TRUEHOA CRYSTAL AI · PUBLIC DOCUMENT INVENTORY & REVIEW PENDING BRIEF

# The Reserve at Creekside of Denton HOA

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

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

Public Source Files on File: 1 PDF(s) (The Reserve at Creekside Governing Documents Packet 2026, 166 pp) · Review Pending

TrueHOA Crystal AI indexed 1 public governing PDF(s) (The Reserve at Creekside Governing Documents Packet 2026, 166 pages) on file for The Reserve at Creekside of Denton 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 Tex. Prop. Code Ch. 209, Ch. 202 & Ch. 82.

### 3 Unverified Statutory Risk Areas to Check in The Reserve at Creekside of Denton HOA:

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**