TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

The Farm at Mills River POA

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) (Farm at Mills River Covenants Restrictions Design Guidelines, 13 pp) · Review Pending

TrueHOA Crystal AI indexed 1 public governing PDF(s) (Farm at Mills River Covenants Restrictions Design Guidelines, 13 pages) on file for The Farm at Mills River POA. 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 The Farm at Mills River POA:

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