

Prepared By:  
Associa Client Shared Service Center  
1225 Alma Road Ste 100  
Richardson, TX 75081

20240918000290960  
09/18/2024 09:16:24 AM  
LIEN 1/2

## **NOTICE OF ASSESSMENT LIEN**

THE LAKES AT HIDDEN FOREST II  
File No.: 800925 – 8001-4822-76

THE STATE OF ALABAMA       §  
  §  
COUNTY OF SHELBY       §

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 260 Hillcrest Drive, Montevallo, AL 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, TERRELL LAMAR TURNER, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

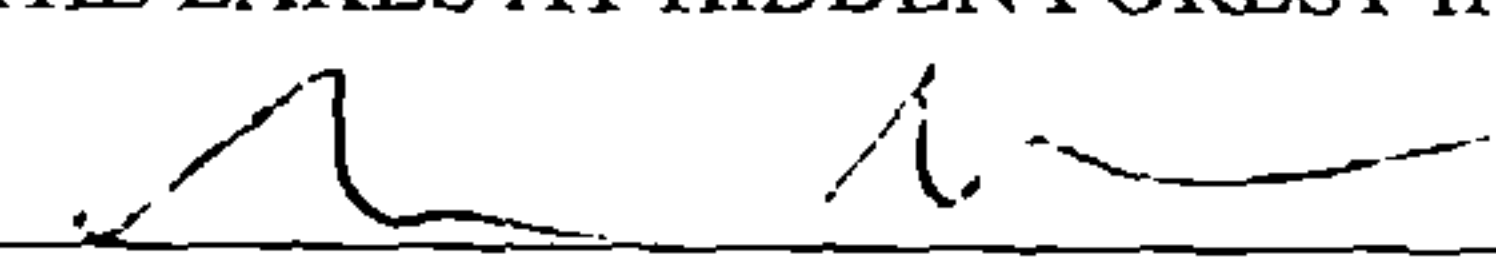
**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

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 9/16/2024 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.

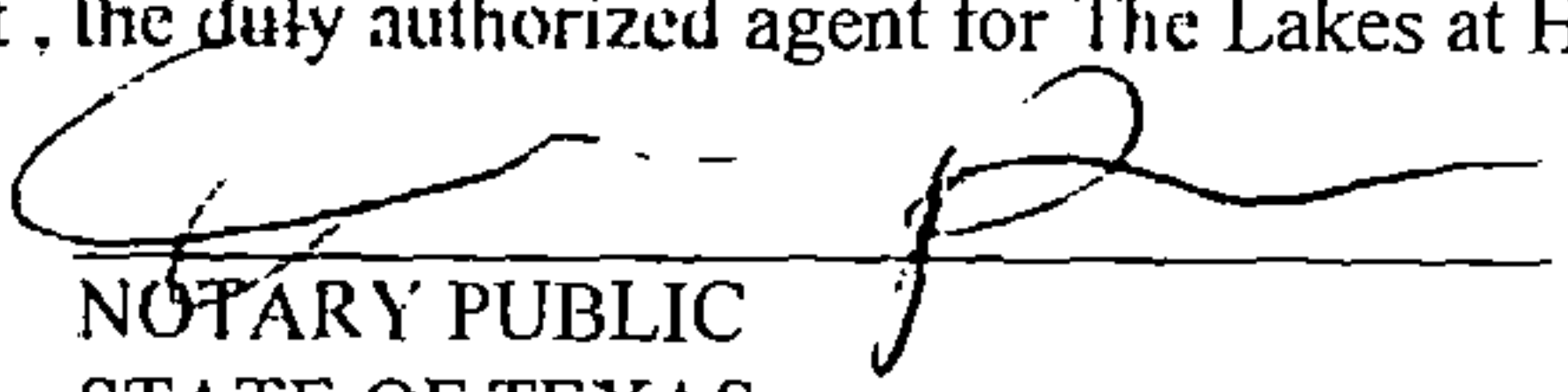
EXECUTED this 17 day of September, 2024.

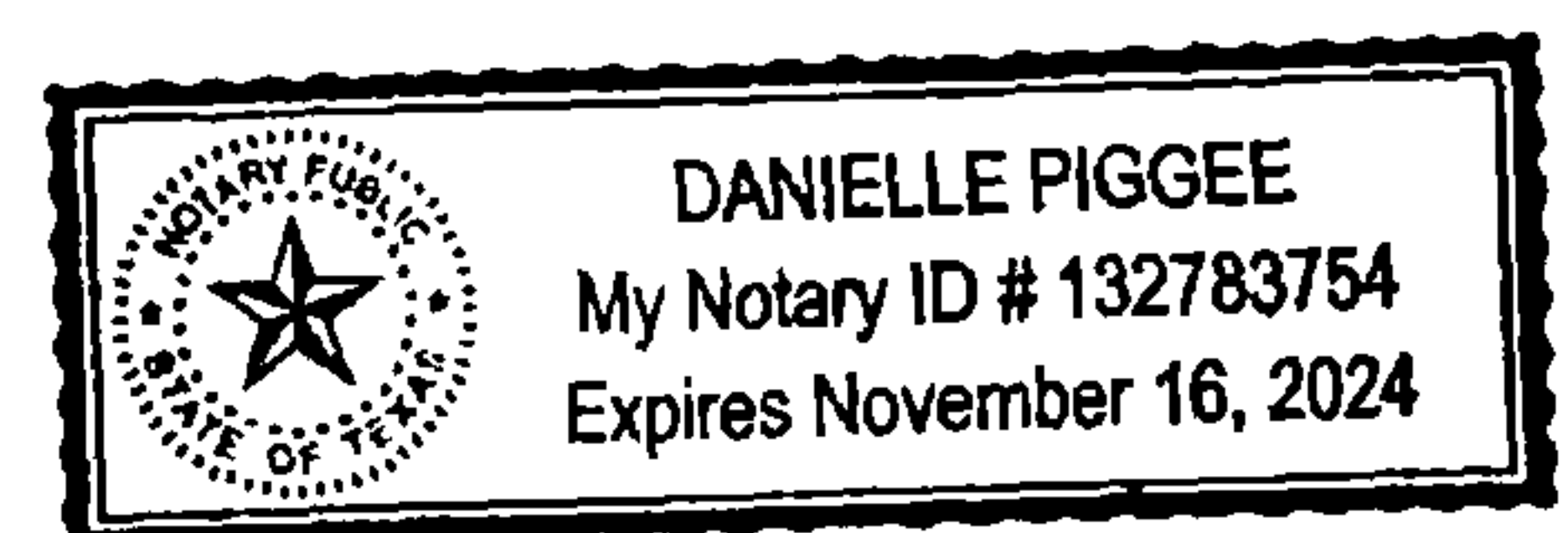
THE LAKES AT HIDDEN FOREST II

  
\_\_\_\_\_  
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 17 day of September, 2024 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

20200130000040290 01/30/2020 02:26:21 PM DEEDS 2/3

**Exhibit "A"**  
**Property Description**

Lot 218, 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.

**SUBJECT TO;**

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Covenants, restrictions, easements, rights of way and building set back lines as shown on the Survey of Lakes at Hidden Forest, as recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
3. Title to any portion lying within any common areas as shown on the maps recorded in Map Book 51, Page 1, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Instrument #20061212000600970, in the Probate Office of Shelby County, Alabama.
5. Title to any portion lying within public roads.
6. Any road rights of ways.
7. Declaration of Covenants and Restrictions for The Lakes at Hidden Forest, a residential subdivision as recorded in Instrument #20061120000567220 and Instrument #20190517000170760, in the Probate Office of Shelby County, Alabama.
8. Hypothication Agreement recorded 01/26/2018 in Instrument #20180126000027420.
9. Assignment of Agreements, Permits, Licenses and Approvals recorded on 01/26/2018 in Instrument #20180126000027430.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/18/2024 09:16:24 AM**  
**\$25.00 BRITTANI**  
**20240918000290960**

*Allen S. Bayl*