

Floor Coverings Rule

1. Basic Floor Covering Requirements

Article VII, Section 5 of the Association's CC&Rs prohibits any owner/resident from creating a nuisance, interfering with another owner/resident's quiet enjoyment of their Unit. That section of the CC&Rs prohibits any annoyance by unreasonable noises. Hard surface flooring can create an annoyance and therefore be considered a nuisance and violation of the CC&Rs. The purpose of this Rule/Policy is to set out the standards the Association deems appropriate and reasonable relating to the installation of hard surface flooring: wood, hardwood, laminate, manufactured, etc., tile, stone, and other flooring materials other than carpet with 8 ounce padding.

No installation or replacement of Unit floor coverings of any kind shall take place in any Unit without compliance with these Rules.

2. Hard Surface Floor Covering – General Requirements

To eliminate the possibility of violating the nuisance provision of the Association's Declaration of Covenants, Conditions and Restrictions (CC&Rs), and in order to ensure better sound attenuation or sound proofing within the Project, anyone installing hard surface flooring (either replacing carpet with hard surface flooring or replacing hard surface flooring with another hard surface flooring) in a Unit should take steps to ensure that all hard surface flooring materials are underlain with a sound attenuating material (together referred to as the "floor covering assembly"), which, if installed as per manufacturer's recommendations, will reduce impact noise.

3. Hard Surface Floor Covering – Technical Requirements

To avoid nuisance complaints, owners should comply with the following impact noise standards prior to the installation of said floor coverings.

In selecting flooring for a Condominium Unit, it is important to realize that the material selected may have an impact on what the neighbor below or adjacent to that Unit will hear as persons walk on the installed flooring within the Condominium Unit. The use of wall-to-wall carpeting applied on top of a 3/8" (or 8 ounce) thick, standard carpet pad will minimize transmission of footfall and other impact sounds.

If a hard floor surface such as wood, stone or ceramic tile is selected, it is essential that an impact-isolating underlayment be utilized that will reduce the footfall and impact sounds that neighbors would otherwise hear. These materials must be installed using a system which meets certain requirements to satisfy the Building Codes and these Rules. Each owner must realize that he or she will also benefit from these standards, since the owners above and adjacent to the owner's Unit must also comply with these requirements.

Project Requirement

The Owner's proposed hard surface floor covering shall be required to meet a minimum Field Impact Insulation Class (FIIC) of 57 dB. Testing shall be conducted by a laboratory accredited through the National Voluntary Accreditation Program (NVLAP) and be registered in the City of Los Angeles for ASTM E1007 standard.

To ensure compliance, owners must maintain product specifications, including a test report for the resilient floor underlayment manufacturer issued by a nationally recognized, independent and accredited NVLAP acoustical testing laboratory, clearly showing that the Field Impact Isolation Class of the laboratory construction (material over 8" of concrete) has a minimum rating of FIIC of 57 dB. Field test reports cited to demonstrate compliance with these standards are not acceptable and will not be considered.

Owners should obtain a letter from the hard surface underlayment manufacturer or contractor indicating that the product will comply with the NVLAP test rating and has been installed per the manufacturer's requirements. In the event of the floor covering's non-compliance, as evidenced by an FIIC test, the floor coverings will be removed by the Owner.

In the event that the floor covering does not meet the impact noise rating of FIIC of 57 db, or the other requirements set forth above, the flooring will be required to be removed by the Owner at the Owner's sole expense.

If there are complaints from neighbors regarding sound nuisance created by floor coverings, the Board will make an effort to assist the owners in resolving their neighbor to neighbor dispute; however, the Association will not be responsible to take legal action for unresolved disputes.

I ACKNOWLEDGE RECEIPT OF THE ABOVE INFORMATION.

Signed: _____ **Unit #:** _____
Owner

Dated: _____