

1 Lisa Marx  
2 13610 N. 111<sup>th</sup> Ave.  
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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.

**SUPPLEMENTAL VERIFIED  
AFFIDAVIT OF LISA MARX**

13 Tara Condominiums Association, Inc.,  
14 Defendant.

Honorable Randall H. Warner

15  
16 **SUPPLEMENTAL VERIFIED AFFIDAVIT OF LISA MARX**

17 Lisa Marx declares under penalty of perjury that the following is true and correct:

- 18
- 19 1. I am the Plaintiff in this action, over the age of 18, and have personal knowledge  
20 of the facts stated herein. If called as a witness, I could competently testify  
21 thereto.
  - 22 2. Since the Court's denial of the TRO, the harms have escalated: The Association  
23 has proceeded with a budget that violates state statute in that they are not calling  
24 a meeting to return ballots, and emailed ballot does not contain a time to be

1 returned as required by A.R.S. § 33-1250(C), the board has not distributed ballots  
2 as required in By-law 1.06, "The ballots shall be given to each owner-member  
3 unit at least 15 days before an issue is to be voted on." The budget vote does not  
4 provide sufficient funds to cover the Master Insurance for the structure and roofs  
5 of the buildings creating an unbudgeted financial burden on Plaintiff due to lack  
6 of complying with statutory insurance requirements of the association. (See EX.  
7 V and W). The November 15, 2025, deadline will cancel the master insurance  
8 policy, shifting costs to owners and exposing my property to immediate risks  
9 (e.g., fire, flood, liability without coverage).

- 10 3. The unconventional insurance coverage required by the amendments is not  
11 available in the market, as standard HO6 policies for condo owners do not cover  
12 the shifted responsibilities. This causes financial hardship and potential  
13 uninsurability, not compensable by damages alone.
- 14 4. The amendments violate A.R.S. §§ 33-1201 et seq., including improper voting (no  
15 proper notice, restricted access) and ultra vires acts, as evidenced by the record  
16 and prior filings.
- 17 5. An expedited hearing is essential to prevent mootness; all prior affidavits and  
18 exhibits are incorporated.

19 Executed on November 6, 2025.

20 /s/ Lisa Marx

21 Lisa Marx

22 COPY of the foregoing e-mailed

23 This 6th day of November, 2025, to:

24 Charles H. Oldham, Esq.

1 Chuck.Oldham@chdblaw.com

2 Ari Bowhay

3 ari.bowhay@chdblaw.com

4 By: Lisa Marx

5 /s/ Lisa Marx

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