TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

The Greens at Mcgregor Links HOA

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

Jurisdiction & Statutory Baseline: New York (NY RPL Art. 9-B & N-PCL) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (The Greens Architectural Standards 2024(1)) · Clauses Parsed: 36

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (The Greens Architectural Standards 2024(1), 36 clauses parsed) for The Greens at Mcgregor Links HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under NY RPL Art. 9-B & N-PCL requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in The Greens at Mcgregor Links HOA:

1. Fines, Suspensions & Hearing Due Process (NY RPL Art. 9-B & N-PCL): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (NY RPL Art. 9-B & N-PCL): 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