TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# One Fifth Avenue Condominium Association

**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: 1 PDF(s) (1 Ofa Declaration And Amendments Revised 11.15.12 Searchable) · Clauses Parsed: 229

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (1 Ofa Declaration And Amendments Revised 11.15.12 Searchable, 229 clauses parsed) for One Fifth Avenue Condominium Association. 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 One Fifth Avenue Condominium Association:

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**