

## SUNRISE RIDGE TOWNHOMES ASSOCIATION

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
Phone: 822-8035 Fax: 795-6501

Association Fee:	\$552.67 Jan-June (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
<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:	
<b>Maintenance:</b>		<b>General Information:</b>	
<b>Common Area</b>		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
<b>Personal Area</b>		RV/Boat Storage Space Provided	N
Building Exterior		Limited Number of Vehicles (#)	
Patios	N	Vehicle Parking Restrictions	
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	
		Sale/Lease Notification Required	
<b>Utilities:</b>		To Whom:	Stratford Management
Common Area	Y	When:	Close of Escrow
Personal Area	N	What Info:	Copy of Deed
Electric	N		
Gas	N		
Water/Sewer	N	Common Area Streets are Private HOA Maintained	
Cable	N		
Internet			
Other:			

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.***