

IN THE COURT OF COMMON PLEAS OF MONTGOMERY COUNTY, PENNSYLVANIA  
CIVIL DIVISION

DANIEL BAER and ROSE BAER : NO. 2018-13760  
through Stephen Baer as their Agent :  
with Power of Attorney for themselves :  
and all others similarly situated :  
:  
vs. :  
:  
SHANNONDELL, INC. :

**ORDER**

**AND NOW**, this 29 day of December, 2021, upon consideration of the Plaintiffs' Motion for Class Certification (Seq. #50), Defendant's Answer to Plaintiffs' Motion for Class Certification (Seq. #52), evidentiary hearings held on January 14, 2021 and March 17, 2021, the parties' Proposed Findings of Fact and Conclusions of Law and legal memoranda, it is **ORDERED** and **DECREED** that Plaintiffs' Motion for Class Certification is **GRANTED**. This matter is certified as a class action and the class shall be defined as follows:

All present or former Residents (or their legal representatives) of Shannondell at Valley Forge who signed a Residence and Care Agreement before February 1, 2013 and received an Entrance Fee refund after May 22, 2012 that included a Vacancy Fee deduction for Appliance Depreciation or Appliance Replacement Fees and/or Replacement Fees for Cabinets, Countertops or Other Materials.

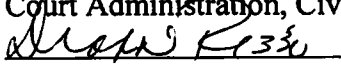
It is further **ORDERED** that

1. Stephen Baer is approved as Class representative;
2. Plaintiffs' counsel is approved as counsel for the Class;
3. All members of the Class shall be included in this action;
4. Defendant shall provide Class counsel with the names, legal representatives (if applicable), former and current addresses for each member of the defined Class within the next twenty (20) days.  
Defendant shall have a continuing obligation to update this information as vacancies occur and Entrance Fee refunds are issued. Said information shall include a copy of all Settlement documents and worksheets showing the calculations of the Vacancy Fee and Entrance Fee refunds; and,

5. The parties shall submit proposals for the notification procedure and proposed forms of notice for Class members by February 1, 2022.

BY THE COURT:

  
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RICHARD J. HAAZ, J.

Order e-filed on 12/29/21  
Copies sent via Prothonotary to  
the parties of record.  
Interoffice mail to:  
Court Administration, Civil Division  
  
Judicial Secretary