

SUNSET RIDGE HOMEOWNERS ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704
Phone: 274-8011 Fax: 742-3053

Association Fee:	\$160.98/mo.			
Association Fee Includes:	Yes/No	Common Area Amenities:		Yes/No
Fire Protection	N	Pool		Y
Refuse Collection	Y	Spa/Hot Tub		Y
Security Patrol/Guard	N	Recreation Center		Y
Exterior Pest Control	Y	Kitchen Facilities		Y
Termite Control (Exterior)	Y	Tennis Courts		N
		Racquetball Courts		N
Insurance:		Exercise Facilities		Y
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:		
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		Y
Pool/Spa	Y	Key Deposit	\$25.00	Y
Sewer Lines	Y	Pets Allowed		Y
Streets/Parking Area	Y	RV/Boat Allowed		N
Personal Area		RV/Boat Storage Space Provided		N
Building Exterior	Y	Limited Number of Vehicles (#)		Y
Patios	N	Vehicle Parking Restrictions		Y
Yards (Front/Back)	Y Front	Remodeling Allowed		Y
Roof	N	HOA Approval Required		Y
Heating	N	Rentals Allowed		Y
Cooling Equipment	N	Transfer Fee	\$150.00 PAC*	Y
		Disclosure Fee	\$150.00 PAC*	Y
Water Heater	N	HOA controlled by:	Homeowners	
		Sale/Lease Notification Required		Y
Utilities:		To Whom:	Stratford Management	
Common Area	Y	When:	Close of Escrow	
Personal Area	N	What Info:	Copy of Deed	
Electric	N			
Gas	N	Common Area Streets are Private HOA Maintained		
Water/Sewer (invoiced to units)	N	Common Area Sewer Lines are Private HOA Maintained		
Cable	N			
Trash	Y	Water is Charged Monthly to Property Account		

PAID AT CLOSING*

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.