

## 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: \$130/mo.

Association Fee includes: Yes/No

Fire Protection	no
Refuse Collection	yes
Security Patrol/Guard	no
Exterior Pest Control	no
Termite Control	no

**Insurance:**

Personal Areas Structural Hazard	no
Common Area Structural Hazard	yes
Common Area Liability	yes

Common Area Amenities: Yes/No

Pool	yes
Spa/Hot Tub	yes
Recreation Center	no
Kitchen Facilities	no
Tennis Courts	no
Racquetball Courts	no
Exercise Facilities	no
Laundry Facilities	no
Controlled Access Gate/Guard	no
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	
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	

**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.***