

CIV-180108-CIV-DS1717319-MISC-150902



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**STIPULATION FOR ENTRY OF JUDGMENT AND
JUDGMENT ON 1ST AMENDED COMPLAINT filed.**



NEW FILE

JAN 08 2018

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9 WOODS ARCHITECTUAL COMMITTEE,
10 INC., a California corporation

11 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
12 **COUNTY OF SAN BERNARDINO**
13 **CENTRAL DIVISION**

14 HUSAM SAMARAH, Individual;)
15 HERMINE MURRA, Individual;)

16 Plaintiff,)

17 vs.)

18 ARROWHEAD WOODS)
19 ARCHITECTURAL COMMITTEE)
20 INC., A Nonprofit Public Benefit)
21 Corporation, and all known and unknown)
22 "DIRECTORS of CORPORATION")
23 inclusive, named as DOES 1 to 50;)

24 ARROWHEAD LAKE ASSOCIATION,)
25 A California Nonprofit Corporation; and)
26 all known and unknown "DIRECTORS")
27 of CORPORATION" inclusive, named)
28 as DOES 1 to 50;)

And all known and unknown "Lot)
Owners of Tract 53" inclusive, and all)
persons unknown claiming any legal or)
equitable right, title, estate lien, or)
interest in the property described in the)
Complaint named as)
DOES 1 to 95;)

Defendants.)

Case No: CIVDS 1717319

**STIPULATION FOR ENTRY OF
JUDGMENT AND JUDGMENT
ON FIRST AMENDED
COMPLAINT**

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Joseph M. Adams
JOSEPH M. ADAMS

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SUPERIOR COUNTY SOCIAL SERVICES
CIVIL DIVISION
SAN JOSE, CALIFORNIA

1 It is stipulated by and between (1) Plaintiffs HUSAM SAMARAH^{Individual} and HERMINE
2 MURRA^{Individual} and (2) Defendant ARROWHEAD WOODS ARCHITECTURAL COMMITTEE
3 INC., A Nonprofit Public Benefit Corporation as follows:

4 Plaintiffs' real property subject of this Stipulation is commonly known as 28051
5 Lakes Edge Road aka (State Hwy 189) in an unincorporated area known as, Lake Arrowhead
6 California, Zip Code 92352, (hereinafter "Plaintiffs' property").

7 Legally described as:

8 *(Lot 13 of Tract No. 53, in County of San Bernardino, State of California, as per Map*
9 *recorded in Book 22, Page(s) 7 and 8 of Maps, in the Office of the County Recorder*
of said County. Assessor's Parcel Numbers(s): 0335-113-16-0-000),

10 The Committee known as the ARROWHEAD WOODS ARCHITECTURAL
11 referred to as A.W.A.C., Purpose of the Committee functions to uphold the purposes of the
12 Arrowhead Woods Architectural Committee, (A.W.A.C.) and is empowered to act in matters
13 relating to all manner of construction and the trees, roots, branches and parts thereof, and
14 other matters referred to in the Covenants, Conditions and Restrictions (CC&Rs) established
15 for Arrowhead Woods. Members of the Committee comprised of members of the Arrowhead
16 Woods Architectural Committee, Inc., A California Nonprofit Public Benefit Corporation
17 Board of Directors. The Chairman of The Committee is the current President of the Board of
18 Directors of the Corporation, in the absence of the President the duty shall be assumed by the
19 Vice-President. (A.W.A.C.) has not pursued, and does not seek, to assert any jurisdiction nor
20 enforcement of any Deed Restrictions over Plaintiffs' Property.

21 Neither Party to this stipulation admits any fault or liability concerning the
22 allegations alleged in the Complaint against ARROWHEAD WOODS ARCHITECTURAL
23 COMMITTEE (A.W.A.C.) regarding Plaintiffs' Property.

24 Plaintiffs and (A.W.A.C.) stipulate that Judgment be entered for Plaintiffs for Quiet
25 Title on the Fifth Cause of Action against ARROWHEAD WOODS ARCHITECTURAL
26 COMMITTEE (A.W.A.C.) and or its Successors or assign, that ARROWHEAD WOODS
27 ARCHITECTURAL COMMITTEE (A.W.A.C.) and ARROWHEAD WOODS
28 ARCHITECTURAL COMMITTEE INC., A Nonprofit Public Benefit Corporation has no
Right, Title, Enforcements of any Deed Restrictions, or Interest in, against, on or to any
properties as described in the following recorded instruments:

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- a) Document recorded on August 09, 1922 in Book 764 of Deeds, Page 17 Grant Deed from Robert G. Lester to TITLE INSURANCE AND TRUST COMPANY;

- b) Document recorded on August 09, 1922 in Book 758 of Deeds, Page 308 Grant of Easement to Arrowhead Mutual Service Company from Robert G. Lester for maintenance and care of the trees, roots, branches, etc., growing on property herein;

- c) Document recorded on September 08, 1922 as Book 764, Page 220 Official Records, Grant Deed from Robert Lester to TITLE INSURANCE AND TRUST COMPANY, A California Corporation, declaring modifications thereof to permit other condition;

- d) Document recorded on January 27, 1926 as Book 47, Page 462 of Official Records, Corporate Grant Deed from TITLE INSURANCE AND TRUST COMPANY, A California Corporation to J. O. Knapp, subject to Exclusions and Covenants, conditions, restrictions and easements Declaring modifications thereof recorded;

- e) Document recorded on July 7, 1965 in Book 6425, Page 729, Corporate Quitclaim Deed from Arrowhead Mutual Service Company to Lot Owner with preservation and rights and care of the trees, roots, branches, etc.;

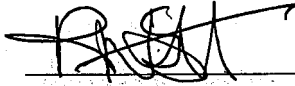
- (f) Document recorded on August 31, 1990, Number 90-349482, Titled Corporation Quitclaim Deed executed by ALA;

- g) Document recorded on January 21, 1992 Number 92-022583, Titled Assignment and Quitclaim Deed was executed by Boise Cascade on March 10, 1989, and two (2) years later recorded and became effective on January 21, 1992.

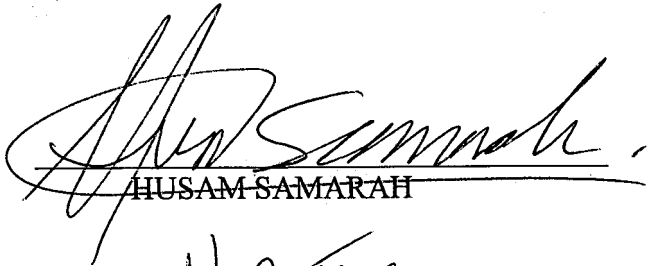
1 The First, Second, Third, Fourth, Sixth and Seventh Causes of Action are dismissed with
2 prejudice as to ARROWHEAD WOODS ARCHITECTURAL COMMITTEE.

3 Each side to bear his, her and its own costs and attorney's fees.

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5 Dated: December 29, 2017


ARROWHEAD WOODS ARCHITECTURAL
COMMITTEE, INC., A California corporation

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9 Dated: 12/29, 2017


HUSAM SAMARAH


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11 Dated: 12/29, 2017


HERMINE MURRA

12
13 **JUDGMENT**

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15 Judgment is entered as set forth above.

16 Dated: 1/8/18


JUDGE OF THE SUPERIOR COURT
KEITH D. DAVIS, Judge

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SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN BERNARDINO
CIVIL DIVISION