

LIEN CLAIM



20221108000417700 1/1 \$22.00
Shelby Cnty Judge of Probate, AL
11/08/2022 02:15:42 PM FILED/CERT

State of Alabama
County of Shelby

Riverchase Townhome Owners Association files this statement in writing, verified by oath of Marianne Hayward, president of the Riverchase Townhome Owners Association, who has personal knowledge of the facts herein set forth: The Lienor stated herein and being duly sworn states that the following is true:

Pursuant to authority given to it by its HOA Bylaws and Covenants, said Riverchase Townhome Owners Association claims a lien upon the property at 1980 Mountain Laurel Lane, Hoover, AL 35244 owned by Stinson Lyon, said property situated in Shelby County, Alabama, to wit:

Lot #:1 according to the survey of Davenport's subdivision to Riverchase West, Sector 3, as recorded in Map Book 21, Page 3, in the Office of the Judge of Probate of Shelby County, Alabama.

The lien is claimed as to the building and improvements thereon, and the said land.

The lienee has received letters dated July 15, 2021, July 28, 2022, and October 7, 2022, explaining violation of the RTOA covenants related to maintenance of yards by owners and the responsibility of the RTOA to assure the covenants are enforced. Such enforcement in this case included hiring of landscape service to correct the lack of maintenance. The said lien is claimed to secure an indebtedness of \$1,885.00 (cost of covenant correction paid by the RTOA) acquired by the debtor who was alerted to the covenant violation and the responsibility of the land owner to correct or pay for the correction as required. RTOA by-laws and covenants authorizes its Board of Directors to impose such costs if intervening is necessary, a responsibility owners are made aware of when they purchase a home in this neighborhood.

Marianne Hayward, President
Riverchase Townhome Owners Association

State of Alabama
County of Shelby

The foregoing instrument was acknowledged before me this 7th day of Nov, 2022, by the lienor who is personally known to me and who has produced her Alabama Driver's License as identification, and who did take an oath.

Pamela S. Bosarge Notary Public
My Commission Expires: March 7, 2023

