TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

Reserve at Spencer Creek Franklin HOA

STATUS: REVIEW PENDING - HISTORICAL / INCOMPLETE CANDIDATES HELD PENDING SOURCE VERIFICATION

Jurisdiction & Statutory Baseline: Tennessee (T.C.A. Title 66 Ch. 27 & Title 48 Ch. 51) & Federal HOA Law

Public Source Files on File: 3 PDF(s) (Reserve at SpencerCreek Architectural Standards, 22 pp) · Review Pending

TrueHOA Crystal AI indexed 3 public governing PDF(s) (Reserve at SpencerCreek Architectural Standards, 22 pages) on file for Reserve at Spencer Creek Franklin HOA. Unverified historical or incomplete automated candidates are held pending current-engine source quote, clause identity, and PDF page verification, so no findings or compliance certification are published yet. Upload up to 10 governing PDFs at www.truehoa.app/crystal to run a fresh verified review under T.C.A. Title 66 Ch. 27 & Title 48 Ch. 51.

3 Unverified Statutory Risk Areas to Check in Reserve at Spencer Creek Franklin HOA:

1. Fines, Suspensions & Hearing Due Process (T.C.A. Title 66 Ch. 27 & Title 48 Ch. 51): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (T.C.A. Title 66 Ch. 27 & Title 48 Ch. 51): 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