requirement
12 imposed by the Association's Governing Documents, and shall encumber and be binding upon all
13 the properties and residences within the Development;

14 8. Within a reasonable amount of time after the Amendment to the Bylaws has been
15 adopted and certified together with a copy of this Court's Order, Petitioner shall cause a copy of
16 the same to be mailed to each of the members of the Association, together with a statement
17 providing that the Amendment has been adopted and that the Bylaws' quorum and voting
18 requirements have been amended to 15% of the voting power of the Association.

19 9. For such other and further relief, as the Court deems proper.

20
21
22 Dated:

1/28/20



Honorable Matthew C. McGlynn

PROOF OF SERVICE

I, QUYNH PHAM, hereby declare as follows:

I am over the age of 18 years and not a party to this action. I am employed in the County of Santa Clara, California where the mailing occurs. My business address is 2033 Gateway Place, Suite 500, San Jose, CA 95110. On January 13, 2020 I served the following document(s):

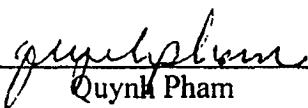
- 1. **PROPOSED ORDER AFTER HEARING GRANTING VERIFIED PETITION IN PART**
- 2. **PROOF OF SERVICE**

on each person named below by enclosing a copy in an envelope addressed as follows:

<p>1. Tiffany Rodgers (In Pro Per) P.O. Box 5781 Corning, CA 96021 Email: therodgers6@yahoo.com</p>	<p>2. Michael W. Thomas, Esq. Thomas & Associates 2390 Professional Dr, Roseville, CA 95661 Email: mthomas@thomas-lawyers.com <i>(Attorney for Juan Caravez et al., "Responding Parties")</i></p>
<p>3. Edgar Pitman (In Pro Per) (a) P.O. Box 5248 Corning, CA 96021 Email: ed_pitman@hotmail.com</p>	<p>(b) 17360 Rancho Tehama Road Corning, CA 96021</p>

- BY U.S.P.S MAIL:** I enclosed the said document in a sealed envelope addressed to the persons at the addresses stated above and placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day as correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.
- BY ELECTRONIC MAIL (Courtesy Copy):** I electronically served a true copy of the said documents to the persons listed directly above to the email address(es) above on this date from my email address qmai@adamsstirling.com between the hours of 8:00 a.m. and 5:00 p.m. PDT.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on January 13, 2020, in San Jose, California.



Quynh Pham