

DOC # 787404
08/03/2011 10:34AM Deputy: DW
OFFICIAL RECORD
Requested By:
Phil Frink & Associates, Inc
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 2 Fee: \$15.00
BK-811 PG-365 RPTT: 0.00



APN: 1420-28-211-002
No. 30558

WHEN RECORDED RETURN TO:
Phil Frink & Associates, Inc.
401 Ryland Street Ste 202
Reno, NV 89502

(Space Above for Recorder's Use Only)

NOTICE OF DELINQUENT ASSESSMENT-CLAIM OF LIEN

Notice is hereby given that Saratoga Springs Estates Homeowners Association hereinafter called Association, 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 on the said premises, located in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 16 Block B as said Lot and Block are set forth on the Final Map#PD99-02-04 for SARATOGA SPRINGS ESTATES UNIT 4,a Planned Unit Development, recorded May 19, 2000, in Book 0500, of Official Records, Page 4445, Douglas County, Nevada as Document No. 492337, and amended by Certificate of Amendment recorded November 30, 2000, in Book 1100, Page 6042, as Document No. 504169, Official Records.

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

That Richard Turnbow and Tricia A. Turnbow, is/are the name(s) of the owner(s) or reputed owners(s) of said property and improvements hereinabove described.

That the prorata assessment and special assessments, if any, which shall constitute a lien against the above described property amount to \$193.00 per year, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded May 19, 2000, in Book 500, at Page 4432, as Document No, 492336 of Official Records of Douglas County, State of Nevada, and any supplements or amendments 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 totals \$473.91 as of July 27, 2011, and increases at the rate of \$193.00 per year, plus late charges in the amount of \$25.00 per month, plus interest at the rate of 5.25% per annum 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 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 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: August 2, 2011


Phil Frink & Associates, Inc. as Agent
For the Managing Body of Saratoga Springs Estates
Homeowners Association

Christine McBride
BY: Christine McBride, Sr. Vice President

STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 2, 2011
by Christine McBride.

Allison S. Young
NOTARY PUBLIC

 ALLISON S. YOUNG
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 09-10569-2 - Expires July 14, 2013

