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: Enola Ward		
☑ Homeowner	☐ Condominium/Community Association	☐ Planned Community Association
Address: 16834 N 103 Ave		
City: Sun City	State: AZ	ZIP: 85351
Phone: 480-286-5465	Email: zbk231@gmail.com	

SUBJECT PROPERTY (If different than Petitioner address)		
Address:		
City:	State:	ZIP:

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

RESPONDENT INFORMATION (Opposing Party)		
Homeowner or Association Name: 1776 Condo		
☐ Homeowner.	☑ Condominium/Community Association.	☐ Planned Community Association.
Address: 1776 Condo C/O Mike O'Leary @ 16849 N 103 Dr		
City: Sun City	State: AZ	ZIP: 85351
Phone:	Email: 1776COA@gmail.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

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. § 33-1243
☐ Planned Community Statutes (example. A.R.S. § 33-1809(A)(1)):	
■ Bylaws (Example: Article 4.1(a)):	Page 16, Section 3
■ CC&Rs (Example: Article 4, Sec. 4.1):	1776 COA Responsibility Matrix (page 24)

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 Respondent violated A.R.S. § 33-1243, the 1776 COA Responsibility Matrix (page 24), and page 16, Section 3 of the association documents when the Board President unilaterally, and without proper procedural authorization or owner consent, removed the porch carpeting from the petitioner's limited common element on March 30, 2026, leaving hazardous adhesive residue and causing property damage.

SIGNATURE

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

Petitioner Name: Enola Ward	Date: July 20, 2026
Petitioner Signature: Enola Ward	

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