

LAKE OF WOODBRIDGE CONDOMINIUM ASSOCIATION

FLOORING ALTERATION POLICY

Adopted July 22, 2020

The following Rules for the modification and alteration of floor coverings for second floor Manor units, have been adopted by the Board of Directors to mitigate damage to single units and/or noise issues. This policy is important for all Manor units as it is also intended to maintain a fair and consistent practice for those living in these buildings. Installation of Hardwood, Laminate flooring, Vinyl, or Ceramic Tile is not against Association Policy, but it should be noted that installation of these products in second floor units can cause excessive noise in units below after the installation is complete (Hardwood, Laminate Flooring, Vinyl, Stone, or Ceramic Tile, etc. transmit much more sound downward than carpet). If contemplating installation of these products, please review and follow all manufacturer directions (e.g. install the appropriate padding beneath Hardwood, Laminate, & vinyl flooring, etc.) and consider placing rugs in high traffic areas. Please also notify and communicate with your neighbor below to monitor any excessive noise generated as a result of the installation.

- 1) A Co-owner must receive express written approval from the Board of Directors prior to installing hard surface flooring (e.g., wood, ceramic tile, stone, laminate, vinyl, etc.) in any unit. The Board will not approve a hard surface flooring installation unless the Co-owner represents that all of the following conditions will be satisfied by the new hard surface flooring:
 - i) Floating Floor: If new hard surface flooring (other than ceramic tile & stone) is installed in a Unit, it must be installed as a "Floating Floor." A "Floating Floor" is a floor in which the flooring material forms a continuous surface that does not touch the walls. Typically, there is a gap between the flooring material and the walls that minimizes the vibrations generated by floor traffic from being transferred to the walls and on to adjoining areas. Hence, the reason for requiring hard surface flooring (other than ceramic tile, or stone) to be installed as a Floating Floor is to reduce the amount of noise transmission from the flooring to adjoining areas. While ceramic tile & stone, are not considered a "Floating Floor", sound reduction membranes are available for these floors, see below.
 - ii) Sound Reduction Membrane with an IIC of at Least 70, (68 if ceramic tile, or stone). If new hardwood, laminate, vinyl, or ceramic tile flooring etc., is installed in a Unit, it must be installed on top of a Sound Reduction Membrane, sometimes referred to as an Acoustic Underlayment. A "Sound Reduction Membrane" or an "Acoustic Underlayment" is a layer of flooring material between the subfloor and the surface floor. These items are specifically designed to reduce sound transmission. The Board requires a Unit's Sound Reduction Membrane to have an Impact Insulation Class (IIC) of at least 70, (68 if ceramic tile, or stone). Higher IIC numbers indicate better reduction of impact sounds.
 - iii) New Carpet Requires Carpet Padding with an IIC Rating of at Least 72. A Co-owner must request Board approval for the installation of new carpet in any Unit. The Board is only concerned with a Co-owner's choice of carpet pad, not the choice of carpet itself. The Board will not approve any new carpet installation unless the Co-owner represents that the carpet padding will be part of the installation and that the padding will have an IIC rating of at least 72 or STC 46-65 with an 8-pound density and no less than 7/16" thick. The Board can recommend **QuietWalk Natural Fiber Carpet Padding with Moisture Barrier**; Item #5201398; Model #OWCP180. Lowes carries this product.

It will be the Co-owner's responsibility to maintain the hard surface flooring modifications and prevent them from falling into a state of disrepair. If a unit is sold, the Co-owner shall disclose the foregoing obligation to the new owner.

The Board of Directors reserves the right to review, modify and otherwise amend this Rule as it determines appropriate.

Lakes Flooring Alteration

Policy 09/26/23