

1 Lisa Marx
2 13610 N. 111th Ave.
3 Sun City, AZ 85351
4 602-748-7781
5 aimtodogood@gmail.com
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,

12 vs.

13 Tara Condominiums Association, Inc.,

Case No. CV2025-062973

Consolidated with

Case No. CV 2025-012980

14 **AFFIDAVIT OF LISA MARX IN**
15 **SUPPORT OF PLAINTIFF'S**
16 **SUPPLEMENTAL MEMORANDUM**
17 **FOR RECONSIDERATION AND**
18 **EXPEDITED RULING**

Honorable Adele Ponce

19 I, Lisa Marx, being of sound mind and over the age of 18, declare under penalty of
20 perjury pursuant to A.R.S. § 12-2221 that the following is true and correct based on my
21 personal knowledge:

- 22 1. I am the Plaintiff in this action, residing at 13610 N. 111th Ave., Sun City, AZ
23 85351, and I own a condominium unit in Tara Condominiums with a 1/50
24

1 undivided interest in the common areas, as stated in my deed, the CC&Rs, and
2 the articles of incorporation.

- 3 2. On or about January 21, 2026, I obtained a copy of the Certificate of Liability
4 Insurance for Tara Condominiums Association, dated January 20, 2026, effective
5 from December 1, 2025, to December 1, 2026. A true and correct copy is attached
6 hereto as Exhibit A.
- 7 3. I obtained this certificate directly from the Tara Board through a record's request
8 for updated insurance information. It was not available prior to the policy's
9 termination on December 1, 2025, and post-dates the Court's Minute Entry of
10 December 3, 2025.
- 11 4. Based on my review of Exhibit A, the policy provides only liability coverages
12 (general liability, umbrella, directors & officers, and commercial crime) and does
13 not include any property insurance for common elements such as roofs, exterior
14 walls, or structures, which are required under A.R.S. § 33-1253(A)(1).
- 15 5. The endorsement in Exhibit A (CG 20 17 10/93) refers to "Townhouse
16 Associations," which does not match our community's status as a condominium
17 with undivided common interests.
- 18 6. The board did not hold an open meeting or obtain a majority vote of the board to
19 switch insurance carriers from the Mahoney Group (approved in July/ August
20 2025) to American Family Brokerage, as required by Section 9.E of our
21 Declaration and A.R.S. §§ 33-1243(A) and 33-1248(A). I received no notice of such
22 a meeting, and no minutes or vote records have been provided.
- 23 7. Since December 1, 2025, the nine condominium buildings have been uninsured
24 for physical damage by the association, exposing my property interest to

1 irreparable harm, including potential catastrophic losses (e.g., from fire or
2 storm), devaluation, and special assessments.

3 8. The facts stated herein are true based on my personal knowledge, and if called to
4 testify, I could competently do so.

5 I declare under penalty of perjury under the laws of the State of Arizona that the
6 foregoing is true and correct.

7 Executed on January 30, 2026, at Sun City, Arizona.

8 /s/ Lisa Marx

9 Lisa Marx

10 13610 N. 111th Ave.

11 Sun City, AZ 85351

12 602-748-7781 aimtodogood@gmail.com

13
14 **CERTIFICATE OF SERVICE**

15 ORIGINAL of the foregoing e-filed

16 this 30th day of January, 2026

17 Arizona Judicial Branch Statewide eFiling System

18
19 I hereby certify that on this 30th day of January, 2026, a true and correct copy of the
20 foregoing was served via email on Defendants' counsel:

21 Charles H. Oldham Chuck.Oldham@chdblawn.com

22 Ari A. Bowhay Ari.Bowhay@chdblawn.com

23 /s/ Lisa Marx

24 Lisa Marx