TRUEHOA CRYSTAL AI · PARTIAL / LEGACY PUBLIC CRAWL BRIEF

Spinnaker Bay Townhomes Community Association

STATUS: PARTIAL / LEGACY PUBLIC CRAWL - FULL DOCUMENTS AVAILABLE FOR VERIFICATION

Jurisdiction & Statutory Baseline: Florida (Ch. 720 & Ch. 718) & Federal HOA Law

Legacy Public Crawl: 1 Brief Excerpt File(s) (Declaration & Governing Covenants) · Full Verification Pending

TrueHOA Crystal AI's legacy automated crawler retrieved only brief excerpt/partial files (Declaration & Governing Covenants, 6 clauses parsed) for Spinnaker Bay Townhomes Community Association. This reflects an automated crawl limitation - full governing documents may be publicly available on the association's website or portal and can be uploaded at www.truehoa.app/crystal for complete verification under Ch. 720 & Ch. 718.

3 Unverified Statutory Risk Areas to Check in Spinnaker Bay Townhomes Community Associatio:

1. Fines, Suspensions & Hearing Due Process (Ch. 720 & Ch. 718): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Ch. 720 & Ch. 718): 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