

Chickasaw Trails Homeowners Association, Inc.,  
a not-for-profit corporation,

Plaintiff,

vs.

Defendant(s).

In the County Court in and for Orange County,  
Florida

Case No.: 2019-CC [REDACTED] O

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**PLAINTIFF'S FIRST REQUEST TO PRODUCE**

Plaintiff, CHICKASAW TRAILS HOMEOWNERS ASSOCIATION, INC. ("Association") by and through its undersigned counsel, and pursuant to Rule 1.350 of the Florida Rules of Civil Procedure, requests that the Defendant [REDACTED], within forty-five (45) days from the date of service of this request, furnish copies of the following documents to the office of the undersigned counsel:

**INSTRUCTIONS:**

1. These document requests are continuing in nature so as to require the production of supplemental documents and the filing of supplemental answers to the extent required under the laws of the State of Florida.
2. When documents are requested, such requests include documents in the custody control of the party's agents, party representatives, predecessors in interest, successors in interest, subsidiaries, parent, expert, persons consulted concerning any factual matters or matter of opinion relating to any of the facts or issues involved in this case, unless privileged information to the party's attorney.
3. If you are not producing any document responsive to a request, your answer should make it clear that you are not producing any documents responsive to that request.
4. For each document that is withheld under a claim of privilege, please provide the

following information:

- a. The date the document was prepared or created.
- b. The name and title of the author or authors of the document
- c. A summary of the subject matter of the document.
- d. The identity of each person or persons who assisted the author or authors in creating the document.
- e. The identity of each person to whom the document or the contents of the document have been communicated (either intentionally or inadvertently), the dates of such communication and the title of each such person.
- f. A statement of the basis on which the privilege is claimed; and
- g. The identity and title, if any, of the person or persons providing the information requested in subsections (a) through (f) above.

#### DEFINITIONS

1. “Defendant” or “Defendants” shall refer to Tuu Van Pham, and all other persons, agents, acting on Defendants’ behalf.

2. “Document” or “Documents” means any written, typed, printed, recorded, or graphic material, however produced, reproduced, or stored on whatever electronic or computer media, including but not limited to all notes, memoranda, reports, records, correspondence, contracts, agreements, writings, graphs, charts, checks, letters, messages, minutes from meetings, diaries, bills, statements, calendars, files, computer files, forms, orders, invoices, photographs, video tape, audio tape, phone records, computer disks, or other electronic storage devices, computer banks, data entries, e-mail, and all copies and drafts thereof and other data compilations from which information can be obtained, translated, if necessary, through detection devices into a reasonably perceptible form that are in your possession, custody or control.

3. “All documents” shall refer to and shall include every document, as above-defined,

known to you and every such document that can be located or discovered by reasonable, diligent efforts.

4. “Correspondence” means any letter, telegram, telex, notice, message, email, memorandum, text-message, instant message or other written communication or transcription or the notes of any communication.

5. “Communication” means any written or oral transmission of information, fact, or opinion, including any utterance, notation, or statement of any nature whatsoever, whether the transmission occurs face to face, via telephone, cellular phone, facsimile, e-mail, modem, mail, personal delivery, document, or otherwise.

6. “Relating to” and “relate to” mean concerning, referencing, mentioning, alluding to, responding to, in connection with, commenting on, in response to, about, regarding, announcing, explaining, discussing, showing, describing, studying, reflecting, analyzing, illustrating, recording, memorializing, constituting, evidencing, refuting, supporting, and all other concepts of like import.

7. “Property” shall mean and refer to real property located at [REDACTED] Drive, Orlando, FL 32829.

#### REQUESTS FOR PRODUCTION

1. Any and all documents, including but not limited to, time-stamped photographs of the Property on or about July 28, 1997 showing (i) the walkway from the driveway to the front door of the Property; and (ii) landscaping around the walkway from the driveway to the front door of the Property.

2. Any and all documents relating to Defendant’s purchase of the Property on July 1997 including but not limited to, (i) sale listing of the Property; (ii) photographs of the front of the Property; and (iii) estoppel documents provided at the closing of the purchase of the Property.

3. Any and all applications submitted to Plaintiff’s Architectural Review Committee for proposed improvements and/or alterations to the Property.

4. Any and all correspondences to and from Plaintiff regarding the landscaping of the

Property and landscaping bed to the front of the entrance of the Property, including any and all correspondences from Plaintiff's attorney.

5. Any and all documents that Defendant intends to rely upon in support of their affirmative defenses.

The Plaintiff reserves the right to add additional request to produce as they become available.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Request to Produce has been furnished by electronic mail or regular U.S. Mail on May 5, 2020 to:

 Drive  
Orlando, FL 32829

All Unknown Tenants/Owners  
 Drive  
Orlando, FL 32829

**DHN ATTORNEYS, P.A.**  
3203 Lawton Road, Suite 125  
Orlando, Florida 32803  
Office: (407) 269-5346  
Fax: (407) 650-2765

By: /s/ Ryan C. Fong  
Ryan C. Fong, Esquire  
Florida Bar No. 0113279  
ryan@dhnattorneys.com