TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Nanea at Koa Ridge Pikake Gardens Aoao

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) (02. Declaration of Condominium Property Regime of Nanea III Phase I) · Clauses Parsed: 155

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (02. Declaration of Condominium Property Regime of Nanea III Phase I, 155 clauses parsed) for Nanea at Koa Ridge Pikake Gardens Aoao. 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 Nanea at Koa Ridge Pikake Gardens Aoao:

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