TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Kelsey Brook Phase II Condominium Association

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

Jurisdiction & Statutory Baseline: New Hampshire (NH RSA Ch. 356-B & Ch. 292) & Federal HOA Law

Public Files Scanned: 2 PDF(s) (Declaration of Kelsey Brook Condominium) · Clauses Parsed: 109

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Declaration of Kelsey Brook Condominium, 109 clauses parsed) for Kelsey Brook Phase II Condominium Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under NH RSA Ch. 356-B & Ch. 292 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Kelsey Brook Phase II Condominium Associatio:

1. Fines, Suspensions & Hearing Due Process (NH RSA Ch. 356-B & Ch. 292): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (NH RSA Ch. 356-B & Ch. 292): 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