TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

The Estates at Chenal Valley 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) (NEWEST Protected Copy of Chenal Valley Res. Design Guideline 2025 11 28) · Clauses Parsed: 163

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (NEWEST Protected Copy of Chenal Valley Res. Design Guideline 2025 11 28, 163 clauses parsed) for The Estates at Chenal Valley 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 The Estates at Chenal Valley 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