

VENTANA SHADOWS HOMEOWNER'S ASSOCIATION
2021

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704

Phone: 520-822-8065

Fax: 520-822-8025

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 Fee	\$175
Water Heater	No	Disclosure Fee	\$175
		Association Controlled by	Homeowners
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 HOA Maintained	
Water/Sewer	No	Common Area Sewer Lines are HOA Maintained	
Cable	No		
Internet	No		

Please Note: Litigation/Assessment Information provided through escrow

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.