

The Order of the Court is stated below:

Dated: April 10, 2026
10:50:48 AM

/s/ JILL M. POHLMAN
Justice



IN THE SUPREME COURT OF THE STATE OF UTAH

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KATHIE ANDREWS,
Petitioner,
v.
STONEY BROOK CONDOMINIUM
ASSOCIATION AND BILL
THOMASON,
Respondents.

ORDER

Supreme Court Case No. 20251286-SC

Court of Appeals Case No. 20240581-
CA

Trial Court Case No. 220902154

This matter is before the court upon a Petition for Writ of Certiorari, filed on October 22, 2025, and the responses filed on January 21, 2026 and January 22, 2026.

The Petition for Writ of Certiorari is granted as to the following issues:

1. Whether the Court of Appeals erred in affirming the district court's grant of judgment to Respondents on the ground the open and obvious danger rule precluded Petitioner's claim of premises liability as a matter of law.
2. Whether the Court of Appeals erred in concluding that the open and obvious danger rule may apply to general negligence claims in the circumstance where the basis for a claim is a condition on the land instead of a defendant's active negligence.

A briefing schedule will be established hereafter. The parties must comply with the briefing schedule upon its issuance. Requests for extension are disfavored, but may be granted with good cause.

End of Order - Signature at the Top of the First Page