Authentisign ID: 4AEAE173-D331-F111-8EF2-000D3A55CAFE

AZ DEPARTMENT OF REAL ESTATE

100 North 15th Avenue, Suite 201
Phoenix, AZ, 85007
602.771.7700

KATIE HOBBS
GOVERNOR

SUSAN NICOLSON
COMMISSIONER

HOMEOWNERS ASSOCIATION (HOA) PETITION REQUEST FORM

Use this form to begin the HOA Dispute Process with the Department of Real Estate. This completed application must be accompanied by a copy of the condominium or planned community documents that are at issue in this matter.

Once complete, the application and additional documents should be submitted through our Message Center.

PETITIONER INFORMATION (Party Filing the Petition)		
Homeowner or Association Name: Braylon Hanson		
☑ Homeowner	☐ Condominium/Community Association	☐ Planned Community Association
Address: 3800 W. 43rd Ave.		
City: Kennewick	State: WA	ZIP: 99337
Phone: 509-302-8480	Email: braylonhansonre@gmail.com	

SUBJECT PROPERTY (If different than Petitioner address)		
Address: 10101 N. Arabian Trail Unit 2037		
City: Scottsdale	State: AZ	ZIP: 85258

PETITIONER'S ATTORNEY INFORMATION (if applicable)		
Attorney Name:	Law Firm:	
Address:		
City:	State:	ZIP:
Phone:	Email:	

RESPONDENT INFORMATION (Opposing Party)		
Homeowner or Association Name: Casabella Condominium Association		
☐ Homeowner.	☑ Condominium/Community Association.	☐ Planned Community Association.
Address: 3260 E. Indian School Road		
City: Phoenix,	State: AZ	ZIP: 85018
Phone: 480-941-1077	Email: info@apm-management.com	

Questions regarding this communication can be sent to Mandy Neat, ADRE Deputy Commissioner, at 602-771-7724 or online through the ADRE Message Center

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ISSUE(S)

Has a lawsuit been filed regarding this matter?		☐ Yes	■ No
Number of issue(s) claimed in this petition:			
■ One (1) - $500.00	☐ Two (2) - $1,000.00	☐ Three (3) - $1,500.00	☐ Four (4) - $2,000.00
Alleged violation (check box and provide reference of the violation, this must be completed):			
■ Condominium Statutes (example. A.R.S. § 33-1243):	A.R.S. Sec. 33-1221 (A)(1)		
☐ Planned Community Statutes (example. A.R.S. § 33-1809(A)(1)):			
☐ Bylaws (Example: Article 4.1(a)):			
■ CC&Rs (Example: Article 4, Sec. 4.1):	Article 4, Sec. 4.3(B)		

Relief Requested - Other than ordering Respondent to reimburse the filing fee required by A.R.S § 32-2199.01, if the Petitioner prevails, Petitioner requests that the following relief be awarded by the Office of Administrative Hearings. Please select all that apply.

■ Order Respondent to abide by the Arizona statute specified in the complaint section.	■ Order Respondent to abide by the section(s) of the condominium/planned community document(s) specified.	■ Impose a civil penalty based on the violation specified. (Penalties, if granted, are awarded to the State, not the Petitioner).

Description. Use this space to provide a one (1) sentence statement of the violation(s) for each issue claimed. Include within the statement the specific rule or statute that is allegedly in violation, the factual basis for the violation you are alleging, and the date and time of the alleged violation(s).

The HOA violated my unit owner's rights and provisions as granted within the Casabella Condominium Association's Declaration (CC&R's) 4.3(B) and ARS 33-1221(A) (1). Improvements and Alterations of units. Both of these provisions correspond to each other, being nearly indistinguishable.

Commencing on or about March 20th of 2023 and continuing into mid-April, I began the process of installing luxury vinyl plank (LVP) in my second floor unit under the provisions of the CC&R's Article 4, Sec. 4.3(B) and ARS 33-1221(A) (1) as referenced. When I placed my unit for sale on December 6, 2025, I immediately received a violation notice stating that I was in violation of an association rule or CC&R and as a result, I would have to remove and replace a large portion of my flooring or face monetary fines.

SIGNATURE

Under penalty of perjury, I swear that this complaint is true and accurate to the best of my knowledge.

Petitioner Name: Braylon Hanson	Date: 04/06/26
Petitioner Signature: Braylon Hanson	

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