

## GOLDEN HERITAGE VILLAGE HOMEOWNER'S ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704  
 Phone:520-274-8018 Fax:520-822-8025

Association Fee: \$495.00

Association Fee includes:	Yes/No
Fire Protection	No
Refuse Collection	Yes
Security Patrol/Guard	No
Exterior Pest Control	No
Termite Control	No

**Insurance:**

Personal Areas Structural Hazard	No
Common Area Structural Hazard	Yes
Common Area Liability	Yes

**Maintenance:**

<b>Common Area</b>	Yes
Structural Improvements	Yes
Grounds	Yes
Pool/Spa	Yes
Sewer Lines	Yes
Streets/Parking Area	No
<b>Personal Area</b>	
Building Exterior	No
Patio Area	No
Yard (Front)	Yes
Roof	No
Heating	No
Cooling Equipment	No

**Utilities:**

Common Area	Yes
<b>Personal Area</b>	No
Electric	No
Gas	No
Water/Sewer	No
Cable	No
Internet	No

**PAID AT CLOSE\***

**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.***

Common Area Amenities:	Yes/No
Pool	Yes
Spa/Hot Tub	Yes
Recreation Center	No
Kitchen Facilities	No
Tennis Court	Yes
Racquetball Courts	No
Exercise Facilities	No
Laundry Facilities	No
Controlled Access Gate/Guard	No
Playground	No

Other: Note: Only spa is heated year-round

**General Information:**

Federal Compliance Adult Community	No
Cable TV Available - <b>Owner's Expense</b>	Yes
Key (code) to Pool Area	Yes
Key Deposit	No
Pets Allowed ( <b>Limit 3</b> )	Yes
RV/Boat Allowed ( <b>Limit 48 hrs</b> )	Yes
RV/Boat Storage Space Provided	No
Limited Number of Vehicles ( <i>see CC&amp;R's</i> )	Yes
Vehicle Parking Restrictions	
Remodeling Allowed	Yes
Rentals Allowed	Yes
Transfer Fee \$150.00	PAC* Yes
Disclosure Fee \$150.00	PAC* Yes
<b>Capital Contribution Fee</b>	<b>SEE BELOW</b> Yes

Association Controlled by: Developer Homeowners

Sale/Lease Notification Required Yes

To Whom: Stratford Management

When: Close of Escrow

What Info: Copy of Deed/Settlement Statement

Common Area Streets are Private HOA Maintained

Common Area Sewer Lines are Private HOA Maintained

**Capital Contribution Fee payable to HOA which equates to 1/2% (.0005) of the purchase price.**