TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Clifton Mill Community Association

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

## Jurisdiction & Statutory Baseline: New Jersey (PREDFDA (N.J.S.A. 45:22A) & 46:8B) & Federal HOA Law

Public Files Scanned: 2 PDF(s) (Final Revised November Version Architectural Standards Rules and Regulations Exterior Changes and

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Final Revised November Version Architectural Standards Rules and Regulations Exterior Changes and Guidelines, 69 clauses parsed) for Clifton Mill Community Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under PREDFDA (N.J.S.A. 45:22A) & 46:8B requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Clifton Mill Community Association:

1. Fines, Suspensions & Hearing Due Process (PREDFDA (N.J.S.A. 45:22A) & 46:8B): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (PREDFDA (N.J.S.A. 45:22A) & 46:8B): 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**