

**Hidden Oaks HOA Information \***

\*Hidden Oaks is a sub-division of Midvale Park HOA

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
Phone: 822-8038 Fax: 795-6501

Association Fee:	\$45 Monthly		
Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	Y	Pool	Y
Refuse Collection	N	Spa/Hot Tub	Y
Security Patrol/Guard	Y	Recreation Center	Y
Exterior Pest Control	N	Kitchen Facilities	N
Termite Control	N	Tennis Courts	N
		Racquetball Courts	N
<b>Insurance:</b>		Exercise Facilities	N
Personal Areas Structural Hazard	N	Laundry Facilities	N
Common Area Structural Hazard	Y	Controlled Access Gate/Guard	N
Common Area Liability	Y	Playground	N
		Other:	N
<b>Maintenance:</b>		<b>General Information:</b>	
<b>Common Area</b>		Federal Compliance Adult Community	N
Structural Improvements	Y	Cable TV Available	Y
Grounds	Y	Key to Common or Pool Area	Y
Pool/Spa	Y	Key Deposit	Y
Sewer Lines	Y	Pets Allowed	Y
Gate Maintenance	Y		
Streets/Parking Area	Y	RV/Boat Allowed	N
<b>Personal Area</b>		RV/Boat Storage Space Provided	N
Building Exterior	N	Limited Number of Vehicles (#4)	Y
Patios	N	Vehicle Parking Restrictions	Y
Yards (Front/Back)	N	Remodeling Allowed	Y
Roof	N	HOA Approval Required	Y
Heating	N	Rentals Allowed	Y
Cooling Equipment	N	Disclosure Fee	\$140 *PAC
Water Heater	N	Transfer Fee	\$125 *PAC
		Association Controlled by	Homeowner
<b>Utilities:</b>		Sale/Lease Notification Required	Y
Common Area	Y	To Whom:	Stratford Management
Personal Area	N	When:	Close of Escrow
Electric	N	What Info:	Copy of Deed
Gas	N		
Water/Sewer	N	Common Area Streets are Public (City Maintained)	
Cable	N	Common Area Sewer Lines are Public (City Maintained)	
Internet			
Other:			

**\*PAID AT CLOSING**

For what part of the grounds is the homeowner personally responsible: Homeowner's Lot

**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.***