TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Arroyo West HOA

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

## Jurisdiction & Statutory Baseline: California (Davis-Stirling Act (Cal. Civ. Code §§ 4000–6150)) & Federal HOA

Public Files Scanned: 1 PDF(s) (Arroyo West Election and Voting Rules 02 2020) · Clauses Parsed: 122

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Arroyo West Election and Voting Rules 02 2020, 122 clauses parsed) for Arroyo West HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Davis-Stirling Act (Cal. Civ. Code §§ 4000–6150) requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Arroyo West HOA:

1. Fines, Suspensions & Hearing Due Process (Davis-Stirling Act (Cal. Civ. Code §§ 4000–6150)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Davis-Stirling Act (Cal. Civ. Code §§ 4000–6150)): 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**