

**20210706000327100**  
**07/06/2021 04:08:34 PM**  
**LIEN 1/3**

# NOTICE OF ASSESSMENT LIEN

**BLACKRIDGE RESIDENTIAL ASSOCIATION, INC.**  
File No.: 800048 - 8001463761

THE STATE OF ALABAMA §  
§  
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Blackridge Residential Association, Inc. (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 2176 BLACKRIDGE ROAD, HOOVER, AL 35244 (hereinafter "Property") for the benefit of the Association to secure the payment of assessments levied against the Property for common expenses and fees.

WHEREAS the Declaration provides that the Association is vested with the power to assess, collect assessments, and enforce the lien retained against the Property.

WHEREAS according to the Association's records, J. WRIGHT BUILDING COMPANY (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

WHEREAS Owner is in default in the Owner's obligations to make payments for assessments and has failed, despite demand upon the Owner, to pay Association assessments, handling charges, and collection costs properly levied against the Property, in the amount as of 6/9/2021 equal to \$6,236.34, which amount may continue to increase

**NOW, THEREFORE**, the Association, acting by and through a member of its Board of Directors, its duly authorized agent, and/or its attorney, does hereby file this Notice of Assessment Lien against the Property due to nonpayment of the amounts contained herein as of the date set forth above.

EXECUTED this 6 day of July, 2021.

# CAMBRIDGE PARK PROPERTY OWNERS ASSOCIATION, INC.

*Naomi Anderson*

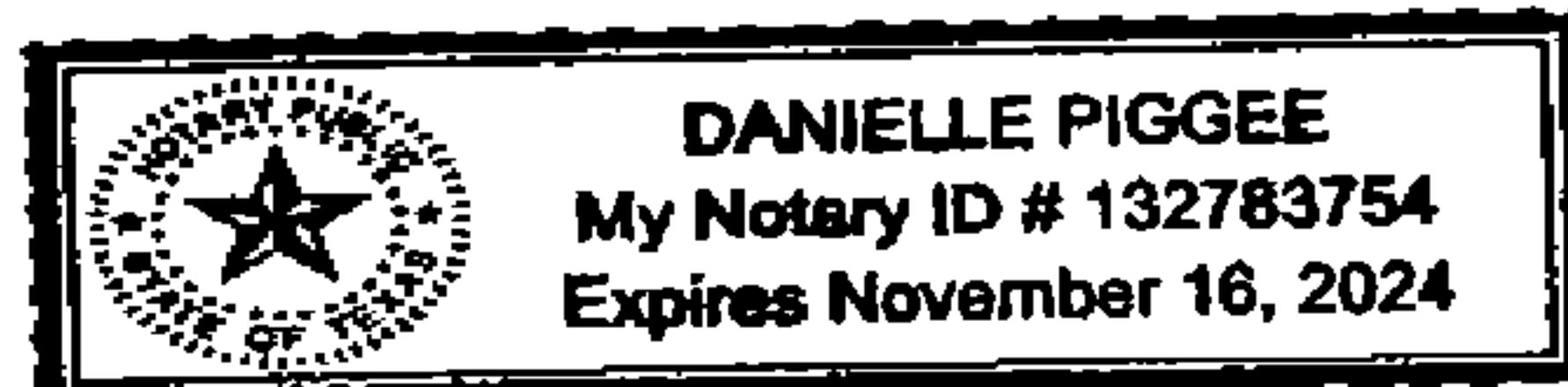
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THE STATE OF TEXAS §  
§  
§  
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 10 day of July, 2021, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Blackridge Residential Association, Inc.

  
  
NOTARY PUBLIC  
STATE OF TEXAS

WHEN RECORDED MAIL COPY TO:  
Associa Client Shared Services Center  
1225 Alma Road, Ste 100  
Richardson, Texas 75081



**Exhibit "A"**  
**Property Description**

Lot 1138, according to the Blackridge Phase 1B Final Plat, as recorded in Map Book 48, Page 84B, in the Office of the Judge of Probate of Shelby County, Alabama

SUBJECT TO:

1. Building setback lines and easements as shown on the Final Plat of the Subdivision of Blackridge Phase 1B recorded in Map Book 48, Page 84A and 84B as Instrument No. 20171201000431150 in the Probate Office of Shelby County, Alabama on December 1, 2017.
2. Fifteen-foot sanitary sewer easement adjacent to road as shown on the Final Plat of the Subdivision of Blackridge Phase 1B recorded in Map Book 48, Page 84A and 84B as Instrument No. 20171201000431150 in the Probate Office of Shelby County, Alabama on December 1, 2017.
3. Terms, easements, covenants, conditions, restrictions, charges, liens and regulations contained in Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017, recorded in Instrument No. 20171204000433480 in the Probate Office of Probate of Shelby County, Alabama on December 4, 2017. Amended by First Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 4, 2017, recorded in Instrument No. 20171204000433490 in the Probate Office of Probate of Shelby County, Alabama on December 4, 2017. Further amended by Second Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated December 19, 2017, recorded in Instrument No. 20171219000452060 in the Probate Office of Probate of Shelby County, Alabama on December 19, 2017. Further amended by Third Amendment to Blackridge Residential Declaration of Covenants, Conditions and Restrictions dated September 16, 2018, recorded in Instrument No. 20180926000344020 in the Probate Office of Probate of Shelby County, Alabama on September 26, 2018.
4. Annual and/or other special assessments or charges pertaining to the insured premises, as contained in said Declaration of Covenants, Conditions and Restrictions. No liability is assumed for the payment of maintenance assessments as set forth in said Declaration, which assessments shall be subordinate to the lien of a first mortgage.
5. Title to all minerals within and underlying the premises, together with all mining and other rights, reservations, provisions and conditions as set forth in deed from CSX Transportation, Inc., a Virginia corporation, to Western Pocahontas Properties Limited Partnership recorded in Real Book 112, page 876 in the Probate Office of Shelby County, Alabama on February 2, 1987, corrected in deed recorded in Real Book 328, page 1 on February 4, 1991.
6. Covenants, restrictions, reservations, including reservation of oil and gas rights, limitations, subsurface conditions, and mineral and mining rights set forth in deed from CSX Transportation, Inc., a Virginia corporation, to Western Pocahontas Properties Limited Partnership recorded in Instrument No. 20020515000229800 in the Probate Office of Shelby County, Alabama on May 15, 2002.
7. Telecommunication cable easement in favor of Sprint Communications Company, et al., by Court Order dated November 18, 2011, recorded in Instrument No. 2012021300053280 in the Probate Office of Probate of Shelby County, Alabama on February 13, 2012, and recorded in Instrument No. 2012021700059230 on February 17, 2012.
8. Assignment of Easement Rights by Riverwood Holdings, LLC, an Alabama limited liability company, in favor of Blackridge Partners, LLC, an Alabama limited liability company, dated December 30, 2015, recorded in Instrument No. 20151230000443770 in the Probate Office of Probate of Shelby County, Alabama on December 30, 2015.
9. Any loss or claim arising out of the fact a portion of the property appears to be former railroad lands as conveyed by Quitclaim Deed from CSX Transportation, Inc., a Virginia corporation, to Blackridge Partners, LLC, a limited liability company in the State of Alabama, dated May 16, 2017, as recorded in Instrument No. 20170517000171950 in the Probate Office of Shelby County, Alabama on May 17, 2017.
10. Any loss or claim arising out of the fact a portion of the property appears to be former railroad lands as conveyed by Special Warranty Deed from CSX Transportation, Inc., a Virginia corporation, to Blackridge Partners, LLC, a limited liability company in the State of Alabama, dated May 16, 2017, as recorded in Instrument No. 20170517000171960 in the Probate Office of

Shelby County, Alabama on May 17, 2017.

11. Restrictions, terms and conditions contained in Special Warranty Deed from CSX Transportation, Inc., a Virginia corporation, to Blackridge Partners, LLC, an Alabama limited liability company, dated May 16, 2017, recorded in Instrument No. 20170517000171960 in the Probate Office of Probate of Shelby County, Alabama on May 17, 2017.

12. Terms, conditions, rights, exceptions and reservations set forth in Deed of Temporary Easement for temporary access purposes by CSX Transportation, Inc., a Virginia corporation, in favor of the City of Hoover, a body corporate and politic under the laws of the State of Alabama, as recorded in Instrument No. 20170908000328510 in the Probate Office of Probate of Shelby County, Alabama on September 8, 2017, and the lack of a right of access to and from the Land that would result from the termination of said easement.

13. Terms, conditions, rights, exceptions and reservations set forth in Deed of Easement for roadway easements, aerial easement and pier easements by CSX Transportation, Inc., a Virginia corporation, in favor of the City of Hoover, a body corporate and politic under the laws of the State of Alabama, as recorded in Instrument No. 20170908000328520 in the Probate Office of Probate of Shelby County, Alabama on September 8, 2017, and the lack of a right of access to and from the Land that would result from the termination of said easement.

14. Right of Way Agreement in favor of The Water Works Board of the City of Birmingham for water pipeline purposes dated September 7, 2017, recorded in Instrument No. 20170918000338670 in the Probate Office of Probate of Shelby County, Alabama on September 18, 2017.

(Affects subject property and Common Area C-3)

15. Grant of Easement in Land for an Underground Subdivision in favor of Alabama Power Company dated November 7, 2017, recorded in Instrument No. 20171120000419620 in the Probate Office of Shelby County, Alabama on November 20, 2017.

16. As to Blackridge Lake:

(a) Rights, if any, of the property owners abutting Blackridge Lake or adjoining streams or water in and to the waters of the lake and in and to bed thereof.

(b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom.

(c) Navigational servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof.

(d) The consequence of any change in the location of the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Blackridge Lake lake.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/06/2021 04:08:34 PM  
 \$28.00 BRITTANI  
 20210706000327100

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*Allie S. Boyd*