TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Rio Vista Homes Community Association

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) (Adopted Election Rules August 25 2025) · Clauses Parsed: 57

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Adopted Election Rules August 25 2025, 57 clauses parsed) for Rio Vista Homes Community Association. 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 Rio Vista Homes Community Association:

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