

**SUNSET FOOTHILLS aka SONORAN PALMS  
HOMEOWNERS ASSOCIATION**

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704  
Phone : 822-8053 Fax: 822-8025

Association Fee:	\$204 monthly	Special Assessment \$700 due by Dec 31 2021	
Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	Y	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	Y	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	Y
Common Area Liability	Y	Other: (Playground & Basketball Court)	Y
<b>Maintenance:</b>		<b>General Information:</b>	
Common Area		Federal Compliance Adult Community	N
Structural Improvements	Y	Cable TV Available	Y
Grounds	Y	Key to Pool Area	Y
Pool/Spa	Y	Key Ree	\$25 Y
Sewer Lines	Y	Pets Allowed	1 Y
Streets/Parking Area	Y	RV Allowed	N
Personal Area		RV Storage Space Provided	N
Building Exterior	Y	Limited Number of Homeowner	
Patios	Y	Vehicles	2 Y
Yards (Front)	Y	Remodeling Allowed	Y
Roof	Y	HOA Approval Required	Y
Heating	N	Rentals Allowed	Y
Cooling Equipment	N	Working Capital	\$612 *PAC Y
		Disclosure Fee	\$140*PAC
		Transfer Fee	\$125 *PAC Y
Utilities:		Association Controlled by	Homeowners
Common Area	Y	Sale/Lease Notification Required	Y
Personal Area	N	To Whom:	Stratford Management
Electric	N	When:	Close of Escrow
Gas	N	What Info:	Copy of Deed
Water/Sewer	N		
Other:	N	Common Area Streets are Private HOA Maintained	
		Sewers are Private	
<b>*PAID AT CLOSING</b>		Homeowner responsible for interior of unit	

**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.***