

Homeowner Association Lien

The Deeds of Restriction create and reserve contractual inchoate liens (liens that have not been perfected) against the owner's real property for unpaid assessments by the Homeowner Association.

The filing of a Notice of Lien is the formal assertion and publication to the world of the nonpayment of the assessments.

The document requires:

- Name of the Homeowners Association.
- Name of the Property Owner.
- Parcel Identification Number (P.I.D.N.)
- Legal Description.
- Amount Due.
- A Preparation Statement. (KRS 382.335)
- Signed by Homeowner Association Attorney or Officer, Signature must be notarized.
- The clerk shall request a return mail address. (KRS 382.240)