

The Community Association for the Bluffs (The Reflections)

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717
Phone: 822-8072 Fax: 795-6501

Association Fee:		<u>31.50 Monthly + \$31.50 Monthly Gated Assessment</u>	
Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	N	Pool	N
Refuse Collection	N	Spa/Hot Tub	N
Security Patrol/Guard	N	Recreation Center	N
Exterior Pest Control	N	Kitchen Facilities	N
Termite Control	N	Tennis Courts	N
		Racquetball Courts	N
Insurance:		Exercise Facilities	N
Personal Areas Structural Hazard	N	Laundry Facilities	N
Common Area Structural Hazard	Y	Controlled Access Gate/Guard	Y
Common Area Liability	Y	Playground	Y
		Other:	N
Maintenance:		General Information:	
Common Area		Federal Compliance Adult Community	N
Structural Improvements	Y	Cable TV Available	Y
Grounds	Y	Key to Common or Pool Area	N
Pool/Spa	N	Key Deposit	N
Sewer Lines	N	Pets Allowed	Y
Gate Maintenance	Y		
Streets/Parking Area	N	RV/Boat Allowed	N
Personal Area		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	\$150 *PAC
Water Heater	N	Transfer Fee	\$150 *PAC
		Association Controlled by	Homeowner
Utilities:		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 Private (HOA 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,
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.