TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Bluegrass Meadows Louisville HOA

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

Jurisdiction & Statutory Baseline: Kentucky (KRS Ch. 381 (Planned Communities & Condos)) & Federal HOA

Public Files Scanned: 3 PDF(s) (Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements) · Clauses Pars

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements, 519 clauses parsed) for Bluegrass Meadows Louisville HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under KRS Ch. 381 (Planned Communities & Condos) requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Bluegrass Meadows Louisville HOA:

1. Fines, Suspensions & Hearing Due Process (KRS Ch. 381 (Planned Communities & Condos)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (KRS Ch. 381 (Planned Communities & Condos)): 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