TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Fairway Hills HOA

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

Jurisdiction & Statutory Baseline: Utah (Utah Code Title 57 Ch. 8a & Ch. 8) & Federal HOA Law

Public Files Scanned: 3 PDF(s) (2019.10.07 Fairway Hills Estates HOA CCRs Interpretive Guidance FINAL) · Clauses Parsed: 205

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (2019.10.07 Fairway Hills Estates HOA CCRs Interpretive Guidance FINAL, 205 clauses parsed) for Fairway Hills HOA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Utah Code Title 57 Ch. 8a & Ch. 8 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Fairway Hills HOA:

1. Fines, Suspensions & Hearing Due Process (Utah Code Title 57 Ch. 8a & Ch. 8): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Utah Code Title 57 Ch. 8a & Ch. 8): 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