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

20241023000332910
10/23/2024 03:45:21 PM
LIEN 1/1

NOTICE OF ASSESSMENT LIEN

LAKES AT HIDDEN FOREST PHASE 3 & 4 PROPERTY OWNERS ASSOCIATION INC
File No.: 800205 – 8001-5244-19

THE STATE OF ALABAMA §
§
COUNTY OF SHELBY §

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 **264 Hidden Trace Court, 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, **MOUNTAIN WEST IRA, INC. FBO THOMAS FORD IRA**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

Lot 42, according to the Map of The Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, 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 **10/14/2024** equal to **$370.00**, 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 22 day of October, 2024.

LAKES AT HIDDEN FOREST PHASE 3 & 4 PROPERTY OWNERS ASSOCIATION INC

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 22 day of October, 2024, 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.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/23/2024 03:45:21 PM
$22.00 DANIEL
20241023000332910

NOTARY PUBLIC
STATE OF TEXAS

DANIELLE PIGGEE
My Notary ID # 132783754
Expires November 16, 2024

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