TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

Greenbriar at Marlboro Community Association

STATUS: REVIEW PENDING - HISTORICAL / INCOMPLETE CANDIDATES HELD PENDING SOURCE VERIFICATION

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

Public Source Files on File: 2 PDF(s) (2024 REVISION ARCHITECTURAL RULES updated deposit, 27 pp) · Review Pending

TrueHOA Crystal AI indexed 2 public governing PDF(s) (2024 REVISION ARCHITECTURAL RULES updated deposit, 27 pages) on file for Greenbriar at Marlboro Community Association. Unverified historical or incomplete automated candidates are held pending current-engine source quote, clause identity, and PDF page verification, so no findings or compliance certification are published yet. Upload up to 10 governing PDFs at www.truehoa.app/crystal to run a fresh verified review under PREDFDA (N.J.S.A. 45:22A) & 46:8B.

3 Unverified Statutory Risk Areas to Check in Greenbriar at Marlboro 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