

**QUAIL CANYON TOWNHOUSE ASSOCIATION  
2021**

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704  
Phone: 822-8068 Fax: 822-8025

**Association Fee: \$118.00 Per Month**

| Association Fee includes:        | Yes/No | Common Area Amenities:                             |                      | Yes/No |
|----------------------------------|--------|--|----------------------|--------|
| Fire Protection                  | No     | Pool   |                      | Yes    |
| Refuse Collection                | Yes    | Spa/Hot Tub  |                      | Yes    |
| Security Patrol/Guard            | No     | Recreation Center                                  |                      | No     |
| Exterior Pest Control            | No     | Kitchen Facilities                                 |                      | No     |
| Termite Control                  | No     | Tennis Courts                                      |                      | No     |
|                                  |        | Racquetball Courts                                 |                      | No     |
|                                  |        | Exercise Facilities                                |                      | No     |
|                                  |        | Laundry Facilities                                 |                      | No     |
|                                  |        | Controlled Access Gate/Guard                       |                      | No     |
|                                  |        | Playground   |                      | No     |
|                                  |        | Other:   |                      | No     |
| <b>Insurance:</b>                |        | <b>General Information:</b>                        |                      |        |
| Personal Areas Structural Hazard | No     | Federal Compliance Adult Community                 |                      | No     |
| Common Area Structural Hazard    | Yes    | Cable TV Available                                 |                      | Yes    |
| Common Area Liability            | Yes    | Key to Common or Pool Area                         | \$25                 | Yes    |
|                                  |        | Key Deposit  |                      |        |
|                                  |        | Pets Allowed                                       |                      | Yes    |
|                                  |        | RV/Boat Allowed                                    |                      | No     |
|                                  |        | RV/Boat Storage Space Provided                     |                      | No     |
|                                  |        | Limited Number of Vehicles (#)                     |                      |        |
|                                  |        | Vehicle Parking Restrictions                       | Garage or Driveway   | Yes    |
|                                  |        | Remodeling Allowed                                 |                      | Yes    |
|                                  |        | HOA Approval Required                              |                      | Yes    |
|                                  |        | Rentals Allowed                                    |                      | Yes    |
|                                  |        | Transfer Fee                                       | \$150.00             | Yes    |
|                                  |        | Disclosure Fee                                     | \$150.00             | Yes    |
|                                  |        | Association Controlled by                          | Members              |        |
|                                  |        | Sale/Lease Notification Required                   |                      |        |
|                                  |        | To Whom:   | Stratford Management |        |
|                                  |        | When:  | Close of Escrow      |        |
|                                  |        | What Info:   | Copy of Deed         |        |
| <b>Utilities:</b>                |        |  |                      |        |
| Common Area                      | Yes    | Common Area Streets are County Not HOA maint.      |                      |        |
| Personal Area                    | No     | Common Area Sewer Lines are Private HOA Maintained |                      |        |
| Electric                         | No     |  |                      |        |
| Gas                              | No     |  |                      |        |
| Water/Sewer                      | No     |  |                      |        |
| Cable                            | No     |  |                      |        |
| Internet                         | No     |  |                      |        |

PLEASE NOTE: Litigation/Assessment information provided through escrow  
PLEASE NOTE: Additional Fee for Master Association-Cadden

**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.***