

FILED

Superior Court Of California
County Of Riverside
12/23/2015

**G GRIFFIN
BY FAX**

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9 Attorneys for Petitioners
10 RANCHO SERRANO ASSOCIATION and RON
11 TURCO

12 SUPERIOR COURT OF THE STATE OF CALIFORNIA
13 COUNTY OF RIVERSIDE, WESTERN REGION, HISTORIC COURTHOUSE

14 In the matter of:
15 RANCHO SERRANO ASSOCIATION, a
16 California Non-Profit Mutual Benefit
17 Corporation; RON TURCO, an individual,
18
19 Petitioners.

CASE NO. RIC1512975

**DECLARATION OF PEJMAN D.
KHARRAZIAN IN SUPPORT OF VERIFIED
PETITION TO AMEND THE BYLAWS OF A
COMMON INTEREST DEVELOPMENT AND
FOR AN ORDER APPROVING THE
AMENDMENT
[CORPORATIONS CODE § 7515]**

Date: January 22, 2016
Time: 8:30 a.m.
Dept.: 2

Petition Filed: October 26, 2015

20 I, Pejman D. Kharrazian, declare and state as follows:

21 1. I am a member in good standing of the State Bar of California and an associate
22 with the law firm of Epsten Grinnell & Howell, APC, attorneys of record for Petitioners
23 Rancho Serrano Homeowners Association ("Association") and Ron Turco in the above-
captioned action.

24 2. I have personal knowledge of facts herein declared, and can and will
25 competently testify to said facts if called upon to do so. As to those matters stated herein on
26 information and belief, as to those matters I believe the facts stated herein to be true and
27 correct based on my personal knowledge and belief.

28 ///

1 3. I received from the Association’s manager a true and correct list of the
2 Association’s members, including their last known mailing addresses, for the purpose of
3 providing notice of the hearing on the “Verified Petition for Order Reducing Percentage of
4 Votes Necessary to Amend the Bylaws of a Common Interest Development and for an Order
5 Approving the Amendment” (“Petition”). Each member on the mailing list was provided
6 notice of the hearing on the Petition as set forth in the Declaration of Mailing filed herewith.

7 4. The Association is seeking to amend the Bylaws to bring it up to date with
8 current law, especially the 2014 revisions to the Davis-Stirling Common Interest Development
9 Act (Cal. Civ. Code §§ 4000-6150). The Board also addressed certain issues that became
10 apparent after the community was developed that were not contemplated by the developer
11 when the Bylaws were originally drafted. The Board’s goal was to revise the Bylaws so they
12 better address the needs of the community, to make the Bylaws more user friendly, and to
13 make them comply with the changes in the law.

14 5. The declarant (developer) no longer holds any interest in the Association, and
15 there is no requirement that the Association notify any lender or mortgagee of the hearing on
16 the petition. Nor is there any requirement that the Association notify the city and/or county in
17 which this Association is located.

18 I declare under penalty of perjury under the laws of the State of California that the
19 foregoing is true and correct, and that this declaration was executed on December 23, 2015, at
20 San Diego, California.

21 
22 _____
23 Pejman D. Kharrazian