

**COURT-ORDERED NOTICE**

*Johnson v. PHP Management dba  
Condominium Associates*

**Class Action Settlement Notice**

**HOA Property Manager,  
Class Action Settlement for  
estoppel certificate fees  
charged at real estate closings**

This Notice is to inform you about rights you have regarding a proposed Class Action Settlement related to your sale of a property after February 16, 2020 that was governed by an HOA and managed by the Defendant in this lawsuit, PHP Management Services, d/b/a Condominium Associates, or any other integrated or affiliated entities that issued the estoppel certificates at issue in this Settlement, including (collectively "Condominium Associates"). You paid for an estoppel certificate in connection with the sale of that property and this lawsuit challenged the amount of the fees charged for the estoppel certificate. You received this Notice because you are identified as a member of the proposed Settlement Class.

Johnson v PHP Mgmt Svcs  
c/o Settlement Administrator  
PO Box 23459  
Jacksonville, FL 32241-3459

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**LITIGATION SUMMARY:** Plaintiff Byron Johnson filed this putative class action for alleged violations of Florida Statute § 720.30851(6) and Florida’s Deceptive and Unfair Trade Practices Act, Fla. Stat. § 501.201, *et. seq.* arising out of estoppel certificate fees charged by Condominium Associates to sellers of real properties subject to HOA dues. Plaintiff alleged these fees were unreasonable or exceeded the statutory cap in Florida Statute § 720.30851(6). Plaintiff and Condominium Associates agreed to settle these claims in a Class Action Settlement in exchange for the monetary benefits set forth in this Settlement. All Settlement Class Members will release Condominium Associates from all liability arising from the claims in the lawsuit involving their estoppel certificate charges.

**MONETARY BENEFITS:** Condominium Associates will establish a common fund of \$280,000 to provide a refund payment in the amount of 72% to each Settlement Class Member who does not opt out of the Settlement Class.

**ATTORNEYS’ FEES:** Plaintiff’s counsel will submit a fee petition to the Court and may seek up to 1/3<sup>rd</sup> of the common fund.

**OBJECTING TO THE SETTLEMENT:** As a Settlement Class Member, you may appear at the Final Fairness Hearing to be heard in opposition to the Settlement. The Court will hold a Final Fairness Hearing on November 22, 2024, at 9:45 am before the Honorable Nancy Jacobs, to determine whether the proposed Settlement is fair, reasonable and adequate. You must submit a written objection by November 2, 2024, containing certain requirements. Visit the website below for details.

**What Are My Rights and Options?** You may either *stay in the case* or *request to be excluded* from it.

**PARTICIPATING IN CLASS AND SETTLEMENT:** In order to receive the monetary benefits of this Settlement, Settlement Class Members do not have to take any action. If and when the Settlement is finally approved by the Court, a Settlement payment in the amount of 72% will be mailed to you at the same address as this Notice. If you are moving within the next 90 days, you can provide your new mailing address by email to [info@phpestoppelcertsettlement.com](mailto:info@phpestoppelcertsettlement.com) or by mail to Johnson v PHP Mgmt Svcs, c/o Settlement Administrator, PO Box 23459, Jacksonville, FL 32241-3459.

**OPTING OUT OF CLASS AND SETTLEMENT:** If you wish to be excluded from the Settlement Class, and receive **no settlement benefits**, you must send a written Request for Exclusion to Johnson v PHP Mgmt Svcs, c/o Settlement Administrator, PO Box 23459, Jacksonville, FL 32241-3459 no later than November 12, 2024, stating your name, address, and the following statement: "I request exclusion from the Settlement Class in *Byron Johnson v. PHP Management Services, LLC*, Case No. 24-CA-001417."

**This Notice has been Approved and Ordered by:  
Honorable Nancy Jacobs, Circuit Court Judge**

**[phpestoppelcertsettlement.com](http://phpestoppelcertsettlement.com)**

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