TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

South Bay Community Association

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

Jurisdiction & Statutory Baseline: Washington (WUCIOA (RCW 64.90) & RCW 64.38) & Federal HOA Law

Public Files Scanned: 2 PDF(s) (SBCA 20 1989 08 01 Master Declaration CCRs) · Clauses Parsed: 297

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (SBCA 20 1989 08 01 Master Declaration CCRs, 297 clauses parsed) for South Bay Community Association. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under WUCIOA (RCW 64.90) & RCW 64.38 requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in South Bay Community Association:

1. Fines, Suspensions & Hearing Due Process (WUCIOA (RCW 64.90) & RCW 64.38): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (WUCIOA (RCW 64.90) & RCW 64.38): 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