TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# The Vintage at Kaanapali 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: 2 PDF(s) (Rules and Regulations April 2023) · Clauses Parsed: 237

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Rules and Regulations April 2023, 237 clauses parsed) for The Vintage at Kaanapali 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 The Vintage at Kaanapali Association of Apar:

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**