TRUEHOA CRYSTAL AI · PARTIAL / LEGACY PUBLIC CRAWL BRIEF

Briarhurst West of Lincoln HOA

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

Jurisdiction & Statutory Baseline: Nebraska (Neb. Rev. Stat. Ch. 76 Art. 8 & Ch. 21) & Federal HOA Law

Legacy Public Crawl: 2 Brief Excerpt File(s) (Declaration of Covenants, Conditions & Restrictions) · Full Verification Pending

TrueHOA Crystal AI's legacy automated crawler retrieved only brief excerpt/partial files (Declaration of Covenants, Conditions & Restrictions, 4 clauses parsed) for Briarhurst West of Lincoln HOA. 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 Neb. Rev. Stat. Ch. 76 Art. 8 & Ch. 21.

3 Unverified Statutory Risk Areas to Check in Briarhurst West of Lincoln HOA:

1. Fines, Suspensions & Hearing Due Process (Neb. Rev. Stat. Ch. 76 Art. 8 & Ch. 21): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Neb. Rev. Stat. Ch. 76 Art. 8 & Ch. 21): 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