

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

20251020000321260
10/20/2025 11:23:17 AM
LIEN 1/1

NOTICE OF ASSESSMENT LIEN
RIVERCHASE BUSINESS ASSOCIATION
File No.: 800400 – 8001201190

THE STATE OF ALABAMA §
 §
COUNTY OF SHELBY §

WHEREAS that certain Declaration of Covenants, Conditions and Restrictions for Riverchase Business Association (hereinafter "Association"), recorded in the Probate Records Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **1985 Montgomery Highway, Hoover, AL 35244** (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, **WAFFLE HOUSE, INC.**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

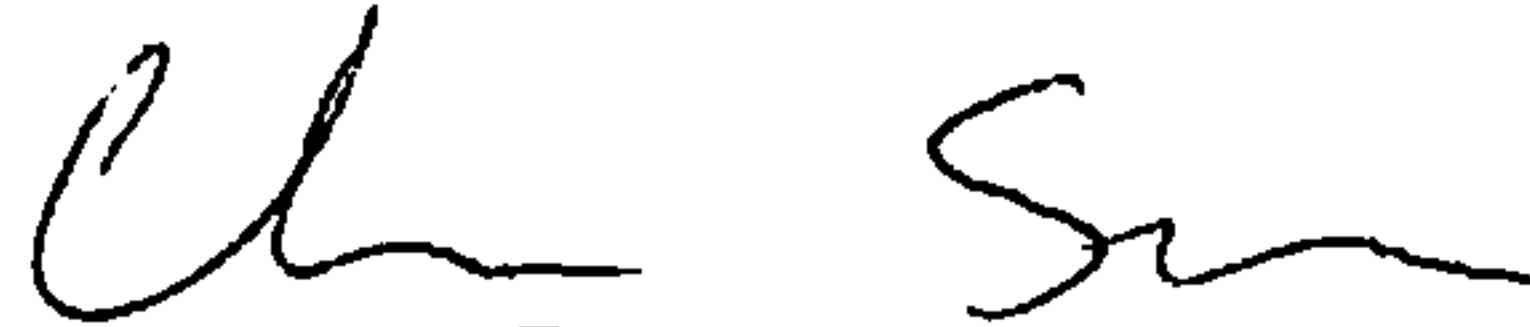
Lot 1, according to the Survey of South Park, as recorded in Map Book 20, page 100, in the Probate Office of Shelby County, Alabama.

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 \$481.65, 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 20 day of October, 2025.

RIVERCHASE BUSINESS ASSOCIATION

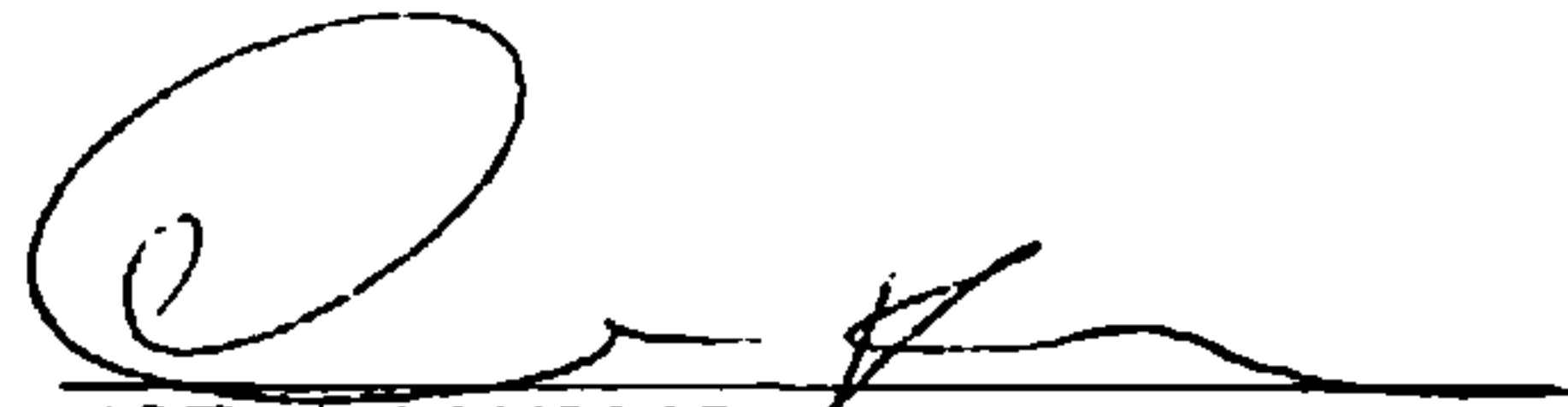
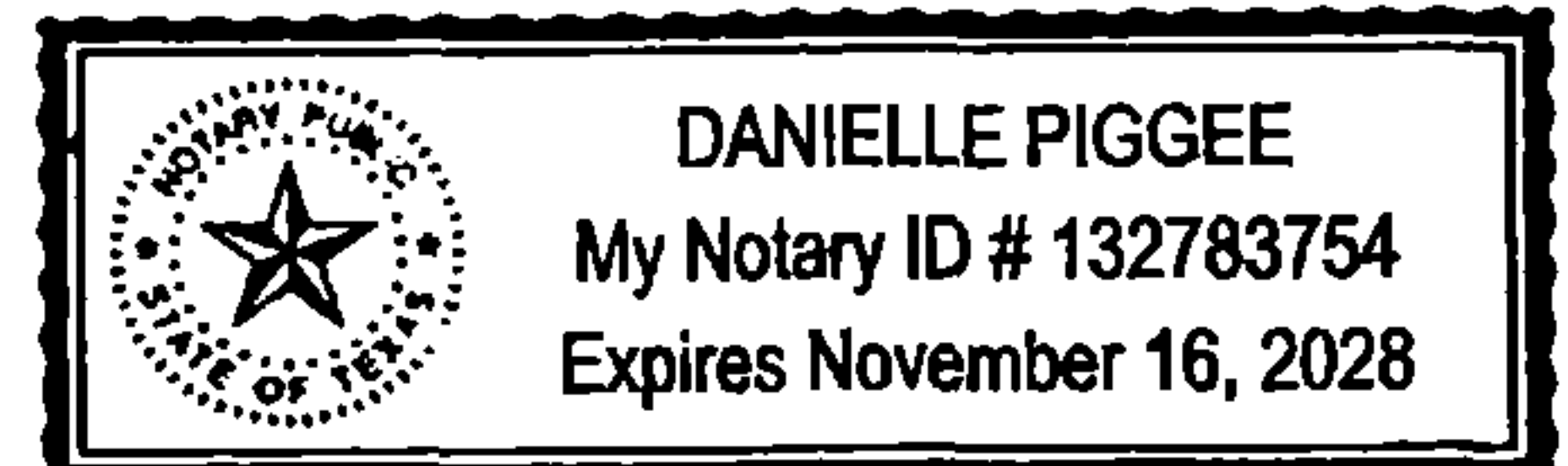


CHIVAS SMITH
SENIOR MANAGER, CLIENT ACCOUNTING
ASSOCIA® MCKAY MANAGEMENT
MANAGING AGENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this 20 day of October, 2025, by Chivas Smith, Senior Manager, Client Accounting acting on behalf of Associa McKay Management, the duly authorized agent for Riverchase Business Association.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2025 11:23:17 AM
\$22.00 KELSEY
20251020000321260


NOTARY PUBLIC
STATE OF TEXAS

Ally S. Beyl

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

