

## SAN SIMEON HOMEOWNER'S ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
 Phone: 822.8091 Fax: 822.8089

Association Fee: \$120/month

Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	Y	Pool	Y
Refuse Collection	Y	Spa/Hot Tub	N
Security Patrol/Guard	N	Recreation Center	N
Exterior Pest Control	Y	Kitchen Facilities	N
Termite Control	Y	Tennis Courts	N

**Insurance:**

Personal Areas Structural Hazard	N	Exercise Facilities	N
Common Area Structural Hazard	Y	Laundry Facilities	N
Common Area Liability	Y	Controlled Access Gate/Guard	Y
		Playground	Y

**Maintenance:**

Common Area		Other:	
Structural Improvements	Y		N
Grounds	Y		N
Pool/Spa	Y		N
Sewer Lines	Y		N
Streets/Parking Area	Y		N
<b>Personal Area</b>			
Building Exterior	Y		N
Patios	Y		N
Yards (Front/Back)	Y		N
Roof	Y		N
Heating	N		N
Cooling Equipment	N		N
Water Heater	N		N

**Utilities:**

Common Area	Y		N
Personal Area			
Electric	N		N
Gas	N		N
Water/Sewer	Y		N
Cable	N		N
Internet	N		N
Other:			

**General Information:**

Federal Compliance Adult Community	N
Cable TV Available	Y
Key to Common or Pool Area	Y
Key Deposit/\$	N
Pets Allowed - 1 medium	Y
RV/Boat Allowed	N
RV/Boat Storage Space Provided	N
Limited Number of Vehicles (#1)	Y
Vehicle Parking Restrictions	Y
Remodeling Allowed	Y
HOA Approval Required	Y
Rentals Allowed	Y
Transfer/Disclosure Fees \$265	Y
Association Controlled by Developer	
Sale/Lease Notification Required	Y
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	
<b>PLEASE NOTE:</b>	
Litigation/Assessment information provided through escrow	
Additional Fee of \$384 for Capital Fund	
Additional Fee of \$500 Initial Reserve Contribution	

**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.***