

ORANGE GROVE MANNOR HOMEOWNER'S ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704
Phone:520-795-6500 Fax:520-742-3053

Association Fee: \$194.34

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

Maintenance:

Common Area	Yes
Structural Improvements	Yes
Grounds	Yes
Pool/Spa	Yes
Sewer Lines	Yes
Streets/Parking Area	Yes
Personal Area	
Building Exterior	Yes
Patios(front & back)/Balcony Area	No
Yard (Front)	Yes
Roof	No
Heating	No
Cooling Equipment	No

Utilities:

Common Area	Yes
Personal Area	No
Electric	No
Gas	No
Water/Sewer	No
Cable	No
Internet	No

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

Other: Note: Only spa is heated year-round

General Information:

Federal Compliance Adult Community	No
Cable TV Available - Owner's Expense	Yes
Key to Common or Pool Area	Yes
Key Deposit/ \$25	Yes
Pets Allowed (Limit 2)	Yes
RV/Boat Allowed (Limit 48hrs)	Yes
RV/Boat Storage Space Provided	No
Limited Number of Vehicles (<i>see CC&R's</i>)	Yes
Vehicle Parking Restrictions	
Remodeling Allowed	Yes
Rentals Allowed	No
Transfer Fee \$150.00 PAC*	Yes
Disclosure Fee \$150.00 PAC*	Yes
Working Capital \$213.60	Yes

Association Controlled by: Homeowners

Sale/Lease Notification Required Yes

To Whom: Stratford Management

When: Close of Escrow

What Info: Copy of Deed/Settlement Statement

Common Area Streets are Private HOA Maintained

Common Area Sewer Lines are Private HOA Maintained

PAID AT CLOSE*

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.