TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Fairways at Laguna Oaks HOA

**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: 2 PDF(s) (1st Amendment to the By Laws 05 17 2023) · Clauses Parsed: 49

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (1st Amendment to the By Laws 05 17 2023, 49 clauses parsed) for Fairways at Laguna Oaks HOA. 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 Fairways at Laguna Oaks HOA:

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**