TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Los Racimos Condominium Association

STATUS: PARTIAL PUBLIC CRAWL - FULL 3-TIER PACKET NEEDED FOR VERIFICATION

Jurisdiction & Statutory Baseline: Arizona (A.R.S. Title 33 Ch. 16 & Ch. 9) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (LRC CCRs 2nd Amended and Restated 2019) · Clauses Parsed: 169

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (LRC CCRs 2nd Amended and Restated 2019, 169 clauses parsed) for Los Racimos Condominium Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under A.R.S. Title 33 Ch. 16 & Ch. 9 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Los Racimos Condominium Association:

1. Fines, Suspensions & Hearing Due Process (A.R.S. Title 33 Ch. 16 & Ch. 9): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (A.R.S. Title 33 Ch. 16 & Ch. 9): Verify secret-ballot/proxy rules, open board meeting notice windows, and statutory owner records-inspection rights.
3. Federal Preemption & Rules-vs.-Declaration Hierarchy (47 C.F.R. Sec. 1.4000 & FHA): Verify standalone Board/ARC rules do not exceed recorded CC&R authority or restrict protected antennas, solar, or assistance animals.

Upload up to 10 governing PDFs for a full Crystal AI Audit at https://www.truehoa.app/crystal