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**IN THE FOURTH DISTRICT COURT IN AND FOR UTAH COUNTY,
STATE OF UTAH, SPANISH FORK DIVISION**

LAYNE DAWDY (aka LAYNE
BORGENSEN), an individual,

Plaintiff

vs.

SUNFLOWER TOWNHOMES
NEIGHBORHOOD ASSOCIATION, a Utah
nonprofit corporation,

Defendant.

DEFAULT JUDGMENT

Case No. 260300008
(Transferred from 260400112)

Judge: Jared Eldridge

In the above action Defendant, Sunflower Townhomes Neighborhood Association, has failed to plead or otherwise defend in response to the Complaint in this action and default has been entered.

IT IS THEREFORE ORDERED that Plaintiff is awarded Judgment against said Defendant for damages resulting from improperly imposed fines, as detailed in Plaintiff's Declaration in Support of Default Judgment, in the amount of **\$52,850**. It is further ordered that Defendant is enjoined from re-issuing, re-instating, or otherwise charging any fines pertaining to alleged rental violations or alleged pet violations against Plaintiff for any violations which predate this judgment. Additionally, Plaintiff is entitled to an award of her costs and attorneys fees incurred in pursuit of this judgment, based on Article XI, Section 11.2 of the Amended and

Restated Declaration of Covenants, Conditions, and Restrictions for Sunflower Townhomes (“Declaration”), which governs the parties in this action. Based on the Declaration of Attorneys Fees and Costs, Plaintiff is awarded the amount of \$450.00 in costs and \$5,460.00 in attorneys fees against Defendant. The total judgment balance of **\$58,760** shall accrue interest at the rate of 18% per annum pursuant to Article V, Section 5.15 the Declaration.

IT IS FURTHER ORDERED that upon application to the Court and upon Court approval, this judgment may be augmented in the amount of reasonable costs and attorney fees expended in enforcing or collecting said judgment by execution or otherwise as shall be established by affidavit.

-----END OF ORDER-----
The Court signature, seal, and date of this Order appear at the top of the first page of this document.