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DONNA McQUALITY  
By: J. HARSHMAN

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11 Attorney for Defendant Bonham

12 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
13 **IN AND FOR THE COUNTY OF YAVAPAI**

14 VILLAGE OF OAKCREEK  
15 ASSOCIATION,

16 Plaintiff,

17 vs.

18 LANCE E. BONHAM; JOHN DOES I-V,  
19 inclusive; JANE DOES I-V, inclusive;  
20 BLACK CORPORATIONS I-V,  
21 inclusive; WHITE PARTNERSHIPS I-V,  
22 inclusive; Unknown Heirs and devisees of  
23 each of the above-names Defendants, if  
24 deceased,

25 Defendant.

Case No.: V1300-CV2022-80081

**JUDGMENT**

26 This Court, having received and considered Defendant Lance E. Bonham's  
27 ("Bonham" or "Defendant") Application for Attorney's Fees and Costs and any Response  
28 or Reply thereto, and good cause appearing,

IT IS HEREBY ORDERED that the property located at 40 Rio Verde Circle,  
Sedona, Arizona 86351, and otherwise known as Lot 75, Cathedral View, according to the  
plat of record in Book 15 of Maps, page 91, records of Yavapai County, Arizona ("Subject  
Property") is not bound or restricted by the November 17, 2016 Amendment to the Restated  
and Amended Master Declaration of Restrictive Covenants for All Property in the Village  
of Oak Creek (Yavapai Recording No. 2016-0058316). The Subject Property is further not  
bound by the re-recording made on May 3, 2017 under Yavapai Recording No. 2017-  
0021951;

By: Carpenter Hazelwood  
Delgado (e)  
 By: Bainbridge TOTAL \_\_\_\_\_  
Law Firm (e)  
 By: \_\_\_\_\_ ( ) Arbitrator \_\_\_\_\_  
 By: VDSP (e) ( ) Other \_\_\_\_\_

THE BAINBRIDGE LAW FIRM  
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1 IT IS FURTHER ORDERED that all fines related to the alleged violation of the  
2 short-term rental provision are hereby null and void.

3 IT IS FURTHER ORDERED that Defendant is entitled to an award of attorney's  
4 fees and costs under A.R.S. §§12-341.01, 12-341, and Section 9.05 of The Village of  
5 Oakcreek Association Master Declaration of Restrictive Covenants for All Property in the  
6 Village of Oakcreek.

7 IT IS FURTHER ORDERED that Defendant be awarded his reasonable attorney's  
8 fees against Plaintiff Village of Oakcreek Association ("Association" or "Defendant") in  
9 the sum of \$ 11,730 -;

10 IT IS FURTHER ORDERED that Defendant be awarded his court costs against  
11 Plaintiff, pursuant to A.R.S. §12-341, in the sum of \$ 197.50;

12 IT IS FURTHER ORDERED that the total sum for which Defendant is awarded is  
13 \$ 11,927.56;

14 IT IS FURTHER ORDERED that the amount awarded above shall accrue post-  
15 judgment interest at the statutory rate of 4.5% per annum from the date of entry of this  
16 Judgment until paid; and

17 IT IS FURTHER ORDERED that this Court reserves and retains jurisdiction to  
18 hear, decide and determine any post-judgment claims or issues related to enforcement of  
19 this Judgment, including claims for damages, claims for post-judgment attorneys' fees and  
20 costs and any other matters that may properly come before the Court.

21 This Judgment is final as to Defendant's claims in their entirety and is entered  
22 pursuant to Rule 54(c), Ariz.R.Civ.P.

23 SIGNED this 8<sup>th</sup> day of November, 2022

24  
25  
26 

27 JUDGE OF THE SUPERIOR COURT

28 LINDA WALLACE