TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Rodgers Forge Community Association

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

Jurisdiction & Statutory Baseline: Maryland (Md. Real Prop. Code Title 11B & 11) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (RFCA Architectural Guidelines 04 10 2024 FINAL) · Clauses Parsed: 13

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (RFCA Architectural Guidelines 04 10 2024 FINAL, 13 clauses parsed) for Rodgers Forge Community Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Md. Real Prop. Code Title 11B & 11 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Rodgers Forge Community Association:

1. Fines, Suspensions & Hearing Due Process (Md. Real Prop. Code Title 11B & 11): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Md. Real Prop. Code Title 11B & 11): 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