TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Cobb Fairways at Glade Springs POA

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

Jurisdiction & Statutory Baseline: West Virginia (W. Va. Code Ch. 36B (UCIOA)) & Federal HOA Law

Public Files Scanned: 3 PDF(s) (GSVPOA By Laws 2026 Steve Changes Final) · Clauses Parsed: 136

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (GSVPOA By Laws 2026 Steve Changes Final, 136 clauses parsed) for Cobb Fairways at Glade Springs POA. Additional governing documents may be posted elsewhere on the association's website or portal; certifying full compliance under W. Va. Code Ch. 36B (UCIOA) requires auditing the complete Declaration (CC&Rs), Bylaws, and Rules.

3 Unverified Statutory Risk Areas to Check in Cobb Fairways at Glade Springs POA:

1. Fines, Suspensions & Hearing Due Process (W. Va. Code Ch. 36B (UCIOA)): Verify mandatory written notice windows and independent hearing committee procedures before levying fines or suspending amenities.
2. Board Elections, Proxies, Quorum & Official Records (W. Va. Code Ch. 36B (UCIOA)): 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