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Jonathan A. Dessaulles, State Bar No. 019439
Jacob A. Kubert, State Bar No. 027445

DESSAULES LAW GROUP
5353 North 16th Street, Suite 110
Phoenix, Arizona 85016
Tel. 602.274.5400
Fax 602.274.5401
jdessaules@dessauleslaw.com
jkubert@dessauleslaw.com

Attorneys for Plaintiff

IN THE SUPERIOR COURT OF ARIZONA
COUNTY OF MARICOPA

NICDON 10663, LLC, an Arizona limited
liability company,

Plaintiff,

vs.

DESERT MOUNTAIN MASTER
ASSOCIATION, an Arizona nonprofit
corporation,

Defendant.

No.

CV 2018-015165

**APPLICATION FOR PRELIMINARY
INJUNCTION**

Pursuant to Rule 65 of the Arizona Rules of Civil Procedure, Plaintiff NICDON 10663, LLC, moves for the issuance of a Preliminary Injunction, following an Order to Show Cause hearing, prohibiting and enjoining Defendant from attempting to enforce the Amendment to its Declaration recorded on or about July 17, 2018.

The Association failed to obtain the unanimous approval necessary to amend its Declaration of Restrictions but nevertheless recorded the amendment with the Maricopa County Recorder and has taken targeted actions to enforce the amendment. Pursuant to the Amendment, beginning January 1, 2019, short-term renters are prohibited. Plaintiff specifically relied on the absence of a rental restriction in the Declaration when purchasing the Property as they intended to use the Property as a short-term rental. Plaintiff would not have purchased the Property if the

1 Declaration included a rental restriction or any indication that Defendant would subsequently seek
2 to amend it to add a rental restriction.

3 The relief sought herein is necessary because the Association's enforcement of its invalid
4 amendment restricts Plaintiff's use and enjoyment of their property. Plaintiff will suffer
5 irreparable harm unless Defendant is enjoined from enforcing its invalid Amendment. A proposed
6 form of Order as to Defendant is attached hereto.

7 DATED this 12 day of December 2018.

8 DESSAULES LAW GROUP

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10 By: 

11 Jonathan A. Dessaulles

12 Jacob A. Kubert

13 *Attorneys for Plaintiff*
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