



Hard Surface Flooring Rules

These Rules set forth the minimum requirements adopted by the Board on January 25, 2024 for the installation of Hard Surface Flooring in the Restricted Units (2nd, 3rd or 4th Floors) for all areas including bedrooms, kitchens, laundry rooms, baths, and entryways, to minimize any potential disturbance to other units. Board approval is required prior to any installation or replacement of Hard Surface Flooring in any portion of the Restricted Units.

The following Rules have been adopted and approved by the Board of Directors, and are in effect:

1. Owners must submit for and install a sound deadening under-mat/sound abatement underlayment ("Underlayment") approved by the Board for all Hard Surface Flooring installed in the Restricted Units.
2. All Underlayment must have a Sound Transmission Class ("STC") and Impact Insulation Class ("IIC") rating of at least 70.
3. Owners must use sound-deadening pads/felt pads under all furnishings (chairs/tables, etc.) in the Restricted Units where Hard Surface Flooring is located.
4. Owners must submit Underlayment specifications for the Board's review with its architectural request prior to installation or replacement of Hard Surface Flooring.
5. Installation of the Underlayment must be by a licensed contractor knowledgeable in the Underlayment's use/installation and installed according to the manufacturer's requirements.
6. Hard Surface Flooring with a built-in absorbing rating will not modify, change, or reduce the requirement of an independent Underlayment with a 70 plus STC and IIC rating.
7. No Owner may penetrate the floor system in any way when installing any type of flooring.
8. The Board reserves the right, in its discretion, to require inspection of a Restricted Unit to confirm that the minimum requirements are met.

To review the full legal version of the **Hard Surface Flooring Rules** go to the AAM AllAccess app or website to download the document.