TRUEHOA CRYSTAL AI · PARTIAL PUBLIC CRAWL & STATUTORY RISK BRIEF

Sunset Ridge at Lewisburg HOA

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: 2 PDF(s) (Asbury Trace Sunset Ridge Protective Covenants) · Clauses Parsed: 25

TrueHOA Crystal AI's automated public crawl retrieved a partial document subset (Asbury Trace Sunset Ridge Protective Covenants, 25 clauses parsed) for Sunset Ridge at Lewisburg HOA. 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 Sunset Ridge at Lewisburg HOA:

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