TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Country Estates Condominium Association

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

## Jurisdiction & Statutory Baseline: Massachusetts (M.G.L. Ch. 183A) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (CE Rules and Regs Revised July 2022) · Clauses Parsed: 86

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (CE Rules and Regs Revised July 2022, 86 clauses parsed) for Country Estates Condominium Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under M.G.L. Ch. 183A requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Country Estates Condominium Association:

1. Fines, Suspensions & Hearing Due Process (M.G.L. Ch. 183A): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (M.G.L. Ch. 183A): 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**