The Order of the Court is stated below:
Dated: November 02, 2026 01:15:37 PM **/s/** BLAINE RAWSON
District Court Judge

Mark W. Jenkins (19945)
Caleb O. Andrews (17511)
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IN THE SECOND JUDICIAL DISTRICT COURT OF DAVIS COUNTY
STATE OF UTAH, FARMINGTON DEPARTMENT

WESTWOOD MOBILE HOMEOWNERS ASSOCIATION, a domestic non-profit corporation, Plaintiff, v. TERESA MOLINA, Defendant.	**DEFAULT JUDGMENT** Civil No. 269705084 Judge: BLAINE RAWSON

Based on the motion of Plaintiff, the affidavits of Mark W. Jenkins, and the records and files herein;

IT IS HEREBY ORDERED AND ADJUDGED that Plaintiff have judgment against Defendant Teresa Molina as follows:

Principal named in Complaint	$1,363.50
Attorney fees	$475
Filing Fee	$105.00

Service Fee Costs	$45.00
Assessments accrued since date of Complaint	$71.00
Convenience Fee / Merchant Services Charge	
Regular and Certified Mailing Cost	$12.00
County Recorder / Lien Recording Fees	$100.00
Title Report Fee	
Administrative Fee / Bank NSF / Other Fee	$75.00
Total Judgment:	**$2,246.50**

IT IS FURTHER ORDERED that:

I. The Association is awarded attorney fees in the amount provided by URCP 73(f)(1). The Court determines that the Plaintiff's request for attorneys' fees does not comply with Rule 73, specifically the declaration does not "reasonably describes[]the time spent and work performed, including for each item of work the name, position (such as attorney, paralegal, administrative assistant, etc.) and hourly rate of the persons who performed the work, and establishes that the claimed fee is reasonable." The bare claim that a fee is reasonable is insufficient. The requested fees must also be reasonable and "[a] party who requests an award of attorney fees has the burden of presenting evidence sufficient to support an award." See Cottonwood Mall Co. v. Sine, 830 P.2d 266, 268 (Utah 1992). The evidence introduced regarding the reasonableness of the attorney fees should address several factors such as, "the difficulty of the litigation, the efficiency of the attorneys in presenting the case, the reasonableness of the number of hours spent on the case, the fee customarily charged in the locality for similar services, the amount involved in the case and the result attained, and the expertise and experience of the attorneys involved." Dixie State Bank v. Bracken, 764 P.2d 985, 989 (Utah

1988). The court must then "make an independent evaluation of the reasonableness of the requested fees in light of the parties' evidentiary submissions." See Crane-Jenkins v. Mikarose, LLC, 2016 UT App 71, ¶ 5, 371 P.3d 49 (quotation simplified). "An award of attorney fees must be based on the evidence and supported by findings of fact." See Cottonwood Mall, 830 P.2d at 268.The Court finds the requested fee in this case is unreasonable because it is two to three times the amount sought by other attorneys for doing similar work in default eviction cases.

II. The judgment may be augmented upon further award of the Court by the amount of post-judgment assessments and late fees, including special assessments and other charges assessed against the Property.

III. Post judgment interest shall accrue at the parties' contractual rate of 18% per annum until the judgment is paid in full.

----------END OF ORDER----------

(*The Court's signature appears on the top of the first page*)