

APN: 1420-07-723-030

When recorded mail to:
The Cottages at Indian Hills Homeowners' Association
c/o Leach Kern Gruchow Anderson Song
5421 Kietzke Lane, Suite 200
Reno, NV 89511

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

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 Cottages at Indian Hills Homeowners' Association, a non-profit corporation, hereinafter called Association, was formed to provide enforcement and 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 exists pursuant to NRS 116.3116 et seq. In order to provide notice to all who assert an interest in the real property described below, the statutory Lien is claimed by Association against the following described property located in the County of Douglas, State of Nevada, commonly known as 3441 West Garden St. more particularly described as follows:

Lot 4, as shown on the Final Map PD-05-002 for PHASE II OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for record in the office of the Douglas County Recorder, State of Nevada, on July 9, 2018 as Document No. 2018-916559, Official Records, and Amended Plat of PHASE 2 OF THE COTTAGES AT INDIAN HILLS A PLANNED UNIT DEVELOPMENT, filed for the record in the office of the Douglas County Recorder, State of Nevada, on September 22, 2021 as Document No. 2021-974385, Official Records.

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.

That Darrell R. Richards as Trustee of the Richards Trust 2023 are the name of the owners or reputed owners 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 \$120.00 monthly plus all accrued and accruing late charges, interest, fees, fines, foreclosure fees, transfer fees, attorney's fees and costs and other charges, as provided in the COVENANTS, CONDITIONS AND RESTRICTIONS, recorded 7/29/2021, as Document No. 2021-971704 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 or reputed owner. 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 \$2,755.51 as of February 21, 2024, and increases at the rate of \$120.00 monthly, plus late charges in the amount of \$30.00, plus continuing fees, interest, 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 collection and foreclosure of this lien and other action necessary.

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.

This notice is not a demand for payment of the referenced debt nor a notice of personal liability as to any recipient of this notice who has received a discharge of the debt in accordance with applicable bankruptcy laws, or who is subject to the automatic stay of Section 362 of the United States Bankruptcy Code. This notice is being sent to any such parties merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

PURSUANT TO NRS 116.311625, IF YOU ARE A SERVICEMEMBER, A DEPENDENT OF A SERVICEMEMBER OR HIS OR HER SUCCESSOR IN INTEREST, YOU MAY BE ENTITLED TO CERTAIN PROTECTIONS PURSUANT TO NRS 116.311625 REGARDING AND LIMITING THE FORECLOSURE OF A LIEN. IF YOU ARE A DEPENDENT OF A SERVICEMEMBER, YOU MAY BE ENTITLED TO PROTECTIONS IF UPON APPLICATION TO A COURT IT IS DETERMINED YOUR ABILITY TO MAKE PAYMENTS IS MATERIALLY AFFECTED BY THE SERVICEMEMBER'S ACTIVE DUTY OR DEPLOYMENT. IF YOU BELIEVE YOU ARE ENTITLED TO THE PROTECTIONS OF NRS 116.311625 AND HAVE NOT PROVIDED INFORMATION REQUIRED FOR THE ASSOCIATION TO VERIFY YOU ARE ENTITLED TO PROTECTION, PLEASE CONTACT THE ASSOCIATION'S ATTORNEY AT THE ADDRESS LISTED HEREIN IMMEDIATELY TO PROVIDE SUCH INFORMATION.

THIS COMMUNICATION IS FROM A LAW FIRM COLLECTING A DEBT ON BEHALF OF OUR CLIENT, THE ABOVE REFERENCED ASSOCIATION. THIS IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE.

