

THIS INSTRUMENT PREPARED BY:
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CLAIM OF LIEN FOR CONDOMINIUM ASSESSMENTS

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned notary public, personally appeared Carolyn C. Meadows, Authorized Agent of Tides at Bridgeside Square Condominium Association, Inc., a Florida corporation, on behalf of the corporation. Affiant is (X) personally known to me and Affiant is the Authorized Agent of Tides at Bridgeside Square Condominium Association, Inc., whose post office address is c/o Board of Directors, 3020 N.E. 32nd Avenue, Ft. Lauderdale, FL, 33308, and that pursuant to Section 718.116 of the Florida Statutes as well as the Declaration of Tides at Bridgeside Square Condominium Association, Inc., said Association is owed the following amounts for shares of the common expenses:

<u>Description</u>	<u>Amount</u>
Monthly Maintenance due 04/01/24 - 12/01/24 at \$482.05 each	\$4,338.45
Monthly Maintenance due 01/01/25 - 08/01/25 at \$471.01 each	\$3,768.08
Special Assessment due 04/01/24 - 12/01/24 at \$216.58 each	\$1,949.22
TOTAL:	\$10,055.75

plus interest at the rate of 15% per annum from the due dates.

This Claim of Lien shall also secure all unpaid assessments, interest, costs, late charges and attorneys fees which are due and which may accrue subsequent to the date of this Claim of Lien and prior to entry of a final judgment of foreclosure.

The Lienor claims this lien on the following described property in BROWARD County, Florida:

Condominium Unit No. OU40, of THE TIDES AT BRIDGESTONE SQUARE, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 38350, Page 280, and all exhibits and amendments thereof, Public Records of Broward County, Florida.

A/K/A: 3020 NE 32nd Avenue, Unit OU40, Fort Lauderdale, FL 33308

the current owner of which is 3020 Property 305, LLC, a Florida limited liability company.

The amount due to the Lienor remains outstanding as of August 21, 2025.

TIDES AT BRIDGESIDE SQUARE CONDOMINIUM
ASSOCIATION, INC.

BY: Carolyn Meadows (SEAL)
Carolyn C. Meadows, Authorized Agent

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☒ online notarization this 22nd day of August, 2025, by Carolyn C. Meadows, Authorized Agent.

AYESHA RAWLINS
Notary Public-State of Florida
Commission No. HH 229420
My Commission Expires Feb 15, 2026

Remotely Notarized with audio/video via
Simplifile

Ayesha Rawlins (SEAL)
NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA AT LARGE

Printed Name of Notary Public
My Commission Expires: