TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Cedar Court Durham Unit Owners Association

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

Jurisdiction & Statutory Baseline: North Carolina (N.C.G.S. Ch. 47F & Ch. 47C) & Federal HOA Law

Public Files Scanned: 3 PDF(s) (Cedar Court UOA Articles Covenants Bylaws) · Clauses Parsed: 173

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Cedar Court UOA Articles Covenants Bylaws, 173 clauses parsed) for Cedar Court Durham Unit Owners Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under N.C.G.S. Ch. 47F & Ch. 47C requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Cedar Court Durham Unit Owners Association:

1. Fines, Suspensions & Hearing Due Process (N.C.G.S. Ch. 47F & Ch. 47C): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (N.C.G.S. Ch. 47F & Ch. 47C): 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