TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Pacific View of Gearhart Homeowners Association

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

Jurisdiction & Statutory Baseline: Oregon (ORS Ch. 94 & Ch. 100) & Federal HOA Law

Public Files Scanned: 2 PDF(s) (PVCA Bylaws Oct 25 2015) · Clauses Parsed: 76

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (PVCA Bylaws Oct 25 2015, 76 clauses parsed) for Pacific View of Gearhart Homeowners Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under ORS Ch. 94 & Ch. 100 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Pacific View of Gearhart Homeowners Associat:

1. Fines, Suspensions & Hearing Due Process (ORS Ch. 94 & Ch. 100): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (ORS Ch. 94 & Ch. 100): 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