SUNRISE RIDGE TOWNHOMES ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704
Phone: 822-8035 Fax: 822-8025

Association Fee: $713.99 Jan-June/$718.27 Jul-Dec (includes trash)

Association Fee includes:	Yes/No	Common Area Amenities:		Yes/No
Fire Protection	N	Pool		Y
Refuse Collection	Y	Spa/Hot Tub		Y
Security Patrol/Guard	N	Recreation Center		N
Exterior Pest Control	N	Kitchen Facilities		N
Termite Control	N	Tennis Courts		Y
		Racquetball Courts		N
Insurance:		Exercise Facilities		N
Personal Areas Structural Hazard	N	Laundry Facilities		N
Common Area Structural Hazard	Y	Controlled Access Gate/Guard		N
Common Area Liability	Y	Playground		N
		Other:		
Maintenance:		General Information:		
Common Area		Federal Compliance Adult Community		
Structural Improvements		Cable TV Available		
Grounds	Y	Key to Common or Pool Area		Y
Pool/Spa	Y	Key Deposit	$100	Y
Sewer Lines	Y	Pets Allowed		Y
Streets/Parking Area	Y	RV/Boat Allowed		N
Personal Area		RV/Boat Storage Space Provided		N
Building Exterior		Limited Number of Vehicles (#)		
Patios	N	Vehicle Parking Restrictions		Y
Yards (Front/Back)	N	Remodeling Allowed		Y
Roof	N	HOA Approval Required		Y
Heating	N	Rentals Allowed		Y
Cooling Equipment	N	Disclosure Fee	$140 *PAC	Y
Water Heater	N	Transfer Fee due at time of closing	$125	Y
		Association Controlled by Board		
Utilities:		Sale Notification Required		Y
Common Area	Y	To Whom:	Stratford Management	
Personal Area	N	When:	Close of Escrow	
Electric	N	What Info:	Copy of Deed	
Gas	N			
Water/Sewer	N	Lease Notification Required		Y
Cable	N	To Whom:	Stratford Management	
Internet		When	Upon Leasing	
Other:		What Info:	Tenant Information Form	

Common Area Streets are Private HOA Maintained

PLEASE NOTE: Litigation/Assessment information provided through escrow

PLEASE NOTE: $29.00 Minimum charge for title to order resale demand

***PAID AT CLOSING**

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.