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1318-15-111-074
Assessor's Parcel No. ~~05-212-0740~~

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 4 Fee: 17.00
BK-1208 PG- 3623 RPTT: 0.00

WHEN RECORDED MAIL TO:

Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511



NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN HOMEOWNERS ASSOCIATION

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____ (state specific law)

Gayle A. Kern
Signature

Attorney
Title

Gayle A. Kern, Esq.

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030, Section 4.

This cover page must be typed or printed in black ink.

APN: 05-212-0740

WHEN RECORDED, RETURN TO

Gayle A. Kern, Esq.
Gayle A. Kern, Ltd.
5421 Kietzke Lane, Suite 200
Reno, NV 89511

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN
HOMEOWNERS ASSOCIATION

Notice is hereby given of this Notice of Delinquent Assessment and Claim of Lien for homeowner association assessments. The Pinewild Condominium Homeowners Association, a non-profit corporation, hereinafter called Association, was formed to provide the maintenance and preservation of the common area of the Association in the County of Douglas, State of Nevada, pursuant to NRS 116.3116 for the services performed which were to be and were actually furnished, used and performed. A Lien for amounts due and owing is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 191 Lakeshore Blvd #67 more particularly described as follows:

And that the whole of said real estate upon which the buildings are situated is reasonably necessary for the convenient use and occupancy of the said buildings.

Parcel No. 1

Lot 125, as shown on the Official Plat of Pinewild Unit No. 2, a condominium, filed for record in the office of the County Recorder, Douglas County, Nevada on October 23, 1973, as Document No. 69660.

Parcel No. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1, above.

Parcel No. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417-421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a condominium project, recorded March 9, 1977 in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.



Parcel No. 4

Non-exclusive easements appurtenant to Parcel No. 1, above, for ingress and egress, utility services support encroachments, maintenance and repair over the Common Areas defined set forth in the Declaration of Covenants Conditions and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3 above.

That Terrence S. Rogers, is the name of the owner or reputed owner of said property and improvements hereinabove described.


That the prorata assessment and special assessment, which shall constitute a lien against the above described property amount to \$1,600.00 quarterly plus all accrued and accruing late charges, fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded March 9, 1977 as. Book 377 of Official Records at Page 411 of Official Records of Douglas County, State of Nevada, and any supplements or amendment thereto, and which have been supplied to and agreed to by said owner(s) or reputed owner(s). That the Association has made demand for payment of the total amount due and owing but said sum has not been paid.

That the amount now owing and unpaid total \$3,393.81 as of November 1, 2008, and increases at the rate of \$1,600.00 per quarter, plus late charges, plus fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges and the fees of the Managing Body of the Association incurred in connection with the preparation, recording and foreclosure of this lien.

WHEREFORE, the Association, this lien claimant, claims the benefit of laws relating to liens upon said property and buildings and other improvements thereon, as above described, upon the land which the same is erected, together with convenient space above the same as may be and for the costs of preparation and recordation of this claim of lien, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

DATED: Dec 17, 2008

Gayle A. Kern, Ltd. As Attorney
For the Managing Body of Pinewild Condominium
Homeowners Association



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