

# CRAIGSIDE

## FLOORING SPECIFICATIONS

For the homeowners who have the desire to install, repair or replace floor surfaces other than the original installations (ceramic tile and carpet) the Board of Directors has developed standards to achieve a level of sound impact insulation consistent with an upscale condominium.

Since materials change frequently, please consult your contractor or architect for optimum results. For any homeowner who wishes to install floor surfaces other than the original installations, the following procedures shall be met.

### Procedures for Hard Surface Floor Approval:

1. The owner of any unit wishing to install a hard surface floor must submit to the Board of Directors written plans, specifications and noise mitigation measures regarding the flooring. The Impact Isolation Class (IIC) and the Sound Transmission Class (STC) of the requested flooring, underlayment and method of construction selected must have a minimum IIC and STC Rating of 65.

Submitting a request for approval is for the purpose of documenting the location and design of any hard surface flooring within Craigsides in order to ensure that such flooring is designed and installed in a manner that mitigates the transmission of noise and is installed in a professional manner and in accordance with applicable standards.

2. All material or procedures used shall include submittals and installation drawings and shall be submitted to the management office PRIOR to the commencement of work.
3. NO WORK MAY COMMENCE UNTIL A NOTICE TO PROCEED IS PROVIDED TO THE OWNER BY THE MANAGEMENT OFFICE.
4. If 50% or more of any hard surface floor in any one area or room of the unit is destroyed, repaired or replaced within a 12 month period, the owner must comply with these flooring specifications for that room or entire area.
5. Any demolition work shall be scheduled at least one week in advance of the commencement of work. This is specifically intended, but not limited to, to address the removal of hard surface flooring.

6. The Association wishes to inform owners that padded carpeting provides the best noise and sound insulation. If an owner chooses to install a hard surface floor covering it is highly recommended that the owner consider using sound pacifiers, including area rugs and/or rubber plastic or Teflon chair, table and furniture tips to further reduce the potential for sound transmission through the new flooring to nearby apartments.
7. Installing a hard surface floor without obtaining prior written approval from the Board of Directors shall constitute a violation of these House Rules and the Bylaws, and shall subject the violating owner to all remedies legally available to the Association unless and until such violation is remedied to the satisfaction of the Board of Directors. Approval of the Board of Directors is not an assurance or guarantee that noise will not be transmitted to other units. If, following installation of any such hard surface floor, the owner of the unit located below such installation lodges a reasonable and verifiable complaint with the Board of Directors concerning the sound impact of such flooring, the owner, upon notice from the Board of Directors, and in the Board's sole discretion, may be required to cover all problem areas with carpeting to mitigate the noise impact to the affected owner. The failure of the owner to comply with such notice within (10) days after receipt of notice shall constitute a violation of these House Rules and the Bylaws and shall subject the violating owner to all remedies provided by the Craigside governing documents or applicable law.
8. Flooring Installation approval is subject to having sound abatement material. Owners at their discretion should consult with their flooring specialist for best product for sound abatement for their type of flooring. If sound abatement material that is installed is not adequate, owner is responsible and liable for the quiet enjoyment for the unit(s) below.