TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Mercer Park at Stone Ridge Condominium Association

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

Jurisdiction & Statutory Baseline: Virginia (Va. Code Title 55.1 Ch. 18 (POAA) & Ch. 19) & Federal HOA Law

Public Files Scanned: 3 PDF(s) (Amended and Restated Declaration of Covenants, Conditions and Restrictions) · Clauses Parsed: 444

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Amended and Restated Declaration of Covenants, Conditions and Restrictions, 444 clauses parsed) for Mercer Park at Stone Ridge Condominium Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under Va. Code Title 55.1 Ch. 18 (POAA) & Ch. 19 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Mercer Park at Stone Ridge Condominium Assoc:

1. Fines, Suspensions & Hearing Due Process (Va. Code Title 55.1 Ch. 18 (POAA) & Ch. 19): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (Va. Code Title 55.1 Ch. 18 (POAA) & Ch. 19): 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