TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Glen at Kensington HOA

**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) (Glen at Kensington Homeowners Association Inc Guidelines) · Clauses Parsed: 19

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Glen at Kensington Homeowners Association Inc Guidelines, 19 clauses parsed) for Glen at Kensington HOA. 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 Glen at Kensington HOA:

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**