20231018000307460 10/18/2023 09:05:12 AM LIEN 1/1

NOTICE OF ASSESSMENT LIEN

THE LAKES AT HIDDEN FOREST II

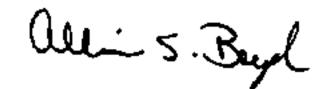
File No.: 800925 - 8001596670

THE STATE OF ALABAMA
COUNTY OF SHELBY



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 10/18/2023 09:05:12 AM \$22.00 PAYGE

20231018000307460



WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for The Lakes at Hidden Forest II (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at <u>140 Hidden Trace Court Montevallo</u>, Alabama 35115 (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, <u>CARLOS HENDERSON AND TANYA K. HENDERSON</u>, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 11, LAKES AT HIDDEN FOREST PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 36, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

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 10/10/2023 equal to \$780.00, 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 17 day of October . 20 23.

The Lakes at Hidden Forest II

NAOMI ANDERSON SENIOR MANAGER, CLIENT ACCOUNTING ASSOCIA® ASSOCIA MCKAY MANAGEMENT MANAGING AGENT

THE STATE OF TEXAS

§ §

COUNTY OF DALLAS

§ §

This instrument was acknowledged before me on this $\frac{VI}{D}$ day of $\frac{CVDDC}{D}$, 20 23, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for The Lakes at Hidden Forest II.

NOTARY PUBLIC

STATE OF TEXAS

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

