NOTICE OF ASSESSMENT LIEN

RIVERCHASE BUSINESS ASSOCIATION File No.: 800400 – 8001-2019-12

THE STATE OF ALABAMA	§
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COUNTY OF SHELBY	§

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Riverchase Business Association (hereinafter "Association"), recorded in the Probate Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at 110 Parkway E Drive, 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, H & V PROPERTIES, LLC, AN ALABAMA CORPORATION, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

Lot 2-A, according to Resurvey No. 1, Hunter & Associates Addition to Riverchase recorded at Map Book 27 , Page/4/ in the office of the Judge of Probate of Shelby County, Alabama, together with all improvements and fixtures thereon and all easements and other appurtenances thereto including without limitation, a nonexclusive easement to be used in common with Grantor and others for vehicular and pedestrian ingress and egress, roadway and right-of-way purposes as described in that certain Ingress and Egress Easement recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 1994-20501 (the "Property").

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 07/15/2024 equal to 52,024.39, 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 day of july 20 24.

RIVERCHASE BUSINESS 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 day of $\frac{2}{2}$ day of $\frac{2}{2}$, by Naomi Anderson, Senior Manager. Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Riverchase Business Association.

> NOTARY PUBLIC STATE OF TEXAS

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

Filed and Recorded **Official Public Records** Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 09/04/2024 10:56:41 AM

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DANIELLE PIGGEE

My Notary ID # 132783754
Expires November 16, 2024