

NOTICE OF LIEN

To: \_\_\_\_\_ County Clerk, State of New York

and to whom else it may concern:

Notice is hereby given that The Board of Directors of \_\_\_\_\_ Homeowners Association, Inc., the undersigned lienor, has and claims a lien for unpaid common charges, pursuant to Sections 339-z and 339-aa of the Real Property Law of the State of New York as follows:

- 1) The name of the lienor is The Board of Directors of the \_\_\_\_\_ Homeowners Association, Inc., \_\_\_\_\_, New York, 10\_\_\_\_, acting on behalf of all unit owners of the \_\_\_\_\_ Homeowners Association, Inc. (hereinafter "the Homeowners Association"), pursuant to Declaration of Homeowners Association heretofore filed in the Office of the \_\_\_\_\_ County Clerk (hereinafter the "Declaration").
- 2) Upon information and belief, the name of the owner of the real property described below, against whose interest lienor claims a lien, is \_\_\_\_\_.
- 3) The property subject to the lien claimed herein is that portion of the Homeowners Association designated as section\_\_\_\_ block\_\_\_\_ lot\_\_\_\_ in the Declaration referred to above (hereinafter "the Unit") and located at \_\_\_\_\_ Street, \_\_\_\_\_, New York 10 \_\_\_\_).
- 4) As provided in the Declaration and the By-Laws (including amendments thereof), the owner of the Unit is liable for a proportionate share of the common charges of the Homeowners Association, as well as penalties and attorneys fees for late payment thereof.
- 5)As recited in the deed relative to the Unit and accepted by \_\_\_\_\_, as grantee, the Unit is held subject to all the terms and conditions contained in the Declaration, including the condition that the proportionate share of common charges set forth above must be paid by the Unit owner.
- 6)Common charges and accrued interest and penalties thereon from \_\_\_\_\_, \_\_\_\_\_ in the Aggregate amount of \$ \_\_\_\_\_ as well as costs and attorneys fees in the of \$ \_\_\_\_\_ are and remain due and owing, resulting in a total of \$ \_\_\_\_\_ for this lien.

The undersigned as the Board of Directors acting on behalf of all unit owners of the Homeowners Association, pursuant to New York law, claims a lien on \_\_\_\_\_,

\_\_\_\_\_, New York until all sums for unpaid common charges hereby accrued, penalties, costs and attorneys fees have been paid in full.

Section \_\_\_\_\_  
Block \_\_\_\_\_  
Lot \_\_\_\_\_

Board of Directors of \_\_\_\_\_ Homeowners  
Association, Inc.

By \_\_\_\_\_  
President