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FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

AUG 03 2020

Lucero Zuniga

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF RIVERSIDE – PALM SPRINGS COURT**

TRI PALM UNIFIED OWNERS
ASSOCIATION, a California nonprofit
mutual benefit corporation,

Plaintiff,

v.

ANDY TEASLEY, individually and as
Trustee of The Sundance Trail Trust dated
January 20, 2018; ANDY TEASLEY,
individually and as Trustee of the Oakland
Hills Trust dated 3/17/1980; ANDY
TEASLEY, individually and as Trustee of
The Quivira Street Trust; ANDY
TEASLEY, individually and as Trustee of
the CODY TRUST dated 03/17/1979;
ANDY TEASLEY, individually and as
Trustee of The Westchester Trust dated
3/17/1979; ANDY TEASLEY, individually
and as Trustee of the Algonquin Trust Dated
3/17/1979; and DOES 1 through 30,
inclusive,

Defendants.

CASE NO. PSC2001024

Assigned For All Purposes to the
Honorable Kira Klatchko, Department PS1

**[PROPOSED] ORDER RE
ASSOCIATION'S APPLICATION FOR
TEMPORARY RESTRAINING ORDER
AND ORDER TO SHOW CAUSE WHY A
PRELIMINARY INJUNCTION SHOULD
NOT BE ISSUED**

Date: August 3, 2020
Time: 8:30 a.m.
Dept: PS1

Reservation No. RES101104

Complaint Filed: 2/7/2020
Trial Date: None set

The Ex Parte Application of Plaintiff TRI PALM UNIFIED OWNERS
ASSOCIATION ("Association") for a Temporary Restraining Order ("TRO") and Order to
Show Cause why Defendants should not be permanently enjoined, restrained, and prohibited
from separating ownership of a Lot within the Association from ownership of the existing

1 dwelling unit situated on the Lot came on for an Ex Parte hearing on August 3, 2020, at 8:30
2 a.m. in Department PS1 of the above entitled Court, before the Honorable Kira Klatchko,
3 Judge Presiding. Rian W. Jones of Epsten, APC appeared on behalf of the Association.
4 Jeffrey Fromberg appeared on behalf of the Defendants.

5 After considering the papers filed with the Court and the arguments of counsel, and for
6 good cause appearing,

7 **IT IS HEREBY ORDERED AS FOLLOWS:**

8 1. The Ex Parte application of the Association is GRANTED. Defendants ANDY
9 TEASLEY and the various Trusts created by TEASLEY (collectively "TEASLEY"), are
10 hereby enjoined from separating title/ownership of any Lot within the Association from
11 ownership/title to the existing Dwelling Unit situated on said Lot. "Dwelling Unit" shall mean
12 any existing home, mobile home, or manufactured home that is or has been constructed on any
13 Lot within the Association and is/was situated on said Lot at the time title/ownership of the
14 Lot was conveyed to TEASLEY.

15 2. TEASLEY is hereby ordered to appear and show cause why a Preliminary
16 Injunction should not issue against him and the Trusts he has created to (1) enjoin him and his
17 Trusts from separating title/ownership of any Lot within the Association from title/ownership
18 of the existing Dwelling Unit situated on said Lot.

19 3. TEASLEY is further ordered to appear and show cause why a Preliminary
20 Injunction should not issue against him and the Trusts he created that requires TEASLEY and
21 the Trusts he has created to void/cancel any and all transactions, conveyances of title, or deeds
22 created or conveyed by TEASLEY and any Trust he has created to third parties that separates
23 title/ownership of a Dwelling Unit located on a Lot within the Association from title to the Lot
24 itself until after a Trial on the merits of this matter is heard.

25 4. The Order to Show Cause Hearing on the Preliminary Injunction shall be held
26 in Department PS1 on _____, 2020, at _____M.

27 5. The Association shall post an undertaking with the Court in the amount of
28 \$ _____ no later than _____, 2020.

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6. ~~Upon the posting of the undertaking by the Association,~~ This Order shall remain in full force and effect until further Order of the Court.

IT IS SO ORDERED:

DATED: 8/3/, 2020



Hon. Kira Klatchko, Judge of the Superior Court

SUPERIOR COURT
RIVERSIDE COUNTY
3255 E Tahquitz Canyon Way
Palm Springs, CA 92262

EPSTEN, APC
10200 WILLOW CREEK RD
SUITE 100
SAN DIEGO CA 92131

FYJ-SWP 92131

