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CLERK OF THE COURTS
NORFOLK COUNTY

200.1

COMMONWEALTH OF MASSACHUSETTS

THE TRIAL COURT

SUPERIOR COURT DEPARTMENT

NORFOLK, ss.

Civil Action No. 2182CV01044

SANDRA FERNANDEZ, Pro Se
By Special Appearance and Reservation of Rights
Petitioner,

v.

MARINA BAY RESIDENCES, LLC,
Plaintiff/Respondents,

v.

CALLAHAN, INC. and CUBE 3 STUDIO, LLC,
Defendants/Respondents.

AFFIDAVIT OF SANDRA FERNANDEZ
Filed Under Special Appearance Only

I, Sandra Fernandez, under oath, depose and state as follows:

1. I am the mother and legal guardian of K.F., a minor. I appear in this matter under special appearance only to protect my rights and those of my son.

2. We were exposed to construction defects, mold, and serious health hazards at Meriel Marina Bay, where Callahan, Inc. and its subcontractors performed construction and design work.

3. I have attempted to intervene in multiple related cases involving Marina Bay Residences, Bozzuto Management Company, and construction defendants to protect our rights. My filings have been consistently withheld or obstructed.

4. I have also filed or am imminently filing related proceedings in the Massachusetts Supreme Judicial Court under **G.L. c. 211, § 3**.

5. Neither my son nor I were ever joined as parties in any of the cases that seek to waive, settle, or extinguish our claims. We have been named without consent or service, in direct violation of **Rule 11** and constitutional protections.

6. As a result of ongoing concealment and docket suppression, I fear that critical insurance disclosures, settlements, and default actions will proceed without notice or lawful joinder.

7. I am indigent and have filed a Certificate of Indigency. I respectfully request that this affidavit support emergency injunctive relief, TRO, and full intervention with all rights protected.

8. I do not waive any rights, including:

- Jurisdictional defenses;
- Rights to intervene in this or any related action;
- Federal and constitutional claims;

- Statutory protections under **G.L. c. 231 § 140C½, ADA, FHA;**
- Rights to file or continue proceedings in the Supreme Judicial Court or federal court.

Signed under the pains and penalties of perjury this 28th day of July, 2025.

Respectfully submitted,

Sandra Fernandez

By Special Appearance and Reservation of Rights

550 Liberty St. Unit 905

Braintree, MA 02184

Tel: (617) 806 6566

Email: sandreva14@yahoo.com

Date: July 28th, 2025

/s/ Sandra Fernandez

Sandra Fernandez

CERTIFICATE OF SERVICE

I hereby certify that on July 28th, 2025 a copy of the foregoing was served electronically/U.S. mail on all counsel of record.

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By: Sandra Fernandez

By Special Appearance and Reservation of Rights

/s/ Sandra Fernandez

Sandra Fernandez