TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Ko Olina Fairways Association of Apartment Owners

**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: 1 PDF(s) (KOF HOUSE RULES 2026) · Clauses Parsed: 118

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (KOF HOUSE RULES 2026, 118 clauses parsed) for Ko Olina Fairways Association of Apartment Owners. 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 Ko Olina Fairways Association of Apartment O:

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**