

Prepared By:  
Associa Client Shared Service Center  
2301 N Greenville Ave STE 100  
Richardson, TX 75082

20250812000246500  
08/12/2025 02:00:54 PM  
LIEN 1/1

## **NOTICE OF ASSESSMENT LIEN**

THE LAKES AT HIDDEN FOREST II  
File No.: 800925 – 8001596557

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 **126 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, **GARY R. MOUTARDIER AND SARA J. MOUTARDIER**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

**LOT 193, ACCORDING TO THE MAP AND SURVEY OF 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 **07/14/2025** equal to **\$647.00**, 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 11 day of August, 2025.

THE LAKES AT HIDDEN FOREST II



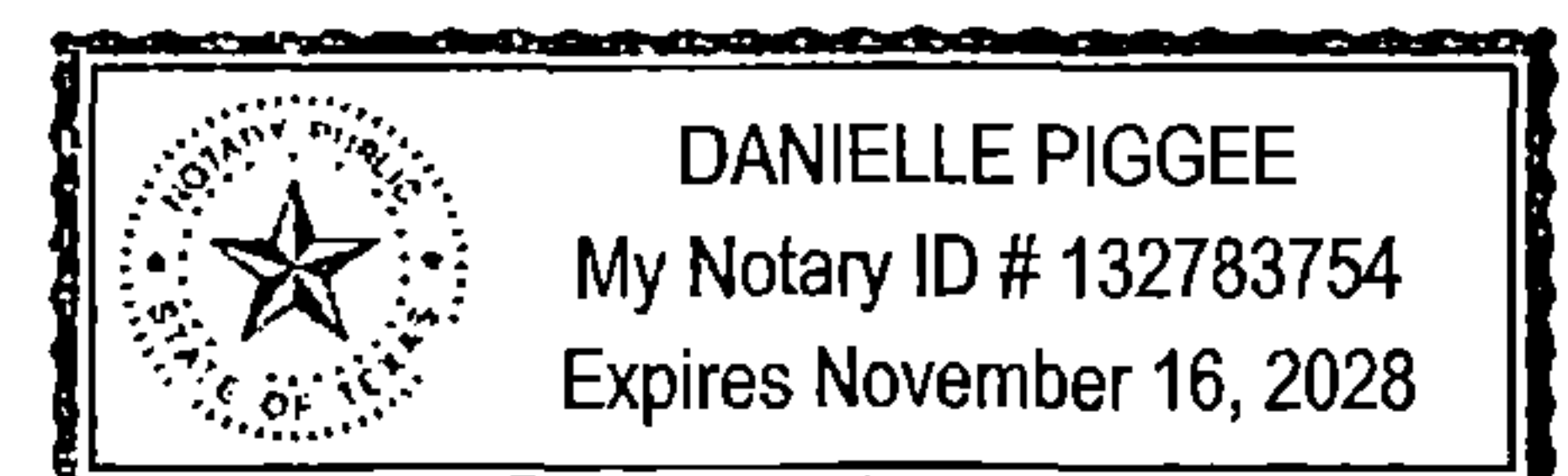
NAOMI ANDERSON  
SENIOR MANAGER, CLIENT ACCOUNTING  
ASSOCIA® ASSOCIA MCKAY MANAGEMENT  
MANAGING AGENT

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 11 day of August, 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.



NOTARY PUBLIC  
STATE OF TEXAS



WHEN RECORDED MAIL COPY TO:  
Associa Client Shared Services Center  
2301 N Greenville Ave STE 100  
Richardson, TX 75082



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/12/2025 02:00:54 PM  
\$22.00 BRITTANI  
20250812000246500

*Allen S. Boyd*