

1 Also, it should be noted that the Plaintiff has again failed to abide by the orders of
2 this Court. In the Court's Minute Entry dated December 12, 2024, the Court held:

3 IT IS FURTHER ORDERED that with the exception of any motions to
4 continue the January 6, 2025 hearing, no further motions shall be filed with
5 the Court before that date.

6 Plaintiff has filed an improper Motion. Moreover, the Plaintiff continues to assert
7 argument already adjudicated by the Court.

8 As such, Defendant requests a sanction of \$100, as discussed in the Court's Minute
9 Entry dated December 12, 2024, for the Plaintiff violating the Court's Order and for the
10 Plaintiff filing a frivolous Motion. The Defendant also request that the Defendant be
11 awarded its reasonable attorney's fees and court costs pursuant to the Declaration of
12 Covenants, Conditions, Restrictions and Easement recorded at recording number 2002-
13 0039460, records of Maricopa County, AZ, A.R.S. §§ 12-341, 12-341.01, 12-349 and 33-
14 1807.

15 DATED this 20th day of December, 2024.

16 **SHAW & LINES, LLC**

17 /s/ Augustus H. Shaw, IV
18 Augustus H. Shaw IV, Esq., CCAL
19 4523 E. Broadway Road
20 Phoenix, Arizona 85040
Counsel for Defendant

21 ORIGINAL submitted for electronic filing

22 This 20th day of December, 2024 with:

23 Clerk of the Court
24 Maricopa County Superior Court

25 COPY of the foregoing mailed
26 This 20 day of December, 2024 to:

27 Sandra Rodriguez
28 4735 E Besty Lane
29 Gilbert, AZ 85296

30 By: /s/ Diane Fincher