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1 ANS  
2 CAROLYN M. BROUSSARD, ESQ.  
3 State Bar No. 004545  
4 LAW OFFICES OF STACEY UPSON  
5 7455 Arroyo Crossing Parkway, Suite 200  
6 Las Vegas, NV 89113  
7 Phone: (702) 408-3800  
8 carolyn.l.broussard@farmersinsurance.com  
9 Attorney for Respondent, TERRA LINDA TOWNHOUSE ASSOC  
10 (hereinafter referred to as "Terra Linda" or "Respondent")

7 **BEFORE THE COMMISSION FOR COMMON-INTEREST COMMUNITIES AND**  
8 **CONDOMINIUM HOTELS STATE OF NEVADA**

10 Sharath Chandra, Administrator, Real Estate  
11 Division, Department of Business and Industry,  
12 State of Nevada,

Case No.: 2018-892

12 Petitioner,

13 vs.

14 Terra Linda Townhouse Homeowners  
15 Association,

16 Respondent.

18 **TERRA LINDA TOWNHOUSE HOMEOWNERS ASSOCIATION'S**  
19 **ANSWER TO COMPLAINT FO DISCIPLINARY ACTION**

20 COMES NOW, Terra Linda Townhouse Homeowners Association ("Terra Linda HOA" or  
21 "Respondent"), by and through their attorney of record, CAROLYN M. BROUSSARD, ESQ., of the LAW  
22 OFFICES OF STACEY UPSON, and answers Petitioner's Complaint, as follows:

23 **JURISDICTION AND NOTICE**

24 1. Answering Paragraph 1 of Petitioner's Complaint (Jurisdiction and Notice), Respondent  
25 admits it is a domestic nonprofit coop, without stock, in the State of Nevada.

26 2. Answering Paragraph 2 of Petitioner's Complaint (Jurisdiction and Notice), Respondent  
27 objects to the allegations contained therein as the allegations therein call for legal conclusions. Without  
28 waiving said objections, Respondent states it is without sufficient knowledge or information necessary

1 to form a belief as to the truth or falsity of the allegations contained therein, and therefore, denies the  
2 same.

3 **FACTUAL ALLEGATIONS**

4 3. Answering Paragraphs 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14, of Petitioner's Complaint  
5 (Factual Allegations), Respondent objects to the allegations contained therein on the grounds that they  
6 are vague and ambiguous. Respondent further objects, as the allegations therein call for legal  
7 conclusions. Without waiving said objections, Respondent states it is without sufficient knowledge or  
8 information necessary to form a belief as to the truth or falsity of the allegations contained therein, and  
9 therefore, denies the same.

10 **VIOLATIONS OF LAW**

11 4. Answering Paragraphs 15, and 16, of Petitioner's Complaint (Violations of Law),  
12 Respondent objects to the allegations contained therein on the grounds that they are vague and  
13 ambiguous. Respondent further objects, as the allegations therein call for legal conclusions. Without  
14 waiving said objections, Respondent states it is without sufficient knowledge or information necessary  
15 to form a belief as to the truth or falsity of the allegations contained therein, and therefore, denies the  
16 same.

17 **DISCIPLINE AUTHORIZED**

18 5. Answering Paragraphs 1, 2, 3, 4, 5, 6, 7, and 8, of Petitioner's Complaint (Discipline  
19 Authorized), Respondent objects to the allegations therein call for legal conclusions. Without waiving  
20 said objections, Respondent states it is without sufficient knowledge or information necessary to form a  
21 belief as to the truth or falsity of the allegations contained therein, and therefore, denies the same.

22 6. As to those matters, if any, not herein answered, Respondent expressly denies any and all  
23 allegations relating thereto.

24 **AFFIRMATIVE DEFENSES**

25 **FIRST AFFIRMATIVE DEFENSE**

26 Petitioner's Complaint on file herein fails to state a claim against Respondent upon which relief can  
27 be granted.  
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**WHEREFORE**, Answering Respondent prays for relief as follows:

1. That Petitioner take nothing by way of their Complaint on file herein;
2. That Answering Respondent be dismissed with costs incurred and reasonable attorney fees; and,
3. For such other and further relief as the Court deems just and proper in the premises.

DATED: February 22, 2019

BY:



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CAROLYN M. BROUSSARD, ESQ.  
Attorney for Respondent, Terra Linda.

1  
2 CERTIFICATE OF SERVICE

3 Pursuant to Rule 5(b) of the Nevada Rules of Civil Procedure, I certify that I am an employee of  
4 and that on the 22 day of February, 2019, I served a true and correct copy of the above and  
5 foregoing **RESPONDENT TERRA LINDA HOA'S ANSWER TO PETITIONER'S COMPLAINT**  
6 on the parties addressed as shown below:

7  
8  x  *Via Hand Delivery to NRED*

9  
10 Sharath Chandra, Administrator  
11 Real Estate Division, Dept. of Business & Industry  
12 State of Nevada  
13 3300 W. Sahara Avenue #350  
14 Las Vegas, NV 89102  
15 Phone: (702) 486-4033

16  
17 Michelle D. Briggs,  
18 Senior Deputy Attorney General  
19 555 E. Washington Avenue #3900  
20 Las Vegas, NV 89101  
21 Phone: (702) 486-3420  
22 Attorneys for the Real Estate Division

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27  
28  


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21 An Employee of the  
22 Law Offices of Stacey Upson