



Caleb O. Andrews (17511)
Kyle G. O'Bryant (20328)
MILLER HARRISON, LLC
5292 S. College Drive, Suite 304
Murray, Utah 84123
Telephone: (801) 692-0799
caleb@millerharrisonlaw.com
kyle@millerharrisonlaw.com
Attorneys for Plaintiff

**IN THE THIRD JUDICIAL DISTRICT COURT OF SALT LAKE COUNTY
STATE OF UTAH, SALT LAKE CITY DEPARTMENT**

DAYBREAK TOWNHOME 1 OWNERS' ASSOCIATION, INC., a domestic non-profit corporation, Plaintiff, v. MICHAEL EDWARDS, Defendant.	DEFAULT JUDGMENT Civil No. 269908591 Judge: TODD M SHAUGHNESSY
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Based on the motion of Plaintiff, the affidavits of Caleb O. Andrews, and the records and files herein;

IT IS HEREBY ORDERED AND ADJUDGED that Plaintiff have judgment against Defendant Michael Edwards as follows:

Principal named in Complaint	12876.91
Attorney fees	1715.00
Filing Fee	375.00

Pre-judgment interest at 10% since March 15, 2026	405.71
Service Fee Costs	45.00
Assessments accrued since date of Complaint	2047.26
Regular and Certified Mailing Cost	12.00
County Recorder / Lien Recording Fees	100.00
Administrative Fee / Bank NSF / Other Fee	75.00
Payments not reflected on ledger	(175.00)
Total Judgment:	17476.88

IT IS FURTHER ORDERED that:

I. I. The Association is awarded its reasonable attorney fees and costs incurred in collection of this judgment until the judgment is paid in full.

II. 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. III. Post judgment interest shall accrue at the parties' contractual rate of 10% per annum until the judgment is paid in full.

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