

VENTANA SHADOWS HOMEOWNER'S ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704
Phone: 520-822-8065 Fax: 520-742-3053

| | | | |
|---------------------------------------|--|---|--------|
| Association Fee: \$340 Annually | | | |
| Association Fee includes: | Yes/No | Common Area Amenities: | Yes/No |
| Fire Protection | No | Pool | No |
| Refuse Collection | No | Spa/Hot Tub | No |
| Security Patrol/Guard | No | Recreation Center | No |
| Exterior Pest Control | No | Kitchen Facilities | No |
| Termite Control | No | Tennis Courts | No |
| | | Racquetball Courts | No |
| Insurance: | | Exercise Facilities | No |
| Personal Areas Structural Hazard | No | Laundry Facilities | No |
| Common Area Structural Hazard | No | Controlled Access Gate/Guard | No |
| Common Area Liability | Yes | Playground | No |
| | | Other: | |
| Maintenance: | | General Information: | |
| Common Area | | Federal Compliance Adult Community | No |
| Structural Improvements | No | Cable TV Available | Yes |
| Grounds | Yes | Key to Common or Pool Area | No |
| Pool/Spa | No | Key Deposit/\$ | No |
| Sewer Lines | No | Pets Allowed | Yes |
| Streets/Parking Area | Yes | RV/Boat Allowed | No |
| Personal Area | | RV/Boat Storage Space Provided | No |
| Building Exterior | No | Limited Number of Vehicles (#) | No |
| Patios | No | Vehicle Parking Restrictions | Yes |
| Yards (Front/Back) | No | Remodeling Allowed | Yes |
| Roof | No | HOA Approval Required | Yes |
| Heating | No | Rentals Allowed | Yes |
| Cooling Equipment | No | Transfer/Disclosure Fees \$2 \$350 | |
| Water Heater | No | | |
| | | Association Controlled by | H/O |
| Utilities: | | Sale/Lease Notification Required | Yes |
| Common Area | Yes | To Whom: Stratford Management | |
| Personal Area | No | When: Close of Escrow | |
| Electric | No | What Info: Copy of Deed | |
| Gas | No | Common Area Streets are Private HOA I | No |
| Water/Sewer | No | Common Area Sewer Lines are Private HOA Mai | No |
| Cable | No | | |
| Internet | PLEASE NOTE: Litigation/Assessment information provided through escrow | | |
| Other: | PLEASE NOTE: | Additional Fee of | |
| | | Additional Fee of | |

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.