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10/18/2023 03:23:10 PM
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NOTICE OF ASSESSMENT LIEN

LAKES AT HIDDEN FOREST PHASE 3 & 4 PROPERTY OWNERS ASSOCIATION INC
File No.: 800205 – 8001481112

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 03:23:10 PM
\$22.00 PAYGE
20231018000308430

Allen S. Bayl

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Lakes at Hidden Forest Phase 3 & 4 Property Owners Association Inc (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **181 Dallas Lane Montevallo, 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, **BARBARA MARIE ARRANT**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 225, ACCORDING TO THE MAP OF THE LAKES AT HIDDEN FOREST PHASE 3, AS RECORDED MAP BOOK 51, PAGE 1, IN THE PROBATE OFFICE 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 **10/12/2023** equal to **\$735.00**, 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 18 day of October, 2023.

Lakes at Hidden Forest Phase 3 & 4 Property Owners
Association Inc

A handwritten signature in black ink, appearing to be "Naomi Anderson", written over a horizontal line.

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 18 day of October, 2023, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Lakes at Hidden Forest Phase 3 & 4 Property Owners Association Inc.

A handwritten signature in black ink, appearing to be "Danielle Piggee", written over a horizontal line.

NOTARY PUBLIC
STATE OF TEXAS

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

