

# HOMEOWNERS' ASSOCIATION INFORMATION

Property Address	Oro Valley, AZ 85755	
Association Name	Sun City Oro Valley Community Association, Inc.	
Association President	John Wilson	Phone: 825-3711
General Manager	Mark Wade, General Manager	Phone: 917-8080
Address	1565 E. Rancho Vistoso Blvd., Oro Valley, AZ 85755	
Association Fee	\$1,875 per year (July 1, 2019 - June 30, 2020)	
Capital Contribution Fee	\$2,812.50 (One-time fee to be paid by buyer at escrow closing or property transfer)	
Transfer Fee	\$370	
HomeWiseDocs Service Fee	\$29	

<b>ASSOCIATION FEE INCLUDES</b>	<b>Yes</b>	<b>No</b>	<b>COMMON AREA AMENITIES</b>	<b>Yes</b>	<b>No</b>
Fire Protection		X	Pool	X	
Refuse Collection		X	Spa / Hot Tub	X	
Security Patrol / Guard		X	Recreation Center	X	
Exterior Pest Control		X	Kitchen Facilities	X	
Termite Control		X	Tennis Court(s)	X	
Insurance:			Racquetball Court	X	
Personal Area Structural Hazard	X		Exercise Facilities	X	
Common Area Structural Hazard	X		Laundry Facilities		X
Common Area Liability			Controlled Access Gate / Guard		X
Maintenance:					
Common Area:			<b>GENERAL INFORMATION</b>	<b>Yes</b>	<b>No</b>
Structural Improvements	X		Federal Compliance Adult Community	X	
Grounds	X		Cable TV Available	X	
Pool / Spa	X		Key to Common Area		X
Sewer Lines	X		Key Deposit (Amount \$ N/A )		X
Streets / Parking Areas	X		Pets Allowed (Limit: N/A )	X	
Personal Areas:			RV Allowed (Limit: 72 hours )	X	
Building Exterior		X	RV Storage Space Provided		X
Patio		X	Limited Number of Homeowner		X
Yards		X	Vehicles (Limit - n/a )		
Roof		X	Remodeling Allowed	X	
Heating Equipment		X	Association Approval Required	X	
Cooling Equipment		X	Rentals Allowed	X	
Utilities:			Association Controlled by: Developer		X
Common Area		X	Homeowners	X	
Personal Area		X	Sale / Lease Notification Required	X	
Electric		X	To Whom: <b>SCOV Administration Office</b>		
Gas		X	When: <b>At Time</b>		
Water / Sewer		X	Common Area Streets are:		
			Public	X	
			Private		X
			Common Area Sewer Lines are:		
			Public (except Pulte Maintained Units 5.3, 9 & 10)	X	
			Private (only Pulte Maintained Units 5.3, 9 & 10)		X

<b>GOVERNING DOCUMENTS</b>	<u>In Existence</u>		<u>In Listing Office</u>			<u>In Existence</u>		<u>In Listing Office</u>	
	Yes	No	Yes	No		Yes	No	Yes	No
Articles of Incorporation	X		X		Insurance Certificate	X		X	
Bylaws	X		X		Recreational Area/Pool	X		X	
Declaration of Covenants, Conditions & Restrictions	X		X		Rules				
Membership Certificate	X		X		Rules & Regulations	X		X	

Information provided by: Katy Mosier/Karen Loffredo      Date: Monday, July 22, 2019

**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 complete governing documents, seek competent legal advice.**