

## Homeowners Association of Riverbend Estates

Information provided by: Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
Phone: 822-8049 Fax: 795-6501

Association Fee: \$139/mo

Association Fee includes:

Fire Protection	<b>Yes</b>
Refuse Collection	<b>Yes</b>
Security Patrol/Guard	<b>No</b>
Exterior Pest Control	<b>No</b>
Termite Control	<b>Yes</b>

Insurance:

Personal Areas Structural Hazard	<b>No</b>
Common Area Structural Hazard	<b>Yes</b>
Common Area Liability	<b>Yes</b>

Maintenance:

Common Area

Structural Improvements	<b>Yes</b>
Grounds	<b>Yes</b>
Pool/Spa	<b>Yes</b>
Sewer Lines	<b>Yes</b>
Streets/Parking Area	<b>Yes</b>

Personal Area

Building Exterior	<b>No</b>
Patios	<b>No</b>
Yards (homeowners responsible for back yard)	<b>No</b>
Roof	<b>No</b>
Heating	<b>No</b>

Cooling Equipment

Water Heater	<b>No</b>
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Utilities:

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

Common Area Amenities:

Pool (2 Pools)	<b>Yes</b>
Spa/Hot Tub	<b>Yes</b>
Recreation Center	<b>No</b>
Kitchen Facilities	<b>No</b>
Tennis Courts	<b>Yes</b>
Racquetball Courts	<b>No</b>
Exercise Facilities	<b>No</b>
Laundry Facilities	<b>No</b>
Controlled Access Gate/Guard	<b>No</b>
Playground	<b>No</b>

Other:

General Information:

Federal Compliance Adult Community		<b>No</b>
Cable TV Available		<b>Yes</b>
Key to Common or Pool Area		<b>Yes</b>
Key Deposit	\$25.00	<b>Yes</b>
Pets Allowed		<b>Yes</b>
RV/Boat Allowed		<b>No</b>
RV/Boat Storage Space Provided		<b>No</b>
Limited Number of Vehicles	2 in carport	<b>Yes</b>
Vehicle Parking Restrictions		<b>Yes</b>
Remodeling Allowed		<b>Yes</b>
HOA Approval Required		<b>Yes</b>
Rentals Allowed		<b>Yes</b>
Disclosure Fee	\$150 *PAC	<b>Yes</b>
Transfer Fees	\$150 *PAC	<b>Yes</b>
Lender Statement Fee	\$150 *PAC	<b>Yes</b>
Association Controlled by	<b>Homeowners</b>	
Sale/Lease Notification Required		<b>Yes</b>
To Whom:	Stratford Management	
When:	Close of Escrow	
What Info:	Copy of Deed	

Common Area Streets are Private HOA Maintained

Common Area Sewer Lines Private HOA Maintained

PLEASE NOTE: Litigation/Assessment information provided through escrow

**\*PAID AT CLOSING**

Governing Documents:

The following governing documents are in existence:

Articles of Incorporation, Bylaws, Declaration of CC&Rs, Insurance Certificate, 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.***