TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Sanctuary Falls 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: 2 PDF(s) (Section 2B Annex 3rd Amendment DB12851 PG244) · Clauses Parsed: 23

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Section 2B Annex 3rd Amendment DB12851 PG244, 23 clauses parsed) for Sanctuary Falls 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 Sanctuary Falls 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