

HOMEOWNERS' ASSOCIATION INFORMATION

Property Address _____, Oro Valley, AZ 85755
 Association Name **Sun City Oro Valley Community Association, Inc.**
 Association President Earl Vittitoe Phone: 520-825-3711
 General Manager **Sandy Seddon, General Manager** Phone: 520-917-8080
 Address **1565 E. Rancho Vistoso Blvd., Oro Valley, AZ 85755**
 Association Fee \$ 2,865.00 per year (July 1, 2026-June 30, 2027)
 Capital Contribution Fee \$ **4,297.50 (One-time fee to be paid by buyer at escrow closing or property transfer)** \$ 370
 Transfer Fee
 HomeWise Docs Service Fee \$ 31

ASSOCIATION FEE INCLUDES	Yes	No	COMMON AREA AMENITIES	Yes	No
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			Exercise Facilities	X	
Common Area Structural Hazard	X		Laundry Facilities		X
Common Area Liability			Controlled Access Gate / Guard		X
Maintenance:					
Common Area:			GENERAL INFORMATION	Yes	No
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: SCOVCAI Administration Office		
Gas		X	When: At Time		
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

GOVERNING DOCUMENTS	<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: Lisa Sandrock Date: Wednesday, July 1, 2026

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.