

**ENCANTO COURT TOWNHOUSES ASSOCIATION**

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
 Phone: 822-8081 Fax: 795-6501

Association Fee: \$176/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	N
Exterior Pest Control	N	Kitchen Facilities	N
Termite Control	N	Tennis Courts	N
		Racquetball Courts	N
<b>Insurance:</b>		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:**

Common Area		Yes/No
Structural Improvements		Y
Grounds		Y
Pool/Spa		Y
Sewer Lines		Y
Streets/Parking Area		Y
<b>Personal Area</b>		
Building Exterior		N
Patios		N
Yards (Front/Back)	Front	Y
Roof		N
Heating		N
Cooling Equipment		N
Water Heater		N

**General Information:**

Federal Compliance Adult Community		N
Cable TV Available		Y
Key to Common or Pool Area		Y
Key Deposit	\$20.00	Y
Pets Allowed	2	Y
RV/Boat Allowed		N
RV/Boat Storage Space Provided		N
Limited Number of Vehicles (#)	2	Y
Vehicle Parking Restrictions		Y
Remodeling Allowed		Y
HOA Approval Required		Y
Rentals Allowed		Y
Transfer/Disclosure Fees	\$265 *PAC	Y
HOA controlled by		
Sale/Lease Notification Required		Y

**Utilities:**

Common Area	Y	To Whom:	Stratford Management
Personal Area	N	When:	Close of Escrow
Electric	N	What Info:	Copy of Deed
Gas	N	Common Area Streets are Private HOA Maintained	
Water/Sewer	N	Common Area Sewer Lines are Private HOA Maintained	
Cable	N		

**\*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.***