TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

# Bay Watch Resort Horizontal Property Regime

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

## Jurisdiction & Statutory Baseline: South Carolina (S.C. Code Title 27 Ch. 30 & Ch. 31) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (Bay Watch Master Deed with Amendments) · Clauses Parsed: 1235

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Bay Watch Master Deed with Amendments, 1235 clauses parsed) for Bay Watch Resort Horizontal Property Regime. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under S.C. Code Title 27 Ch. 30 & Ch. 31 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

### 3 Unverified Statutory Risk Areas to Check in Bay Watch Resort Horizontal Property Regime:

1. Fines, Suspensions & Hearing Due Process (S.C. Code Title 27 Ch. 30 & Ch. 31): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (S.C. Code Title 27 Ch. 30 & Ch. 31): 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**