TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Coosawattee River Resort Association of Ellijay

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

Jurisdiction & Statutory Baseline: Georgia (O.C.G.A. Title 44 Ch. 3 (POAA)) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (Rules and Regulations CRRA 2021.11 1) · Clauses Parsed: 241

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Rules and Regulations CRRA 2021.11 1, 241 clauses parsed) for Coosawattee River Resort Association of Ellijay. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under O.C.G.A. Title 44 Ch. 3 (POAA) requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Coosawattee River Resort Association of Elli:

1. Fines, Suspensions & Hearing Due Process (O.C.G.A. Title 44 Ch. 3 (POAA)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (O.C.G.A. Title 44 Ch. 3 (POAA)): 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