

1 Lisa Marx
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6 Representing self

7 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**
8 **IN AND FOR THE COUNTY OF MARICOPA**

9
10 Lisa Marx
11 Plaintiff,

Case No. CV 2025-012980

12 vs.

13 Tara Condominiums Association, Inc.,

**DECLARATION OF LISA MARX IN
SUPPORT OF PLAINTIFF'S
MOTION FOR PARTIAL
SUMMARY JUDGMENT
RE: CLAIMS 30, 47, 74, 103, AND 108;
48 AND 92**

Honorable Adele Ponce

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18 **DECLARATION OF LISA MARX**

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20 **1.** I am the Plaintiff in this action. I am over the age of eighteen, I have personal
21 knowledge of the facts stated in this Declaration, and I am competent to testify to them
22 if called upon to do so.

23 **2.** I make this Declaration in support of my Motion for Partial Summary Judgment
24 on Claims 30, 47, 74, 103, and 108, and on Claims 48 and 92, and in support of my

1 Separate Statement of Facts filed with that Motion.

2 3. I own Unit 5, Tract G, of Tara Condominiums, together with an undivided
3 1/50th interest in the common area of Tract G. A true and correct copy of my Warranty
4 Deed is attached to the Index of Exhibits as EX A.

5 4. I have reviewed every notice of board meeting, every agenda, and every set of
6 board meeting minutes that the Tara Condominiums Association produced in this
7 action for the years 2024 and 2025. None of those documents contains any motion,
8 second, discussion, or vote taken at an open meeting of the Board authorizing the roof
9 repair at 13609 N. Newcastle Drive or the 50/50 division of its cost with a unit owner.

10 5. I have reviewed those same documents for any authorization of the Watkins and
11 Aldis matter. None of them contains any motion, second, discussion, or vote taken at
12 an open meeting of the Board authorizing the removal of the amounts charged to the
13 account of James Watkins and Nancy Aldis or the release of the lien recorded against
14 their property on January 9, 2024.

15 6. On February 24, 2024, I sent a written letter to the Tara Condominiums
16 Association Board of Directors regarding the Association's responsibility for the roof
17 repair at 13609 N. Newcastle Drive, and I sent the Board an email transmitting that
18 letter the same day. EX 60 is a true and correct copy of the letter I sent. EX 188 is a true
19 and correct copy of the email I sent.

20 7. I served as Secretary of the Tara Condominiums Association Board of
21 Management during the period in which the Board corresponded with James Watkins
22 and Nancy Aldis regarding damage to the common-area asphalt in front of their unit
23 and in which the Association recorded a lien against their property. In that capacity I
24 prepared, signed, received, or maintained the documents identified in my Separate

1 Statement of Facts as EX 192, EX 194, EX 195, EX 197, EX 198, EX 200, EX 201, EX 202,
2 and EX 203. Each of those exhibits is a true and correct copy of the document it
3 purports to be.

4 8. James Watkins and Nancy Aldis did not respond in writing to the violation
5 letters the Board sent them, did not appeal any violation cited or penalty imposed, and
6 did not petition the Arizona Department of Real Estate for an administrative hearing.

7 9. The Board did not respond in writing to my February 24, 2024 letter or to my
8 February 24, 2024 email.

9
10 I declare under penalty of perjury under the laws of the State of Arizona that the
11 foregoing is true and correct.

12
13 Executed on July 13, 2026, at Sun City, Arizona.

14
15 /s/ Lisa Marx

16 Lisa Marx, Plaintiff Pro Se

17
18 **CERTIFICATE OF SERVICE**

19
20 I certify that on July 13, 2026, a true copy of the foregoing was served via e-file to the
21 Court and Defendant's Counsel and by email on counsel for Defendant:

22 Chuck Oldham — Chuck.Oldham@chdblaw.com

23 Ari Bowhay — Ari.Bowhay@chdblaw.com

24 /s/Lisa Marx, Lisa Marx, Plaintiff Pro Se