TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Cottages at Westpark Cary HOA

**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: 2 PDF(s) (Cottages at Westpark Covenants 1994) · Clauses Parsed: 127

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Cottages at Westpark Covenants 1994, 127 clauses parsed) for Cottages at Westpark Cary HOA. 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 Cottages at Westpark Cary HOA:

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**