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**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

**OCT 22 2020**

Lucero Zuniga

**JCW**  
OCT 23 2020

**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 Westchester Trust;  
ANDY TEASLEY, individually and as  
Trustee of the Algonquin Trust Dated  
3/17/1979; ANDY TEASLEY, individually  
and as Trustee of The St. Andrews Trust  
dated March 17, 1979; ANDY TEASLEY,  
individually and as Trustee of the Pine  
Valley Trust dated March 17, 1980; ANDY  
TEASLEY, individually and as Trustee of  
the Pine Valley Trust dated March 17, 1979;  
ANDY TEASLEY, individually and as  
Trustee of The Tucson Trust dated March  
17, 1979; ANDY TEASLEY, individually  
and as Trustee of The Cody Avenue Trust  
dated November 1, 2019; ANDY

CASE NO. PSC2001024

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

~~PROPOSED~~ **ORDER GRANTING  
ASSOCIATION'S MOTION FOR  
PRELIMINARY INJUNCTION**

Date: September 15, 2020  
Time: 8:30 a.m.  
Dept: PS1

**Reservation No. RES101104**

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

1 TEASLEY, individually and as Trustee of  
2 the San Miguelito Trust dated January 13,  
3 2020; ANDY TEASLEY, individually and  
4 as Trustee of The Westchester Trust dated  
5 January 15<sup>th</sup>, 2020; and DOES 1 through 30,  
6 inclusive,

7 Defendants.

8 The Motion of Plaintiff TRI PALM UNIFIED OWNERS ASSOCIATION  
9 (“Association”) for a Preliminary Injunction against Defendants to enjoin, restrain, and  
10 prohibit Defendants from separating ownership of a Lot within the Association from  
11 ownership of the existing dwelling units situated on the Lots owned by Defendants came on  
12 for hearing on September 15, 2020, at 8:30 a.m. in Department PS1 of the above entitled  
13 Court, before the Honorable Kira Klatchko, Judge Presiding. Rian W. Jones and Joyce J.  
14 Kapsal of Epsten, APC appeared on behalf of the Association. Jeffrey Fromberg appeared on  
15 behalf of the Defendants.

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

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

19 1. The Motion of the Association for a Preliminary Injunction against Defendants  
20 is GRANTED. Defendants ANDY TEASLEY and the various Trusts created by TEASLEY  
21 (collectively “TEASLEY”), are hereby restrained and enjoined from alienating and/or  
22 separating in any manner title/ownership of any Lot within the Association from  
23 title/ownership to the existing Dwelling Unit situated on said Lot. “Dwelling Unit” shall mean  
24 any existing home, mobile home, or manufactured home that is or has been constructed on any  
25 Lot within the Association and is/was situated on said Lot at the time title/ownership of the  
26 Lot was conveyed to TEASLEY.

27 2. TEASLEY is further ordered to void/cancel any and all transactions,  
28 conveyances of title, or deeds created or conveyed by TEASLEY and/or any Trust he has  
created to third parties that alienates or separates title/ownership of a Dwelling Unit located on  
a Lot within the Association from title to the Lot itself until after a Trial on the merits of this


1 matter is heard and determined by this Court.

2 3. The Court determines that no bond or undertaking shall be required in this  
3 matter based upon the Court's findings and determination the Association has demonstrated a  
4 greater likelihood of prevailing on the merits in this case in showing the TEASLEY  
5 Defendants have breached the terms of the Master Declaration. The Court also finds the  
6 testimony offered by Defendant Andy Teasley – that no harm will be suffered – warrants a  
7 finding that a bond is not required.

8 4. The Temporary Restraining Order issued by this Court on August 3, 2020, shall  
9 remain in full force and effect until this Order granting the Preliminary Injunction is signed  
10 and entered by this Court.

11  
12 **IT IS SO ORDERED.**

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14 DATED: 10/22 2020



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Honorable Kira Klatchko  
JUDGE OF THE SUPERIOR COURT