TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

The Preserve at the Farm HOA

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

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

Public Files Scanned: 1 PDF(s) (Declaration of Covenants Conditions Restrictions and Easements copy) · Clauses Parsed: 195

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Declaration of Covenants Conditions Restrictions and Easements copy, 195 clauses parsed) for The Preserve at the Farm HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Neb. Rev. Stat. Ch. 76 Art. 8 & Ch. 21 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in The Preserve at the Farm 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