

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

20250114000012680  
01/14/2025 08:53:25 AM  
LIEN 1/1

**NOTICE OF ASSESSMENT LIEN**

SHELBY FARMS HOMEOWNERS ASSOCIATION  
File No.: 800915 – 8001-5703-24

THE STATE OF ALABAMA           §  
   §  
COUNTY OF SHELBY           §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Shelby Farms Homeowners Association (hereinafter “Association”), recorded in the Probate Office of Shelby County, Alabama (hereinafter “Declaration”) provides for a lien against the property located at **713 Shelby Farms Place, Alabaster, AL 35007** (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, **ROSE CHOLEWINSKI AND NATHANIEL Z. CHOLEWINSKI**, (hereinafter “Owner,” whether one or more) is the Owner of the Property legally described as follows:

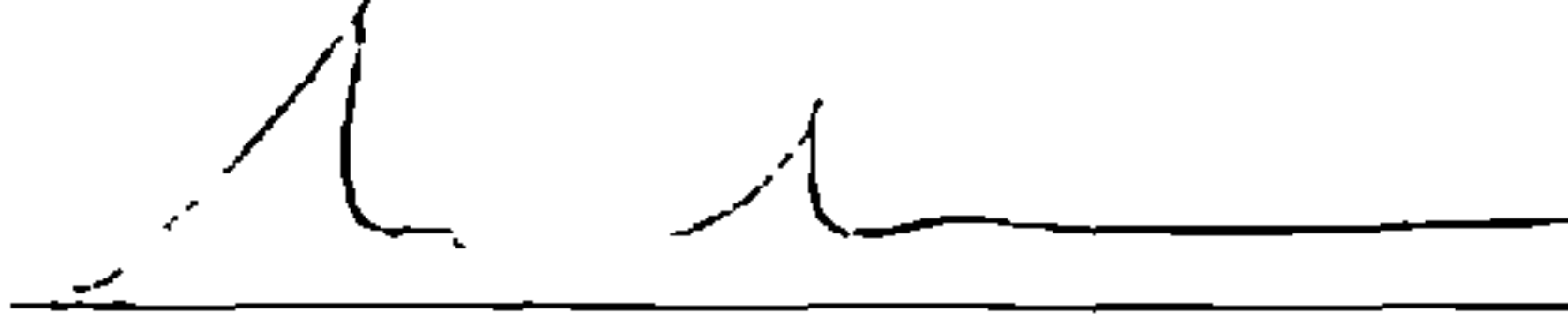
**Lot 28, according to the Final Plat of Shelby Farms Subdivision, as recorded in Map Book 38, Page 149, in the Probate Office of Shelby County, Alabama.**

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 **1/9/2025** equal to **\$1,816.00**, 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 13 day of January, 2025

SHELBY FARMS HOMEOWNERS ASSOCIATION

  
\_\_\_\_\_  
NAOMI ANDERSON  
SENIOR MANAGER, CLIENT ACCOUNTING  
ASSOCIA® ASSOCIA MCKAY MANAGEMENT  
MANAGING AGENT


THE STATE OF TEXAS           §  
   §  
COUNTY OF DALLAS           §

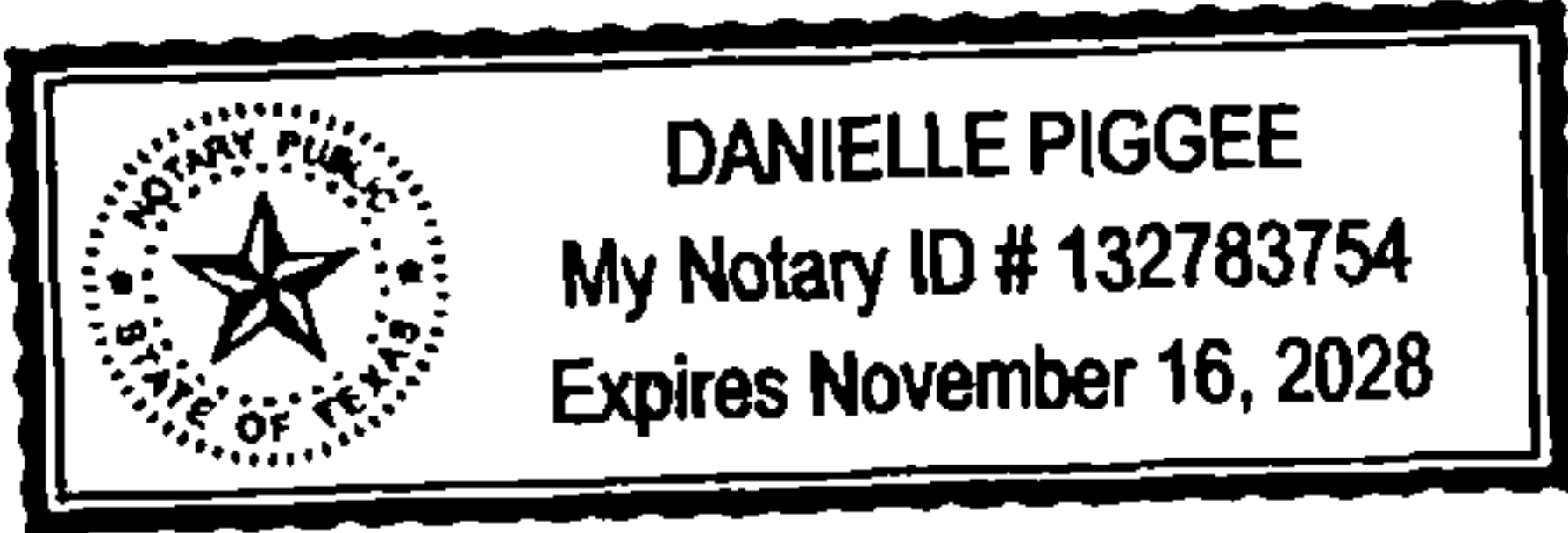
This instrument was acknowledged before me on this 13 day of January, 2025, by Naomi Anderson, Senior Manager, Client Accounting acting on behalf of Associa McKay Management . the duly authorized agent for Shelby Farms Homeowners Association.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/14/2025 08:53:25 AM  
\$22.00 PAYGE  
20250114000012680

*Allen S. Byrd*

  
\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS



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