TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

Lake Toxaway Estates Community Association

STATUS: REVIEW PENDING - HISTORICAL / INCOMPLETE CANDIDATES HELD PENDING SOURCE VERIFICATION

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

Public Source Files on File: 1 PDF(s) (LTCA ARB Standards ADOPTED June 15 2C 2026 FINAL 1, 68 pp) · Review Pending

TrueHOA Crystal AI indexed 1 public governing PDF(s) (LTCA ARB Standards ADOPTED June 15 2C 2026 FINAL 1, 68 pages) on file for Lake Toxaway Estates Community Association. 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 N.C.G.S. Ch. 47F & Ch. 47C.

3 Unverified Statutory Risk Areas to Check in Lake Toxaway Estates Community 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