

Court of Appeals of the State of Georgia

Atlanta, 10/20/2026

The Court of Appeals hereby passes the following order:

**A27E0041. KSENIYA PARFENOVA v. HEDINGTON SQUARE
HOMEOWNERS' ASSOCIATION, INC.**

Appellant Kseniya Parfenova, proceeding pro se, has filed an emergency motion under this Court's Rule 40(b), seeking a stay of all proceedings in the trial court, including a stay of the trial court's September 9, 2026 order entering summary judgment in favor Hedington Square Homeowners' Association, Inc. on its claims against Parfenova and on Parfenova's counterclaims; enjoining Parfenova and all persons acting in concert with her from leasing or permitting occupancy of the real property at issue except in a manner that complies with Section 6.c.xi of the Declaration of Protective Covenants for Hedington Square subdivision; requiring that Parfenova, within 30 days of the trial court's order, bring every existing occupancy of the real property at issue into compliance with Section 6.c.xi or terminate such occupancy and certify such compliance in writing to counsel for Hedington Square Homeowners' Association; and providing that failure of Parfenova to comply with the trial court's order will subject her to contempt. The trial court's September 9, 2026 order further provides that within 30 days, Hedington Square Homeowners' Association is to file and serve a supplemental affidavit related to assessments, fines, interest, costs, and attorney fees claimed under the Declaration and OCGA § 13-6-11, and that Parfenova shall have 15 days thereafter to file and serve a response to that supplemental affidavit, following which the trial court will determine the amount of the judgment and enter final judgment on the

amount by separate order.¹ Upon consideration of Parfenova's emergency motion under Rule 40(b), the same is hereby DENIED.

Court of Appeals of the State of Georgia

Clerk's Office, Atlanta, 10/20/2026



*I certify that the above is a true extract from
the minutes of the Court of Appeals of Georgia.*

*Witness my signature and the seal of said court
hereto affixed the day and year last above written.*

Christina Bailey Smith

....., Clerk.

¹ Parfenova has filed a notice of appeal of the September 9, 2026 order in the trial court.