# Tuscon Mountain Ranch HOA Information

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
Phone: 822-8043    Fax: 795-6501

## Association Fee:
- **$30 Monthly**

### Association Fee includes:
- **Yes/No**
  - Fire Protection: N
  - Refuse Collection: Y
  - Security Patrol/Guard: N
  - Exterior Pest Control: N
  - Termite Control: N

## Common Area Amenities:
- **Yes/No**
  - Pool: N
  - Spa/Hot Tub: N
  - Recreation Center: N
  - Kitchen Facilities: N
  - Tennis Courts: N
  - Racquetball Courts: N
  - Exercise Facilities: N
  - Laundry Facilities: N
  - Controlled Access Gate/Guard: N
  - Other: N

## Insurance:
- **Yes/No**
  - Personal Areas Structural Hazard: N
  - Common Area Structural Hazard: Y
  - Common Area Liability: Y

## Maintenance:

### Common Area
- **Y/N**
  - Structural Improvements: Y
  - Grounds: N
  - Pool/Spa: N
  - Sewer Lines: N
  - Streets/Parking Area: N
  - Building Exterior: N
  - Patios: N
  - Yards: N
  - Roof: N
  - Heating: N
  - Cooling Equipment: N
  - Transfer Fee: $125 *PAC
  - Disclosure Fee: $100 *PAC

### Utilities:
- **Y/N**
  - Electric: N
  - Gas: N
  - Water/Sewer: N
  - Common Area Streets are Public: N
  - Common Area Sewer Lines are Public: N

## General Information:
- **Y/N**
  - Federal Compliance Adult Community: N
  - Cable TV Available: Y
  - Key to Common Area: N
  - Key Deposit: N
  - Pets Allowed: Y
  - RV Allowed: N
  - RV Storage Space Provided: N
  - Limited Number of Homeowner: N
  - Vehicles (#): N
  - Remodeling Allowed: Y
  - HOA Approval Required: Y
  - Rentals Allowed: Y
  - Transfer Fee: $125 *PAC
  - Disclosure Fee: $100 *PAC
  - HOA Approval Required: Y
  - Key to Common Area: N
  - Use of Common Areas: N
  - To Whom: Stratford Management
  - When: Upon closing
  - What Info: Copy of Deed
  - Common Area Streets are Public: N
  - Common Area Sewer Lines are Public: N

## 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.*