

LIEN CLAIM

State of Alabama
County of Shelby

The Riverchase Townhome Owners Association files this claim/statement in writing, verified under oath of James Bosarge, as president of the Riverchase Townhome Owners Association, has authority under HOA Bylaws and Covenants and personal knowledge of the facts herein set forth. The Lienor stated herein and being duly authorized states that the following is true:

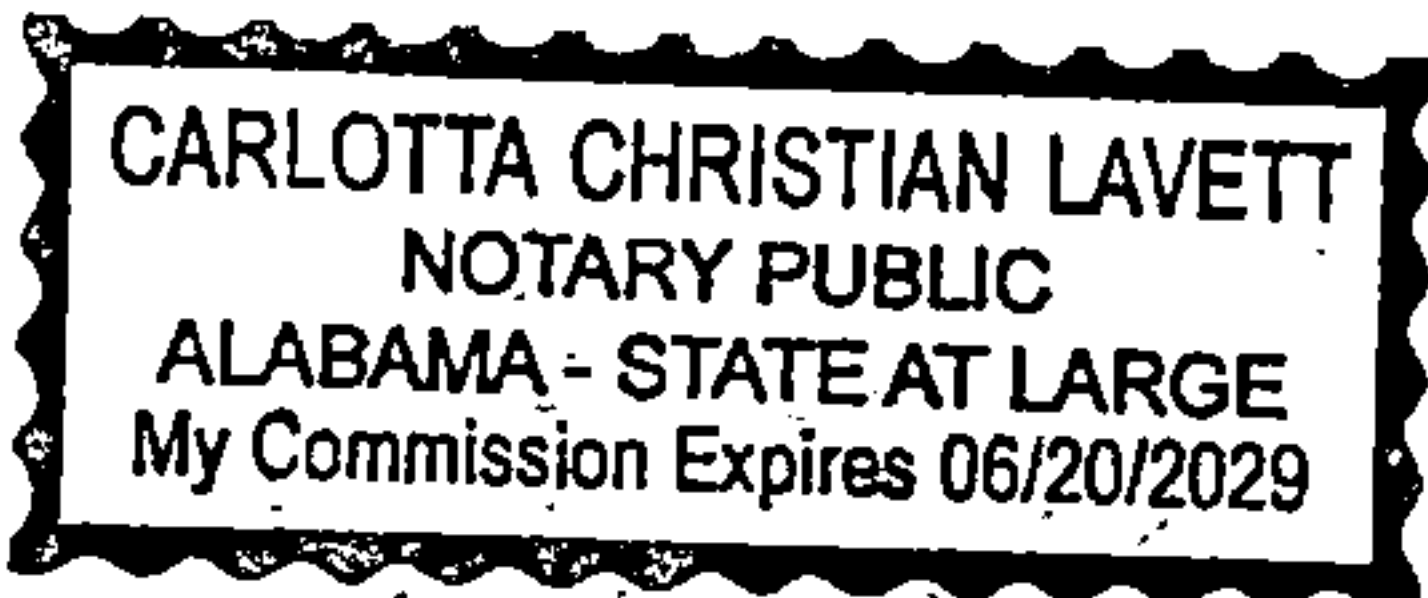
Pursuant to authority given to it by its HOA Bylaws and Covenants, said Riverchase Townhome Owners Association claims a lien upon the property at 608 Mountain Laurel Court, Hoover, AL 35244 owned by **Sasha Roberson**, said property situated in Shelby County, Alabama, to wit:

Lot 31 according to the survey of West Davenport subdivision to Riverchase West, Sector 1 & 2, as recorded in Map Book 8, Page 10 A,B & C, Section 23, Township 195, Range 3 W in the Office of the Judge of Probate of Shelby County, Alabama.

The lien is claimed as to the building and improvements thereon, and the said land.

That said lien is claimed to secure an indebtedness of **\$1,310.00** acquired by the debtor who has been fined for her failure to pay **\$265.00** for her annual dues, **\$47.70** annual dues late fee and daily fines for her failure to repair her front steps. **Section 6** of the RTOA Covenants gives the Board of Directors authority to impose a **\$50.00** fine per day per infraction beginning 30 days from the date of notification of said infraction. RTOA by-laws and covenants authorize its Board of Directors to impose annual dues and impose fines on townhome owners. Owners are made aware of this responsibility.

In addition, the indebtedness includes a **\$60.00** court filing fee and **\$100.00** to cover any legal fees.



Carlotta Christian Lavett

James R. Bosarge, Jr.
James R. Bosarge, Jr. President
Riverchase Townhome Owners Association

August 1, 2025
Date

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Hoover, AL 35244
(205) 529-6193*

*Prepared by James R.
Bosarge, Jr*