District Court Denver County, Colorado 1437 Bannock Street Denver, CO 80202	DATE FILED October 13, 2026 2:51 PM CASE NUMBER: 2025CV32021 ▲ COURT USE ONLY ▲
Plaintiffs: BUFFY BRUNS, JEANIE CHASE, BILL CONNER, and MARVA LYSAKER, on behalf of themselves and all others similarly situated, v. **Defendants:** AVONDALE APARTMENTS LLLP, DEL NORTE NEIGHBORHOOD DEVELOPMENT CORPORATION, SILVA MANAGEMENT PARTNERS, LLC, and ROSS MANAGEMENT LMG LLC d/b/a ROSS ENVOLVE	Case Number: 2025CV32021 Div: 424

[PROPOSED] ORDER RE: UNOPPOSED MOTION FOR PRELIMINARY APPROVAL OF CLASS ACTION SETTLEMENT PURSUANT TO C.R.C.P. 23(e)

THE COURT, having considered Plaintiffs' Unopposed Motion for Preliminary Approval of Class Action Settlement Pursuant to C.R.C.P. 23(e), hereby finds and ORDERS as follows:

1. The Motion is GRANTED.
2. The Court finds that the proposed Settlement (Ex. 1 to Motion) is within the range of reasonableness, and therefore justifies the issuance of notice to the settlement class and the setting of a final approval and fairness hearing.
3. The Settlement is therefore preliminarily approved pursuant to Rule 23(e), subject to final approval.
4. For settlement purposes only, the Court certifies the following class pursuant to Rule 23(b)(3):

> **The Avondale Class:** ALL PERSONS IN THE UNITED STATES WHO, FROM THE DATE THREE YEARS PRIOR TO THE FILING OF THE INITIAL COMPLAINT IN THIS CASE THROUGH THE DATE NOTICE

> IS SENT TO THE CLASS, LEASED A RESIDENTIAL RENTAL UNIT AT THE AVONDALE APARTMENT COMPLEX, AND ALL ADULT MEMBERS OF THOSE PERSONS' HOUSEHOLDS WHO WERE IDENTIFIED ON THE LEASE, HAD A RIGHT TO OCCUPY THE DWELLING UNIT UNDER THE RENTAL AGREEMENT, AND ARE ADULTS AS OF THE DATE NOTICE IS PROVIDED

5. For settlement purposes only, the Court also certifies the following subclass of the Avondale Class pursuant to Rule 23(b)(3):

> **The Fair Housing Subclass:** ALL AVONDALE CLASS MEMBERS WHO ARE HANDICAPPED AS THAT TERM IS DEFINED BY THE COLORADO FAIR HOUSING ACT, AND WHOSE HANDICAP IMPACTS THEIR MOBILITY AND/OR ABILITY TO ASCEND OR DESCEND STAIRS

6. Plaintiffs Buffy Bruns, Jeanie Chase, Bill Conner, and Marva Lysaker are approved as the class representatives, and Plaintiffs Jeanie Chase and Marva Lysaker are approved as the representatives of the Fair Housing Subclass.
7. Plaintiffs' Counsel—DeGolia Law P.C. and Milstein Turner, PLLC—are approved as class counsel.
8. The proposed award of fees and costs to class counsel as described in the Motion and the Settlement is within the range of reasonableness and is preliminarily approved, subject to final approval.
9. The proposed award of service payments to the class representatives as described in the Motion and the Settlement is within the range of reasonableness and is preliminarily approved, subject to final approval.
10. The proposed cy pres recipients—the Colorado Lawyer Trust Account Foundation and the Community Economic Defense Project—as described in the Motion and the Settlement are hereby approved.
11. CPT Group, Inc. is hereby approved as the Settlement Administrator.

12. The proposed Notice and Opt-Out Form (Ex. 2 to Motion) and Claim Form (Ex. 3 to Motion) are hereby approved.
13. The proposed plan to disseminate notice is approved, *i.e.*, by first-class U.S. mail to each member of the Avondale Class as described in the Motion.
14. The Court hereby orders the Parties and the Settlement Administrator to proceed with notice to the class consistent with the Motion and terms of the Settlement.
15. The Court hereby sets a final approval and fairness hearing pursuant to Rule 23 for _____, which is at least 120 days after this Order.
16. No later than 14 days prior to the date of the fairness hearing, the class representatives and Class Counsel shall file a motion for final approval of the Settlement pursuant to Rule 23(e) and any motion for recovery of attorney's fees and expenses from the settlement fund.

Dated this _____ day of _____, 2026.

BY THE COURT:

_____
District Court Judge