

ENCANTO COURT TOWNHOUSES ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717

Phone: 822-8081 Fax: 822-8089

Association Fee: \$190/mo.

Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	no	Pool	yes
Refuse Collection	yes	Spa/Hot Tub	yes
Security Patrol/Guard	no	Recreation Center	no
Exterior Pest Control	no	Kitchen Facilities	no
Termite Control	no	Tennis Courts	no
		Racquetball Courts	no
Insurance:		Exercise Facilities	no
Personal Areas Structural Hazard	no	Laundry Facilities	no
Common Area Structural Hazard	yes	Controlled Access Gate/Guard	no
Common Area Liability	yes	Playground	no
		Other:	

Maintenance:

Common Area	
Structural Improvements	yes
Grounds	yes
Pool/Spa	yes
Sewer Lines	yes
Streets/Parking Area	yes
Personal Area	
Building Exterior	no
Patios	no
Yards (Front/Back)	front - yes
Roof	no
Heating	no
Cooling Equipment	no
Water Heater	no

Utilities:

Common Area	yes
Personal Area	no
Electric	no
Gas	no
Water/Sewer	no
Cable	no

General Information:

Federal Compliance Adult Community	no
Cable TV Available	yes
Key to Common or Pool Area	yes
Key Deposit/\$	\$20.00
Pets Allowed	2
RV/Boat Allowed	no
RV/Boat Storage Space Provided	no
Limited Number of Vehicles (#)	2
Vehicle Parking Restrictions	yes
Remodeling Allowed	yes
HOA Approval Required	yes
Rentals Allowed	yes
Transfer/Disclosure Fees \$265 *PAC	
HOA controlled by	
Sale/Lease Notification Required	yes
To Whom: Stratford Management	
When: Close of Escrow	
What Info: Copy of Deed	
Common Area Streets are Private HOA Maintained	
Common Area Sewer Lines are Private HOA Maintained	

*PAID AT CLOSING

Governing Documents:

The following governing documents are in existence:

Articles of Incorporation, ByLaws, Declaration of CC&Rs, Insurance Certificate, Recreational Area/Pool Rules, and Rules & Regulations

The information contained herein is not guaranteed to be accurate and does not take the place of a detailed review of all governing documents. If you do not understand the information contained herein or in the governing documents, seek competent legal advice.