TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Cumberland Foreside Condominiums Association

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

## Jurisdiction & Statutory Baseline: Maine (33 M.R.S. Ch. 31 (Maine Condo Act)) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (Exhibit 5 Bylaws Cumberland Foreside Condominiums) · Clauses Parsed: 146

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Exhibit 5 Bylaws Cumberland Foreside Condominiums, 146 clauses parsed) for Cumberland Foreside Condominiums Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under 33 M.R.S. Ch. 31 (Maine Condo Act) requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Cumberland Foreside Condominiums Association:

1. Fines, Suspensions & Hearing Due Process (33 M.R.S. Ch. 31 (Maine Condo Act)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (33 M.R.S. Ch. 31 (Maine Condo Act)): 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**