

Filed in District Court  
State of Minnesota

09/12/2025

DISTRICT COURT

STATE OF MINNESOTA

COUNTY OF OLMTED

THIRD JUDICIAL DISTRICT

Case Type: Class Action

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Jacquelen Pegram, Camile Smisek, and Linda  
Medes, on their own behalf and on behalf of a  
class of all others similarly situated,

Court File No. 55-cv-23-8624

Plaintiffs,

v.

**ORDER GRANTING PRELIMINARY  
APPROVAL OF PROPOSED CLASS  
ACTION SETTLEMENT**

Sun Communities, Inc., d/b/a Southern  
Hills/Northridge Place Community,

Defendant.

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This matter having come before the Court on the Plaintiff's Motion for Preliminary Approval of the Proposed Settlement (the "Motion"), and the Court being fully advised of the parties' positions regarding the proposed settlement, the Court grants the Motion and finds preliminarily that:

1. The mailing of the Class notice described in paragraphs 4 and 5 of the Stipulation of Class Action Settlement, and appended as exhibits to the Motion, satisfy the requirements of due process, applicable state laws and Rule 23 of the Minnesota Rules of Civil Procedure.

2. The Settlement Agreement appears fair, reasonable and adequate for the Class in all other respects.

The Court thereby orders that:

1. This action may, for settlement purposes only, be maintained as a class action with the Class defined as all current and former Southern Hills/Northridge Place Community residents who were charged excessive late fees, pet fees, and/or delinquency fees for the period beginning six years prior to the commencement of the litigation and ending on February 24, 2025.

2. Plaintiff shall mail notice in substantially the same form appended to the Motion no later than October 15, 2025;


3. Any class members who desire to exclude themselves from the action must serve a written request for exclusion upon Class counsel postmarked no later than December 1, 2025;

4. Any class members who wish to object to the settlement must serve on Class counsel written objections, together with all briefs and other papers in support of the objections, upon Class counsel postmarked no later than December 1, 2025;

5. Any class members who wish to enter an appearance must serve on Class counsel a notice of appearance and supporting papers, postmarked no later than December 1, 2025.

6. A final hearing will be held on February 9, 2026, at 9 a.m. on the fairness, reasonableness and adequacy of the settlement. The Court will also rule upon the request for class representative awards and attorneys' fees and expenses by plaintiffs' counsel at that time.

Signed this date \_\_\_\_\_, 2025

 Daily, Christa  
2025.09.12  
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\_\_\_\_\_-05'00', District Judge

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