TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

Estates of Hunting Creek Louisville HOA

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

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

Public Source Files on File: 3 PDF(s) (EHC all combined Declaration of Covenants and Restrictions with amendments 1, 171 pp) · Revi

TrueHOA Crystal AI indexed 3 public governing PDF(s) (EHC all combined Declaration of Covenants and Restrictions with amendments 1, 171 pages) on file for Estates of Hunting Creek Louisville HOA. 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 KRS Ch. 381 (Planned Communities & Condos).

3 Unverified Statutory Risk Areas to Check in Estates of Hunting Creek 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