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DOC # 0738541  
02/25/2009 03:01 PM Deputy: SD

OFFICIAL RECORD

Requested By:  
SELECTIVE PROPERTIES INC

Assessor's Parcel Number: 139-30-512-013

Recording Requested By:

Name: SELECTIVE PROPERTIES

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 4 Fee: 17.00  
BK-0209 PG- 6560 RPTT: 0.00



Address: P.O. BOX 11520

City/State/Zip ZEPHUR COVE NV 89448

R.P.T.T.: Ø

Lien  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

*This cover page must be typed or legibly hand printed.*

C:\bc docs\Cover page for recording

**NOTICE OF CLAIM OF LIEN-HOMEOWNERS ASSOCIATION FOR  
UNPAID DUES AND ASSESSMENTS**

Notice is hereby given that the undersigned, **LOT 2 BOULDER COURT CONDOMINIUMS HOMEOWNERS ASSOCIATION**, who's mailing address, is:

**Lot 2 Boulder Court Condominiums Homeowners Association, C/O Selective Properties, Inc., P.O.Box 11520, 188 Highway 50, Zephyr Cove, Nevada 89448**, hereinafter called "Association", formed to provide the maintenance, preservation, and architectural control of the residence lots and common area of the Association Homeowners in the County of Douglas, State of Nevada, entitled NRS, Section 116.31162 et seq., for the services performed which were to be and were actually furnished, used and performed on the said premises, located in the County of Douglas, State of Nevada, more particularly described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

**That John Llamas is the name of the owner or reputed owner of said property and improvements hereinabove described.**

That the prorated assessment which shall constitute a lien against the above described property amounts to \$300.00 per quarter as provided in the Covenants, Conditions and Restrictions which were recorded on July 20, 2006, in Book 0706, at Page 7047 of Official Records as Document No 0680189, Douglas County, Nevada 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 totals **\$600.00 as of January 1, 2009, and increases each month at the rate of \$100.00 per month plus late charges at the rate of one (1%) percent per month, plus attorney fees, and the fees of the agent 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 the laws relating to liens and mechanics 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 maybe and for the costs of preparation and recordation of this claim of lien, together with interest to accrue thereon, the whole of said property being reasonably necessary for the proper use and occupancy of said buildings and other improvements situated thereon.

WITNESS our signature this the 19 day of February, 2009

Lot 2 Boulder Court Condominiums Homeowners Association

By Walter E. Smith

President Walter E. Smith  
Lot 2 Boulder Court Condominiums

STATE OF: NEVADA  
COUNTY OF: DOUGLAS

Personally appeared before me, the undersigned authority in and for said County and State, on this date: 2/19/09, within my jurisdiction, the within named, **Walt Smith**, who acknowledged that he is the President of **Lot 2 Boulder Court Condominiums Homeowners Association Inc.**, a **NEVADA** corporation, and that he, executed the above and foregoing instrument for and on behalf of said corporation, after being duly authorized so to do.

[Signature]  
NOTARY PUBLIC

My Commission Expires

2/15/10



**N. HARRIS**  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. Recorded in Douglas County  
My Appt. Expires February 15, 2010  
No: 97-4131-5

**EXHIBIT "A"**

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

**PARCEL 1:**

Unit 13 of Lot 2 Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of Tahoe Village No. 2 filed for record on August 14, 1979, as Document No. 35555 of Official Records of Douglas County, State of Nevada. APN 1319-30-512-013 together with:

**PARCEL 2:**

An undivided 1/18ths interest in and to those areas designated as "Common Areas" as set forth on the Map of Lot of Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of Tahoe Village No. 2, filed for record on August 14, 1979

