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**IN THE FOURTH JUDICIAL DISTRICT COURT OF UTAH COUNTY
STATE OF UTAH**

HARBOR POINT HOME OWNERS
ASSOCIATION aka KAUFMAN AND
BROAD AT PILGRIMS LANDING, a
domestic non-profit corporation,

Plaintiff,
v.
CARLOS RODRIGUEZ-VILLASENOR,
an individual; and JOHN DOES 1-
10,

Defendants.

DEFAULT JUDGMENT

Case No. 260401988

Judge: Kasey L. Wright

Based on the motion of Plaintiff, the affidavit of Kyle G. O'Bryant, and
the records and files herein;

IT IS HEREBY ORDERED AND ADJUDGED that Plaintiff have judgment
against Defendant Carlos Rodriguez-Villasenor as follows:

I. I. Judgment is entered in favor of Plaintiff and against Defendant on
Plaintiff's First Cause of Action for Breach of Contract and Second Cause of
Action for Breach of the Implied Covenant of Good Faith and Fair Dealing.

II. II. Defendant shall immediately comply with all provisions of the Amended and Restated Declaration of Restrictive Covenants, Conditions and Restrictions governing the Harbor Point community (the "Declaration").

III. III. Defendant is permanently enjoined from engaging in any nuisance, offensive, unlawful, threatening, hazardous, violent, firearm-related, or otherwise prohibited conduct at the Property, including any conduct that interferes with the health, safety, welfare, property values, or quiet enjoyment of neighboring owners and residents within the Harbor Point community.

IV. IV. Without limiting the foregoing, Defendant shall not:

- a. a) Engage in any conduct constituting a nuisance under the Declaration;
- b. b) Engage in violent, threatening, intimidating, or harassing conduct toward any resident, guest, Board member, manager, contractor, or invitee of the Association;
- c. c) Engage in conduct resulting in repeated disturbances or law enforcement responses arising from Defendant's nuisance or unlawful conduct;
- d. d) Unlawfully discharge a firearm at the Property;
- e. e) Permit any occupant, guest, invitee, tenant, or other person under Defendant's control to engage in conduct prohibited by this Judgment while present at the Property.

f. V. Any violation of this Judgment may subject Defendant to contempt proceedings and any sanctions authorized by Utah law, including, but not limited to, coercive or compensatory sanctions, incarceration where authorized by law, Plaintiff's reasonable attorney fees, costs, and enforcement expenses incurred in enforcing this Judgment, together with such additional relief as the Court deems just and appropriate.

g. VI. Should Defendant engage in future conduct constituting criminal nuisance under Utah Code § 78B-6-1101 et seq., Plaintiff may apply to this Court for such additional relief as may be authorized under Utah Code §§ 78B-6-1108 and 78B-6-1109, including an order abating the nuisance by eviction.

h. VII. Plaintiff is awarded its reasonable attorney fees and costs in the amounts set forth in the Court's contemporaneously entered Order Granting Award of Attorney Fees and Costs.

i. VIII. Pursuant to Section 11.02(f) of the Declaration, Plaintiff is authorized to assess all attorney fees, costs, enforcement expenses, and any additional amounts recoverable under this Judgment against Defendant as an Individual Assessment, together with all lien and collection rights provided under the Declaration.

j. IX. Grant such other relief as deemed proper and necessary by this Court.

-----END OF ORDER-----
(The Court's signature appears on the top of the first page)