

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

20251028000329060
10/28/2025 09:46:54 AM
LIEN 1/4

NOTICE OF ASSESSMENT LIEN

RIVERCHASE BUSINESS ASSOCIATION
File No.: 800400 – 8001201255

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 Office of Shelby County, Alabama (hereinafter "Declaration") provides for a lien against the property located at **SHELBY 104190001001019, 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, **PCS, LLC**, (hereinafter "Owner," whether one or more) is the Owner of the Property legally described as follows:

"SEE ATTACHMENT"

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 **\$494.09**, 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 28 day of October, 2025.


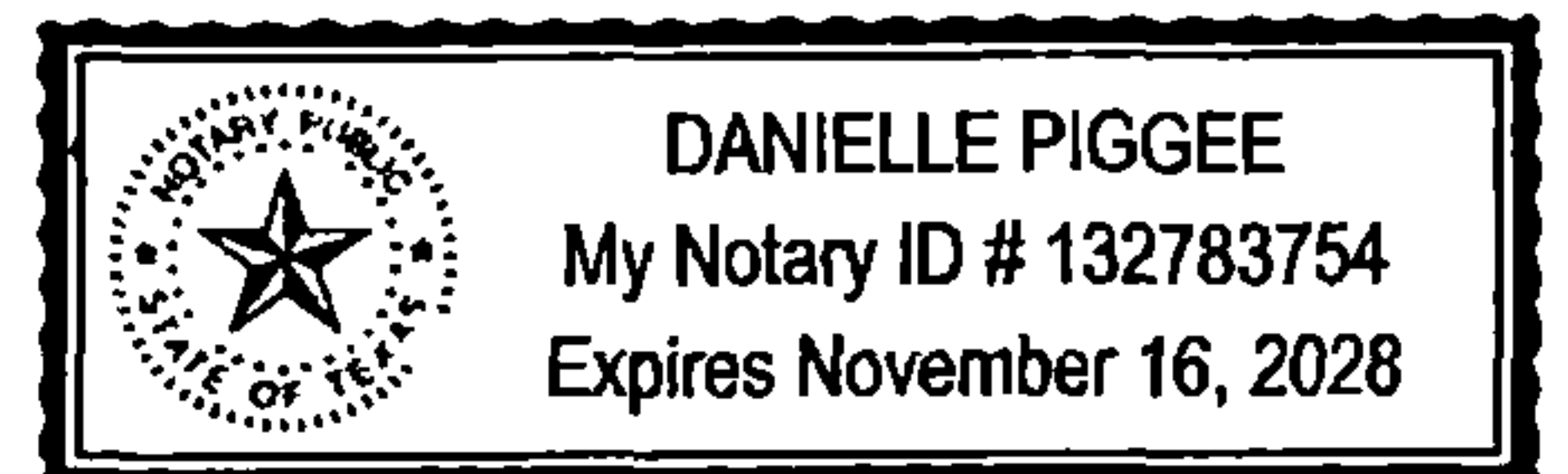
RIVERCHASE BUSINESS ASSOCIATION



CHIVAS SMITH
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 28 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.


NOTARY PUBLIC
STATE OF TEXAS

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

EXHIBIT A**PARCEL 1**

Part of the NW $\frac{1}{4}$ of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing iron rebar being the locally accepted NW corner of Lot 1-B, Parkway Lake Drive Relocation, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 30 page 61, and being on the South right of way line of Parkway Lake Drive, run in a Southwesterly direction along the Northwest line of said Lot 1-B for a distance of 45.96 feet to an existing iron rebar being the point of beginning of a curve, said curve being concave in a Northwesterly direction and having a central angle of 19 deg. 57 min. 46 sec. and a radius of 295.77 feet; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 103.05 feet to an existing cross on a rock, being the most Westerly corner of said Lot 1-B; thence turn an angle to the left (57 deg. 29 min. 26 sec. from the chord of last mentioned curve) and run in a Southeasterly direction along the Southwest line of said Lot 1-B for a distance of 287.09 feet to an existing iron rebar; thence turn an angle to the right of 82 deg. 48 min. 26 sec. and run in a Southwesterly direction for a distance of 534.87 feet to an existing iron rebar; thence turn an angle to the left of 18 deg. 55 min. 12 sec. and run in a Southwesterly direction for a distance of 580.07 feet to an existing iron rebar, said rebar being on the North line of Lot 1, Southwood Park Estates Second Addition to Hoover, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 17 page 90; thence turn an angle to the right of 71 deg. 17 min. 55 sec. and run in a Northwesterly direction along the North line of said Lot 1, Southwood Park Estates Addition to Hoover, for a distance of 346.30 feet to an existing iron rebar being on the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 79 deg. 20 min. 04 sec. and run in a Northerly direction along the East right of way line of said U. S. Highway No. 31 for a distance of 718.69 feet to an existing iron rebar; thence turn an angle to the left of 90 deg. 07 min. 14 sec. and run in a Westerly direction for a distance of 80.0 feet to an existing cross cut still being on the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 90 deg. and run in a Northerly direction for a distance of 148.46 feet to an existing iron rebar and being at a point of intersection with the South right of way line of Parkway Lake Drive as shown on the recorded map of Parkway Lake Drive Relocation, Map Book 30 page 61 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 89 deg. 50 min. 04 sec. and run in an Easterly direction for a distance of 121.83 feet to an existing iron rebar; thence turn an angle to the left of 30 deg. 57 min. 09 sec. and run in a Northeasterly direction along the South right of way line of Parkway Lake Drive for a distance of 93.76 feet to an existing iron rebar and to a point on a curve, said curve being concave in a Northerly direction and having a central angle of 21 deg. 54 min. 13 sec. and a radius of 1004.0 feet; thence turn an angle to the right and run in an Easterly and Northeasterly direction along the arc of said curve and along the South right of way line of said Parkway Lake Drive for a distance of 383.82 feet to an existing iron rebar being at the point of ending of said curve; thence turn an angle to the left (10 deg. 57 min. 06 sec. from the chord of last mentioned curve) and run in a Northeasterly direction along the South right of way line of said Parkway Lake Drive for a distance of 178.87 feet to an existing iron

a distance of 54.70 feet; thence turn an angle to the left of 15 deg. 46 min. 20 sec. and run in a Northerly direction for a distance of 74.91 feet; thence turn an angle to the left of 22 deg. 11 min. 59 sec. and run in a Northwesterly direction for a distance of 78.92 feet; thence turn an angle to the left of 5 deg. 26 min. 41 sec. and run in a Northwesterly direction for a distance of 77.46 feet; thence turn an angle to the right of 21 deg. 39 min. 05 sec. and run in a Northerly direction for a distance of 42.36 feet; thence turn an angle to the right of 17 deg. 56 min. 47 sec. and run in a Northeasterly direction for a distance of 61.73 feet; thence turn an angle to the right of 1 deg. 08 min. 07 sec. and run in a Northeasterly direction for a distance of 65.09 feet; thence turn an angle to the right of 7 deg. 05 min. 49 sec. and run in a Northeasterly direction for a distance of 35.48 feet; thence turn an angle to the right of 27 deg. 42 min. 20 sec. and run in a Northeasterly direction for a distance of 60.56 feet; thence turn an angle to the left of 4 deg. 39 min. 43 sec. and run in a Northeasterly direction for a distance of 33.58 feet; thence turn an angle to the left of 27 deg. 29 min. 39 sec. and run in a Northeasterly direction for a distance of 24.20 feet; thence turn an angle to the left of 23 deg. 27 min. 23 sec. and run in a Northerly direction for a distance of 20.91 feet; thence turn an angle to the left of 5 deg. 59 min. 33 sec. and run in a Northerly direction for a distance of 51.93 feet; thence turn an angle to the right of 91 deg. 45 min. 21 sec. and run in an Easterly direction for a distance of 533.34 feet, more or less, to an existing iron rebar being on the Northwest right of way line of Parkway Lake Drive; thence turn an angle to the right of 117 deg. 16 min. 44 sec. and run in a Southwesterly direction along the Northwest right of way line of Parkway Lake Drive for a distance of 443.47 feet to a point of curve, said curve being concave in an Easterly direction and having a central angle of 44 deg. 11 min. and a radius of 480.0 feet; thence turn an angle to the left and run in a Southwesterly, Southerly and Southeasterly direction along the arc of said curve for a distance of 370.15 feet to an existing iron rebar; thence run in a Southeasterly direction along a line tangent to the end of said curve and along the Southwest right of way line of Parkway Lake Drive for a distance of 90.0 feet to an existing iron rebar being the point of beginning of a new curve, said curve being concave in a Westerly direction and having a central angle of 5 deg. 22 min. 39 sec. and a radius of 691.60 feet; thence turn an angle to the right and run in a Southerly direction along the West right of way line of said Parkway Lake Drive and along the arc of said curve for a distance of 64.91 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (102 deg. 29 min. 42 sec. from the chord of last mentioned curve) and run in a Westerly direction for a distance of 628.01 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

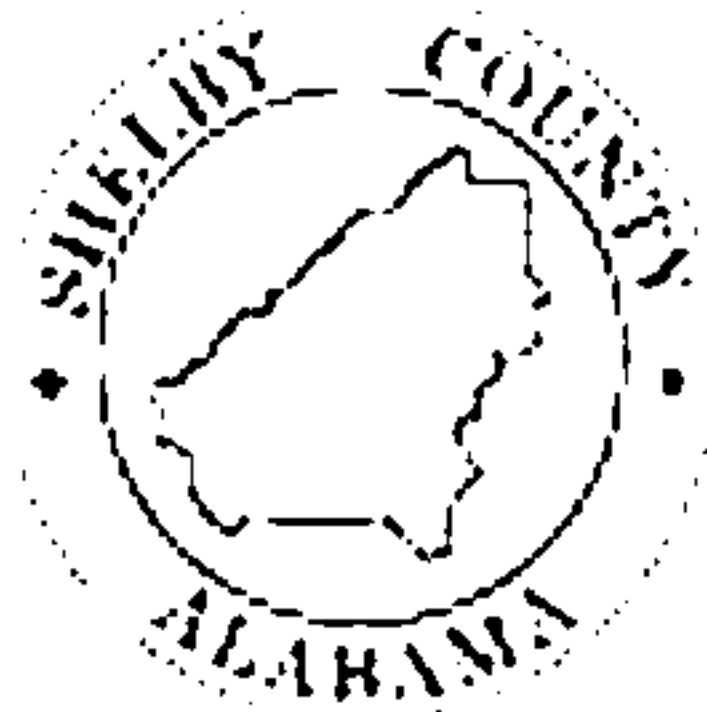
PARCEL III

Part of the SW $\frac{1}{4}$ of Section 19 and part of the NW $\frac{1}{4}$ of Section 30, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing No. 5 iron rebar being the locally accepted NW corner of Parcel E, Riverchase Office Park, as in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 13 page 123, run in a Southeasterly direction along the West line of said Parcel E and also of Parcel C for a distance of 265.74 feet to an existing iron rebar; thence turn an angle to the right of 0 deg. 1 min. 30 sec. and run in a Southerly direction along the Westerly line of Parcel C and Parcel A of said Riverchase Office Park for a distance of 779.59 feet to an existing iron rebar; thence turn an angle to the left of 0 deg. 9 min. 55 sec. and run in a

in a Westerly direction and having an central angle of 38 deg. 46 min. 45 sec. and a radius of 730.0 feet; thence turn an angle to the left and run in a Northeasterly and Northerly direction along the arc of said curve and along the East right of way line of Parkway Lake Drive for a distance of 494.08 feet to an existing iron rebar still being on the East right of way line of Parkway Lake Drive; thence run in a Northerly direction along the line tangent to the end of said curve and along the East right of way line of Parkway Lake Drive for a distance of 60.07 feet to an existing iron rebar, being the point of beginning of another curve; said curve being concave in an Easterly direction and having a central angle of 75 deg. 45 min. and a radius of 710.0 feet ; thence turn an angle to the right and run in a Northerly direction along the arc of said curve and along the East right of way line of Parkway Lake Drive for a distance of 96.04 feet to an existing iron rebar; thence run in a Northerly direction along the line tangent to end of said curve and along the East right of way line of Parkway Lake Drive for a distance of 167.50 feet to the point of beginning of a curve; said curve being concave in a Southeasterly direction and having a central angle of 88 deg. 28 min. 22 sec. and a radius of 25.0 feet; thence turn an angle to the right and run in a Northerly, Northeasterly and Easterly direction along the arc of said curve and along the road right of way line for a distance of 38.60 feet to an existing iron rebar being on the South right of way line of Riverchase Parkway East; thence run in an Easterly direction along the South right of way line of said Riverchase Parkway East for a distance of 280.71 feet to the point of beginning; being situated in Shelby County, Alabama.

20251028000329060 Pg 10/10 2,583.00
Shelby Cnty Judge of Probate, AL
12/18/2002 08:22:00 FILED/CERTIFIED



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2025 09:46:54 AM
\$31.00 PAYGE
20251028000329060

Allie S. Bayl