

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

20251015000317240  
10/15/2025 08:54:26 AM  
LIEN 1/1

**NOTICE OF ASSESSMENT LIEN**  
TOWNSIDE SQUARE HOMEOWNERS ASSOCIATION  
File No.: 800113 – 8001686195

THE STATE OF ALABAMA           §  
  §  
COUNTY OF SHELBY           §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Townside Square Homeowners Association (hereinafter “**Association**”), recorded in the Probate Records Office of Shelby County, Alabama (hereinafter “**Declaration**”) provides for a lien against the property located at **680 The Heights Lane, Calera, AL 35040** (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, **EITAN LUTSKY AND NAOMI ADMONI-LUTSKY, HUSBAND AND WIFE**, (hereinafter “**Owner**,” whether one or more) is the Owner of the Property legally described as follows:

**Lot 90, according to the Final Plat of Townside Square, Sector One, as recorded in Map Book 38, Page 120, 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 **09/15/2025** equal to **\$953.50**, 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 15 day of October, 2025.

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2025 08:54:26 AM  
\$22.00 KELSEY  
20251015000317240

TOWNSIDE SQUARE HOMEOWNERS ASSOCIATION

  
CHIVAS SMITH  
SENIOR MANAGER, CLIENT ACCOUNTING  
ASSOCIA® MCKAY MANAGEMENT  
MANAGING AGENT

*Allen S. Bayl*

THE STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on this 15 day of October, 2025, by Chivas Smith, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Townside Square Homeowners Association.

  
NOTARY PUBLIC  
STATE OF TEXAS

11-16-23

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

