

## The Community Association for the Bluffs (The Reflections)

Information provided by Stratford Management Company, Post Office Box 40790, Tucson AZ 85717  
Phone: 822-8072 Fax: 795-6501

Association Fee: \$31.50/ Monthly+ \$31.50/Monthly Gated Assessment

Association Fee includes:	Yes/No	Common Area Amenities:	Yes/No
Fire Protection	N	Pool	N
Refuse Collection	N	Spa/Hot Tub	N
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	Y
Common Area Liability	Y	Other: Playground	Y

### Maintenance:

<b>Common Area</b>	
Structural Improvements	Y
Grounds	Y
Pool/Spa	N
Sewer Lines	N
Streets/Parking Area	N
<b>Personal Area</b>	
Building Exterior	N
Patios	N
Yards	N
Roof	N
Heating	N
Cooling Equipment	N

### General Information:

Federal Compliance Adult Community	N
Cable TV Available	Y
Key to Common Area	N
Key Deposit	N
Pets Allowed	Y
RV Allowed	N
RV Storage Space Provided	N
Limited Number of Homeowner	
Vehicles (#)	N
Remodeling Allowed	Y
HOA Approval Required	Y
Rentals Allowed	Y
Transfer Fee	Y
Disclosure Fee	Y
Association Controlled by	Y
Sale/Lease Notification Required	Y

### Utilities:

Common Area	Y	To Whom:	Stratford Management
Personal Area	N	When:	Upon closing
Electric	N	What Info:	Copy of Deed
Gas	N	Common Area Streets are Public	
Water/Sewer	N	Common Area Sewer Lines are Public	
Other:	N		

For what part of the grounds is the homeowner personally responsible: All personal areas

\*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.***