

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

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06/12/2025 02:56:57 PM
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NOTICE OF ASSESSMENT LIEN

Poor Quality

THE LAKES AT HIDDEN FOREST II
File No.: 800925 – 8001596492

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 121 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, DARNELL L. THOMAS AND IRENE J. KINUTHIA, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:


Lot 105, according to the plat of The Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate 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 04/29/2025 equal to \$1150.00, 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 12 day of June, 2025

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 12 day of June, 2025, 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

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/12/2025 02:56:57 PM
\$22.00 JOANN
20250612000181370



NOTARY PUBLIC
STATE OF TEXAS



Allen S. Bayl

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

