

**NELLIE GAIL RANCH OWNERS ASSOCIATION
LITIGATION DISCLOSURE**

Reames v. Nellie Gail Ranch Owners Association, et.al.
Orange County Superior Court Case No. 30-2015-00818730

On November 5, 2015, the Reames Trust 2002, by and through Trustees Charles Reames and Deborah Reames (collectively the “Reames”) filed a complaint against Nellie Gail Ranch Owners Association (“Nellie Gail”), Ramin Tayani and Kathy Tayani (collectively the “Tayanis”).

The Reames assert the following causes of action against Nellie Gail in their operative complaint: (1) Breach of CC&Rs; (2) Nuisance; (3) Breach of Fiduciary Duty; (4) Negligence; and (5) Invasion of Privacy. The cause of action for Nuisance was dismissed pursuant to a demurrer.

The Reames allege that in mid-October 2015, Nellie Gail’s Architectural Review Committee (“ARC”) approved plans for the construction of an addition to the Tayani residence which purportedly violates the CC&Rs. Nellie Gail disputes the Reames’ contentions.

The Tayanis were dismissed from the action in 2016.

The jury trial, which was previously scheduled for **August 3, 2020**, was continued to **January 25, 2021**, in light of COVID-19. A pre-trial conference is scheduled for **January 22, 2021**.

The information contained herein is solely for informational purposes, and is not intended to, nor shall it, relieve a seller or owner 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 the matters addressed as of the date referenced above and is not intended to be 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, or law involved in the lawsuit. Please refer to the documents filed in the lawsuit, which is a public record on file with the Orange County Superior Court, for further particulars.