TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Association of Unit Owners of Keolu at Koa Ridge Phase I

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

Jurisdiction & Statutory Baseline: Hawaii (HRS Ch. 421J & Ch. 514B) & Federal HOA Law

Public Files Scanned: 3 PDF(s) (Keolu at Koa Ridge Phase I Declaration of Condominium Property Regime Regular System A 928600

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Keolu at Koa Ridge Phase I Declaration of Condominium Property Regime Regular System A 9286000284 recorded June 4, 2025, 125 clauses parsed) for Association of Unit Owners of Keolu at Koa Ridge Phase I. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under HRS Ch. 421J & Ch. 514B requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Association of Unit Owners of Keolu at Koa R:

1. Fines, Suspensions & Hearing Due Process (HRS Ch. 421J & Ch. 514B): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (HRS Ch. 421J & Ch. 514B): 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