TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Cumberland Village HOA (the Preserves at Gettysburg)

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

Jurisdiction & Statutory Baseline: Pennsylvania (68 Pa.C.S. Subparts D & B (UPCA / UCA)) & Federal HOA La

Public Files Scanned: 3 PDF(s) (Declaration Amended and Restated (Feb 20, 2020)) · Clauses Parsed: 260

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Declaration Amended and Restated (Feb 20, 2020), 260 clauses parsed) for Cumberland Village HOA (the Preserves at Gettysburg). Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under 68 Pa.C.S. Subparts D & B (UPCA / UCA) requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Cumberland Village HOA (the Preserves at Get:

1. Fines, Suspensions & Hearing Due Process (68 Pa.C.S. Subparts D & B (UPCA / UCA)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (68 Pa.C.S. Subparts D & B (UPCA / UCA)): 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