TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Millcreek Springs 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: 1 PDF(s) (Rules Regulations Revised 11 21 23 Wh 1) · Clauses Parsed: 107

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Rules Regulations Revised 11 21 23 Wh 1, 107 clauses parsed) for Millcreek Springs 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 Millcreek Springs 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