TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

The Lakes HOA of Whitefish

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

Jurisdiction & Statutory Baseline: Montana (MCA Title 70 Ch. 23 & Title 35 Ch. 2) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (Amended And Restated Cottage Ccrs 1.26.18) · Clauses Parsed: 20

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Amended And Restated Cottage Ccrs 1.26.18, 20 clauses parsed) for The Lakes HOA of Whitefish. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under MCA Title 70 Ch. 23 & Title 35 Ch. 2 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in The Lakes HOA of Whitefish:

1. Fines, Suspensions & Hearing Due Process (MCA Title 70 Ch. 23 & Title 35 Ch. 2): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (MCA Title 70 Ch. 23 & Title 35 Ch. 2): 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