

NELLIE GAIL RANCH OWNERS ASSOCIATION

Litigation Disclosure

June 2026

Nellie Gail Ranch Owners Association v. Stephen T. Blume and Karen Sue Blume Orange County Superior Court, Case No. (TBD)

On June 24, 2026, Nellie Gail Ranch Owners Association (“Plaintiff”) filed a Complaint against Stephen T. Blume and Karen Sue Blume, individually and as Trustees of Blume Living Trust dated January 9, 2015 (“Defendants”), asserting the following causes of action: (1) Breach of Covenants, Conditions and Restrictions; and (2) Declaratory Relief. Plaintiff seeks a mandatory injunction ordering Defendants to bring the subject property into compliance, and attorneys’ fees and costs.

Plaintiff is currently waiting for the court to assign a case number and provide a conformed copy of the Complaint so that it may be personally served upon the Defendants.

Defendants’ original six-foot chain-link fence was modified with PVC pipe, razor wire, and mesh screening to create a prison style fence that is not consistent with community standards anywhere in Laguna Hills. Plaintiff offered to approve a ten-foot-tall fence 20 feet inside the property line (similar to tennis court fencing) with plant screening. After nearly a year of trying to negotiate a resolution, Defendants have refused to make any changes to the non-compliant fence and have declined to participate in mediation.



The outcome of litigation is uncertain, as is the financial impact on Plaintiff, if any.

All pleadings filed in this matter are public records, and unless sealed by an order of the court, copies may be obtained from the office of the Clerk, Orange County Superior Court, 700 Civic Center Drive West, Santa Ana, California, by referring to the above case number. The file may also be viewed at the Court Clerk’s office at the Superior Court or at the Court’s website at <https://www.occourts.org/>

The information contained herein is solely for informational purposes, and is not intended to, nor shall it relieve a seller or owner of real property of his or her disclosure obligations pursuant to law. Furthermore, the information contained herein represents only the state of information and belief with respect to matters addressed as of the date referenced above and is not intended as a prediction of future events or the outcome of the lawsuit. All claims, allegations, defenses, and other issues in the case remain in dispute. This document is not a full recitation of all allegations, claims, defenses, facts, or laws involved in the lawsuit. Please refer to the documents filed in the Civil Action, which is a public record on file with the above-identified Court. Unless sealed by an order of the Court, copies of the documents may be obtained and/or viewed at the Office of the Clerk for the above-identified Court.