TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Carriage Estates HOA

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

Jurisdiction & Statutory Baseline: New Mexico (NMSA Ch. 47 Art. 16 & Art. 7A) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (CE Bylaws 2023 11 21 Carriage Estates HOA) · Clauses Parsed: 51

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (CE Bylaws 2023 11 21 Carriage Estates HOA, 51 clauses parsed) for Carriage Estates HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under NMSA Ch. 47 Art. 16 & Art. 7A requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Carriage Estates HOA:

1. Fines, Suspensions & Hearing Due Process (NMSA Ch. 47 Art. 16 & Art. 7A): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (NMSA Ch. 47 Art. 16 & Art. 7A): 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