TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

The Village of Blue Heron Pines HOA

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: 1 PDF(s) (BHP HOA Master search Deed Recorded, 60 pp) · Review Pending

TrueHOA Crystal AI indexed 1 public governing PDF(s) (BHP HOA Master search Deed Recorded, 60 pages) on file for The Village of Blue Heron Pines HOA. 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 The Village of Blue Heron Pines HOA:

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