TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Kinley Ridge Phase 2b POA

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

## Jurisdiction & Statutory Baseline: Arkansas (Ark. Code Title 18 Ch. 13 & Title 4 Ch. 33) & Federal HOA Law

Public Files Scanned: 3 PDF(s) (Bill of Assurance and Protective Covenants) · Clauses Parsed: 107

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Bill of Assurance and Protective Covenants, 107 clauses parsed) for Kinley Ridge Phase 2b POA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Ark. Code Title 18 Ch. 13 & Title 4 Ch. 33 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Kinley Ridge Phase 2b POA:

1. Fines, Suspensions & Hearing Due Process (Ark. Code Title 18 Ch. 13 & Title 4 Ch. 33): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Ark. Code Title 18 Ch. 13 & Title 4 Ch. 33): 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**