

Exhibit A



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Attorneys for Plaintiff

By: Clint G. Goodman, Bar No. 024188
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**IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA**

TURTLE ROCK III HOMEOWNERS
ASSOCIATION, an Arizona non-profit
corporation;

Plaintiff,

vs.

LYNNE A. FISHER, record owner;

Defendant.

No. CV2015-095897

ORDER AND JUDGMENT

**Assigned to the Honorable: David M.
Talamante**

This matter, having come before this Court on April 15, 2016; having considered all evidence and testimony presented; having lodged the April 15, 2016 Minute Entry Ruling; and good cause appearing;

IT IS ORDERED that Defendant LYNNE A. FISHER ("Defendant") shall have the backyard door be replaced with an appropriate exterior door that closes, latches and locks. Defendant is allowed through May 27, 2016 to replace the door.

IT IS FURTHER ORDERED that the Defendant continue to be diligent in ensuring that the front and back yard is kept clean so that weeds do not become out of control.



1 IT IS FURTHER ORDERED that Defendant is to remove the sun screen placed on
2 the front window and replace the dilapidated blinds with blinds that close properly so as not
3 to permit view into the interior of the residence.
4

5 IT IS FURTHER ORDERED if there are items in the interior of the residence that
6 prevent the blinds from closing properly or operating in their normal manner, those items
7 are to be removed or pulled back from proximity of the blinds.
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9 IT IS FURTHER ORDERED, DECREED AND ADJUDGED that Plaintiff TURTLE
10 ROCK III HOMEOWNERS ASSOCIATION ("Plaintiff") shall have judgment against
11 Defendant as follows:
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14 1. Plaintiff has a monetary judgment against Defendant personally for attorney fees
15 in an amount of \$ 10,839.⁴⁰/₁₀₀; and
16

17 2. Plaintiff has a monetary judgment against Defendant personally for costs in an
18 amount of \$ 474.⁰⁰/₁₀₀; and

19 3. Plaintiff has a monetary judgment against Defendant personally for monetary
20 penalties of \$ 3,850.⁰⁰/₁₀₀; and
21

22 ~~4. Should Defendant fully comply with the above orders within 30 days from the~~
23 ~~date of this Order and Judgment, Defendant shall purge herself of \$~~
24 ~~_____~~
25 ~~in monetary penalties; and~~

26 5. Post-judgment interest on the total amounts awarded above at the rate of 4.25%
27 per annum, pursuant to A.R.S. § 44-1201(B), and until all amounts awarded herein are paid in
28 full.

No further matters are pending. Judgment is entered pursuant to Rule 54(c) ARCP.

DATED this 7th day of June, 2016

DAVID M. TALAMANTE

The Honorable David M. Talamante

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