TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

The Pointe at Capp Smith Lake Townhome Association

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

Jurisdiction & Statutory Baseline: Texas (Tex. Prop. Code Ch. 209, Ch. 202 & Ch. 82) & Federal HOA Law

Public Files Scanned: 1 PDF(s) (The Pointe at Capp Smith Lake Townhome Association, Inc Certificate of Formation) · Clauses Parsed

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (The Pointe at Capp Smith Lake Townhome Association, Inc Certificate of Formation, 22 clauses parsed) for The Pointe at Capp Smith Lake Townhome Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Tex. Prop. Code Ch. 209, Ch. 202 & Ch. 82 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in The Pointe at Capp Smith Lake Townhome Assoc:

1. Fines, Suspensions & Hearing Due Process (Tex. Prop. Code Ch. 209, Ch. 202 & Ch. 82): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Tex. Prop. Code Ch. 209, Ch. 202 & Ch. 82): 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