

## SUNSET RIDGE HOMEOWNERS ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 37020, Tucson AZ 85704  
Phone: 274-8011 Fax: 822-8025

Association Fee:	\$160.98/mo.		
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	Y
Exterior Pest Control	Y	Kitchen Facilities	Y
Termite Control (Exterior)	Y	Tennis Courts	N
		Racquetball Courts	N
Insurance:		Exercise Facilities	Y
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	N
Structural Improvements	Y	Cable TV Available	Y
Grounds	Y	Key to Common or Pool Area	Y
Pool/Spa	Y	Key Deposit	\$25.00 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	Y	Limited Number of Vehicles (#)	Y
Patios	N	Vehicle Parking Restrictions	Y
Yards (Front/Back)	Y Front	Remodeling Allowed	Y
Roof	N	HOA Approval Required	Y
Heating	N	Rentals Allowed	Y
Cooling Equipment	N	Transfer Fee	\$200.00 PAC* Y
		Disclosure Fee	\$200.00 PAC* Y
Water Heater	N	HOA controlled by:	Homeowners
		Sale/Lease Notification Required	Y
Utilities:		To Whom:	Stratford Management
Common Area	Y	When:	Close of Escrow
Personal Area	N	What Info:	Copy of Deed
Electric	N		
Gas	N	Common Area Streets are Private HOA Maintained	
Water/Sewer (invoiced to units)	N	Common Area Sewer Lines are Private HOA Maintained	
Cable	N		
Trash	Y	Water is Charged Monthly to Property Account	

### 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.***