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Attorney for Defendant,
ANNANDALE TOWNHOUSE ASSOCIATION, INC.

FILED
Superior Court of California
County of Los Angeles

09/22/2020

Sherri R. Carter, Executive Officer / Clerk of Court

By: K. Tobey Deputy

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF LOS ANGELES, NORTHWEST**

DOUGLAS KRUSCHEN, on behalf of Annandale
Townhouse Association, Inc.,

Plaintiff,

vs.

ANNANDALE TOWNHOUSE ASSOCIATION,
INC., a California non-profit mutual benefit
corporation,

Defendants.

Case No.: 19VECP00459
UNLIMITED JURISDICTION

ASSIGNED TO FOR ALL PURPOSES:
HON. HUEY COTTON
DEPT: A

**STIPULATION FOR ORDER AMENDING
THE BYLAWS OF THE ANNANDALE
TOWNHOUSE ASSOCIATION, INC.**

IT IS HERBY STIPULATED by and among all parties to this action and their attorneys of
record that the Bylaws of the ANNANDALE TOWNHOUSE ASSOCIATION, INC. be amended as
follows:

1. **Article III, Section 6** are amended set forth in italics as follows: If any meeting of owners
cannot be organized because a quorum has not attended, the owners who are present, either
in person or by proxy, may adjourn the meeting in a time not less than Forty-Eight (48) hours
nor more than Thirty (30) days from the time the original meeting was called *at which time*

1 *the quorum shall be reached by Thirty-Three and One Third Percent (33 1/3%) of owners*
2 *present either in person or by proxy;*

- 3 2. **Article VII, Section 1** are amended set forth in italics as follows: These Bylaws may be
4 amended by the Association in a duly constituted meeting for such purpose and no
5 amendment shall take effect unless approved by owners representing at least *Fifty One*
6 *Percent (51%)* of all units in the project as shown in Declaration.

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8 DATED: September 10, 2020

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10 BY:

NESBITT LAW, PC

PAUL B. NESBITT, ESQ.

Attorney for Plaintiff, Douglas Kruschen

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12
13 DATED: September 9, 2020

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15 Plaintiff DOUGLAS KRUSCHEN

16
17 DATED: September 9, 2020

BEAUMONT TASHJIAN

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19 BY:

A.J. JAHANIAN, ESQ.

Attorney for ANNANDALE TOWNHOUSE

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23 DATED: September 9, 2020

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25 Defendant,
26 ANNANDALE TOWNHOUSE ASSOCIATION,
27 INC.
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ORDER

IT IS HEREBY ORDERED that the undersigned Judge of the Superior Court do hereby order that the Annandale Townhouse Association, Inc. shall amend its Bylaws to conform with the California Community Association Act, Chapter 10, Part 1, Sections 4150-4159.5, of the California Civil Code.

Dated: June 10, 2020



Huey Cotton

Judge of the Superior Court

Huey P. Cotton / Judge