

**Tuscon Mountain Ranch HOA Information**  
2020

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704  
Phone: 822-8043 Fax: 742-3053

Association Fee:	<u>\$31.50 per month</u>		
Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	N	Pool	N
Refuse Collection	Y	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	N
Common Area Liability	Y	Other:	N
Maintenance:		General Information:	
Common Area	Y	Federal Compliance Adult Community	N
Structural Improvements	Y	Cable TV Available	Y
Grounds	N	Key to Common Area	N
Pool/Spa	N	Key Deposit	N
Sewer Lines	N	Pets Allowed	Y
Streets/Parking Area	N	RV Allowed	if enclosed N
Personal Area		RV Storage Space Provided	N
Building Exterior	N	Limited Number of Homeowner	
Patios	N	Vehicles (#)	Garage or Driveway N
Yards	N	Remodeling Allowed	Y
Roof	N	HOA Approval Required	Y
Heating	N	Rentals Allowed	Y
Cooling Equipment	N	Transfer Fee	\$125 *PAC Y
		Disclosure Fee	\$100 *PAC Y
		Association Controlled by	Homeowners
Utilities:		Sale/Lease Notification Required	Y
Common Area	Y	To Whom:	Stratford Management
Personal Area	N	When:	Upon closing
Electric	N	What Info:	Copy of Deed
Gas	N	Common Area Streets are Public	
Water/Sewer	N	Common Area Sewer Lines are Public	
Other:	N		

For what part of the grounds is the homeowner personally responsible: All personal areas

**\*PAID AT CLOSING**

Governing Documents:

The following governing documents are in existence:

Articles of Incorporation, ByLaws, Declaration of CC&Rs, Insurance Certificate and Rules and 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.***