

NOTICE OF ASSESSMENT LIEN

RIVERWOODS ASSOCIATION
File No.: 800163 – 8001496411

20231018000308520
10/18/2023 03:40:20 PM
LIEN 1/1

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 03:40:20 PM
\$22.00 PAYGE
20231018000308520

Allen S. Bayl

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Riverwoods Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **100 Brook Drive Helena, Alabama 35080** (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, **CJA PARTNERS LLC, A NEW JERSEY LIMITED LIABILITY COMPANY WHOSE ADDRESS IS 206 CAHABA LAKE CIRCLE, HELENA, AL 35080**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

LOT 1, ACCORDING TO THE FINAL PLAT OF RIVERWOODS COMMERCIAL, AS RECORDED IN MAP BOOK 38, PAGE 131, 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 **10/13/2023** equal to **\$1,010.00**, 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, 20 23.

Riverwoods Association

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, 20 23, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Riverwoods Association.

NOTARY PUBLIC
STATE OF TEXAS

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

