TRUEHOA CRYSTAL AI · PARTIAL / LEGACY PUBLIC CRAWL BRIEF

Hancock and Sand Ponds Association

STATUS: PARTIAL / LEGACY PUBLIC CRAWL - FULL DOCUMENTS AVAILABLE FOR VERIFICATION

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

Legacy Public Crawl: 1 Brief Excerpt File(s) (Rules, Regulations & Community Standards) · Full Verification Pending

TrueHOA Crystal AI's legacy automated crawler retrieved only brief excerpt/partial files (Rules, Regulations & Community Standards, 1 clauses parsed) for Hancock and Sand Ponds Association. This reflects an automated crawl limitation - full governing documents may be publicly available on the association's website or portal and can be uploaded at www.truehoa.app/crystal for complete verification under 33 M.R.S. Ch. 31 (Maine Condo Act).

3 Unverified Statutory Risk Areas to Check in Hancock and Sand Ponds 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