TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

Association of Unit Owners of Nanea III at Koa Ridge Phase I

STATUS: REVIEW PENDING - HISTORICAL / INCOMPLETE CANDIDATES HELD PENDING SOURCE VERIFICATION

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

Public Source Files on File: 3 PDF(s) (Governing Document, 195 pp) · Review Pending

TrueHOA Crystal AI indexed 3 public governing PDF(s) (Governing Document, 195 pages) on file for Association of Unit Owners of Nanea III at Koa Ridge Phase II. Unverified historical or incomplete automated candidates are held pending current-engine source quote, clause identity, and PDF page verification, so no findings or compliance certification are published yet. Upload up to 10 governing PDFs at www.truehoa.app/crystal to run a fresh verified review under HRS Ch. 421J & Ch. 514B.

3 Unverified Statutory Risk Areas to Check in Association of Unit Owners of Nanea III at K:

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