

HOA ASSESSMENTS & CC&Rs

8475 N Van Cleeve Ln | Tucson, AZ 85743

Lazy K Bar Ranch Community Association

Management: AAM, LLC | 520-219-7200

Office: 215 W. Giaconda Way, Suite 161, Tucson, AZ 85704

Community contact: Mia-Ayana Whitney

Management: associatedasset.com/tucson | **Resale documents:** homewisedocs.com

ASSESSMENTS & CLOSING FEES

Monthly HOA dues: \$124. The following assessments and fees have been confirmed for this listing. The title company and HOA are to confirm all fees, transfer and associated costs during the due diligence period.

Regular dues	\$124 / month	Recurring monthly association assessment.
Capital improvement fee	\$248	Capital improvement contribution.
Prepaid association fees	\$248	Equivalent to two months of association dues.
Disclosure fee	\$385	Resale disclosure documentation fee.
Other fee / capital improvement	\$248	Additional capital improvement charge.
Transfer / special assessments	Not stated	Title company and HOA to confirm during due diligence.

The recorded declaration provides for separate working-capital and reserve-fund assessments upon resale (each capped at one-sixth of annual regular dues), plus an administrative fee. The title company and HOA are to confirm the applicable fee classifications and all associated costs during the due diligence period.

CC&R HIGHLIGHTS

Exterior changes: Prior written design approval generally applies to exterior alterations, pools, fences and landscaping, subject to the declaration and design guidelines. [1, Art. IV]

Leasing: Written leases cover the entire property, with a minimum six-month term and no more than two leases per calendar year unless association rules allow otherwise. [1, Ex. C, 17]

Pets & trash: Household pets are subject to number, nuisance, leash and cleanup rules. Trash containers must be screened except around collection times. [1, Ex. C, 18-19]

Parking: The declaration contains street-parking and visible RV, boat, trailer and commercial-vehicle restrictions. Confirm current rules and applicable exceptions with AAM. [1, Ex. C, 25]

Request with the resale package: Current dues and special assessments; all transfer, capital and disclosure fees; CC&Rs; and amendments; bylaws; rules; design guidelines; budget; and any property-specific compliance notices.

Sources: [1] Ruiz_4370 CCRS.pdf, declaration recorded April 29, 2019, Sequence 20191190701 (PDF pp. 58-127). Listing agent confirmation of dues and fees; supplied HOA addendum; Ruiz_4370 Deeds.PDF (Lot 57). [AAM Tucson](#) and [AAM Resales](#) reviewed September 24, 2026.

Summary of supplied records, not a replacement for the governing documents or current resale disclosure. Later amendments and current rules should be obtained from AAM. Community website could not be retrieved during review.



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