TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

The Villas at the Woodlands Condominium 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) (Villas 28th Amendment 2024 1) · Clauses Parsed: 44

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Villas 28th Amendment 2024 1, 44 clauses parsed) for The Villas at the Woodlands Condominium 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 The Villas at the Woodlands Condominium Asso:

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