

Nautica Soundview Condominium Owner's Association

**Resolution of the Board of Directors
Regarding Hard-surface Flooring Policy**

NSVPOL-1

WHEREAS, Section 13.1 of the Condominium Declarations for the Nautica Soundview Condominium Owners Association vests the power and authority for the administration of the affairs of the Association in the Board of Directors;

WHEREAS, Section 13.6.1 gives the Board of Directors the power to adopt and amend rules and regulations and enforce the Governing Documents;

WHEREAS, Section 10.10, prohibits an Owner from making any modification in his unit that "creates, enhances or allows noise from their Unit to interfere with the other residents' enjoyment of their residence;"

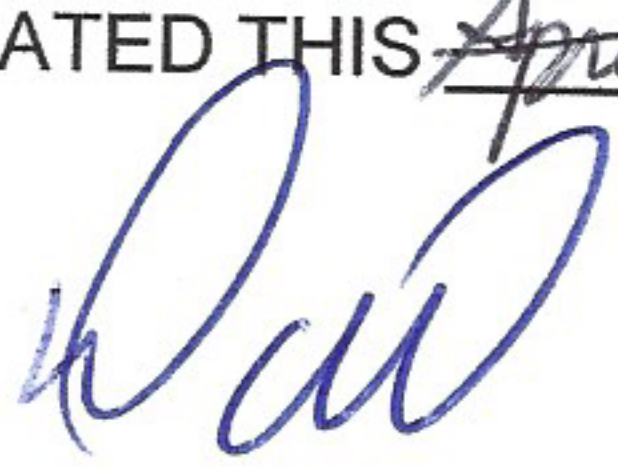
WHEREAS, excluding the original hard-surface flooring installed by the Declarant in bathrooms, kitchens, and entryways, Section 10.10 prohibits an Owner from installing any tile, stone, wood or other hard-surface flooring without the permission of the Board, which shall not be unreasonably withheld;

WHEREAS, Section 10.10 authorizes the Board to condition approval of hard-surface flooring on compliance with noise transmission standards, the installation of an acoustical subflooring, and/or the use of area rugs or carpeting to reduce noise transmission between floors;

WHEREAS, the Board of Directors deems it to be in the best interest of the owners and residents of the Condominium to regulate the installation of hard-surface floor coverings to ensure and improve the quiet enjoyment of community members by adequately controlling the transmission of sound between units while allowing Owners to install flooring inside their units in a manner that does not unreasonably harm others;

NOW, THEREFORE, BE IT RESOLVED THAT the Association, through the Board of Directors, adopts the attached policy regarding the installation of new or additional hard-surface flooring.

DATED THIS April 16 day of April 2017

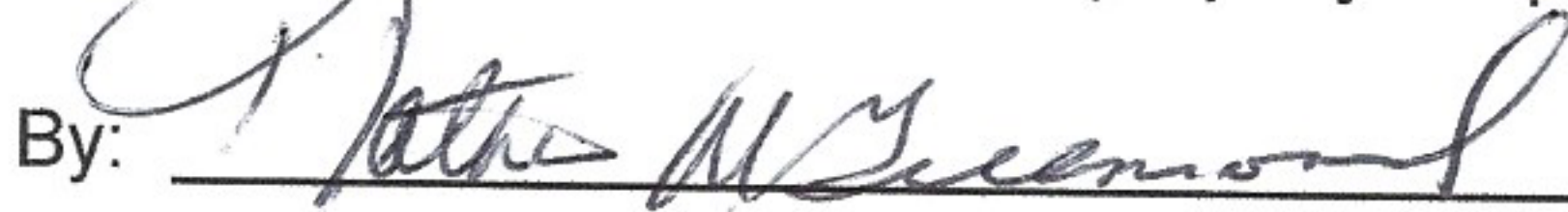


NAUTICA SOUNDVIEW CONDOMINIUMS OWNER'S ASSOCIATION

Its President

Printed Name: Dacic L Kusan

ATTEST: This Resolution was properly adopted.



Its Secretary

Printed Name: Katherine M Greenwood

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Nautica Soundview Condominium Owner's Association

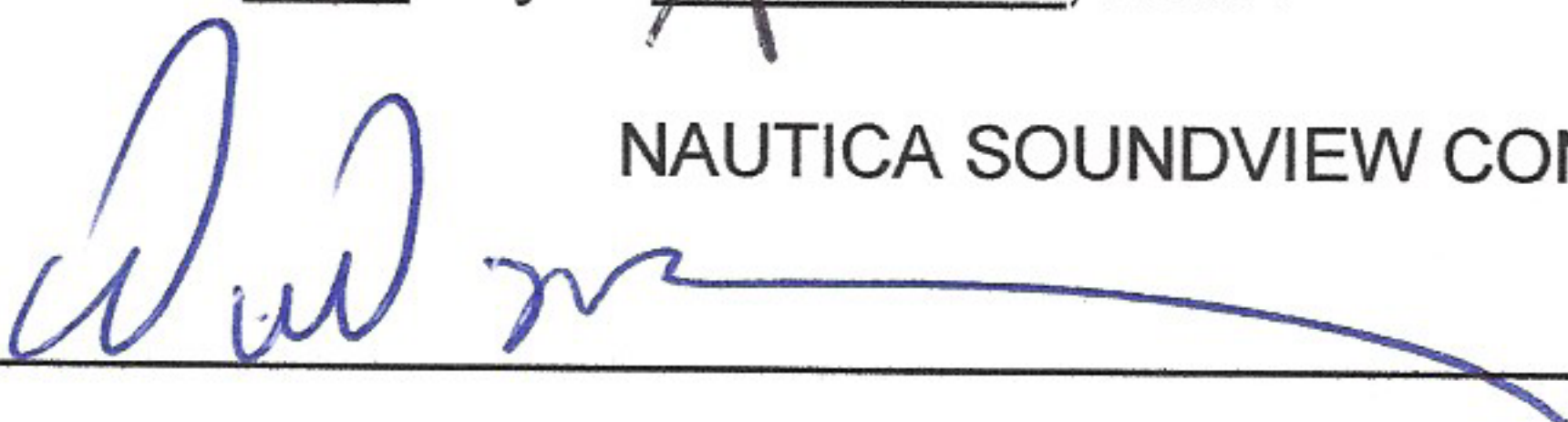
Resolution of the Board of Directors Regarding Hard-surface Flooring Policy

1. Scope: This policy applies to the installation of any hard-surface flooring within any Unit. All installations of hard-surface flooring must comply with the standards and requirements set forth in this policy.
 - a. Installation of flooring is defined as any replacement, modification, or addition of any flooring or surface coverings, other than moveable area rugs, within the Unit. This includes without limitation replacement of any hard-surface flooring originally installed by the developer in the bathrooms (originally vinyl), kitchens (originally laminate), or entry ways (originally laminate).
 - b. The term "hard-surface flooring" includes, without limitation, tile, wood, engineered wood, stone, cork, vinyl, laminate, linoleum, and concrete, among other non-carpet types of flooring.
2. Application: Owners shall complete and submit to the Association's Community Manager (CM) the Hard-Surface Flooring Installation Application, attached hereto as Exhibit A, along with the required supporting documentation. Written approval of the Application must be provided prior to beginning the installation. Applications may be submitted to the CM by email.
3. Timelines: Upon receipt of the Application packet, the CM will review the Application and supporting documents to verify completeness and conformity with this policy. Owners with incomplete Application packets will be so notified. Provided the Application packet is complete, the CM will promptly forward the Application packet to the Board of Directors. After receiving the Application packet, the Board of Directors shall make a reasonable effort to approve or deny the Application within 30 days of receipt. Decisions shall be made no later than 60 days after a complete application Packet is provided by the Owner to the CM. The CM shall communicate the decision to the Unit Owner promptly after a decision is made.
4. Sound standards: The finished installation must achieve a sound transmission standard (STC) of 50, a minimum Impact Insulation Class (IIC) rating of 50, and a minimum Field Impact Insulation Class (FIIC) rating of 45.
5. Contractors: The Unit Owner must use licensed, bonded, and insured contractors. The Unit Owner must submit a copy of the contractor's certificate of insurance with the Application. Any exception needs to be approved by the Board.
6. Hours: The Unit Owner must coordinate the installation of the floor coverings to occur between the hours of 9 am to 5 pm, and should inform residents of adjacent units of the time and duration of the installation.
7. Damage to common areas: The Unit Owner shall exercise all appropriate care during the installation to ensure that the common elements and other units and properties are not damaged during the installation.
8. Disposal: The Unit Owner is responsible for removing any trash or bulk items during the installation of the flooring, which **shall not** be placed in the Association's trash receptacles.

9. Liability: The Unit Owner shall be liable for all costs incurred by the Association in repairing any damage to or performing any cleanup of the common elements, including disposal of any trash that results from the installations. These costs will be an assessment levied against the Unit.
10. Compliance: Failure to comply with this policy is considered failure to comply with Section 10.10 of the Declarations. The Unit Owner found in violation of this policy, after Notice and Opportunity to be heard, is subject to the consequences described in Sections 18.1 and 18.2 of the Declarations. These include, without limitation, being required to remove flooring that fails to satisfy the required standards and replacing it with carpeting and pads.
11. Previously Installed Flooring: Owners who have installed hard-surface flooring without the permission of the Board prior to the adoption of this policy are not required to seek permission after-the-fact. However, upon receipt of noise complaints from other owners or occupants, the Board reserves the right to investigate the installation, require mitigation tactics, and take any other enforcement action authorized under Sections 18.1 and 18.2 of the Declaration at the expense of the Owner.
12. Effective Date: This policy becomes effective on the day signed.

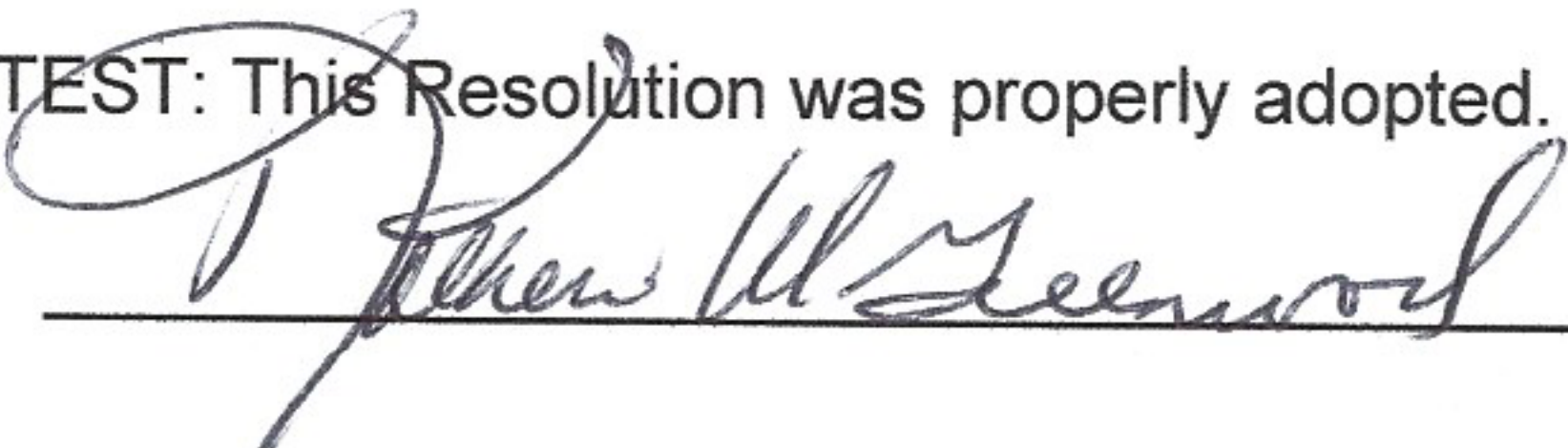
DATED THIS 16 day of April, 2017.

NAUTICA SOUNDVIEW CONDOMINIUMS OWNER'S ASSOCIATION

By:  Its President

Printed Name: DAVID L. KAUR

ATTEST: This Resolution was properly adopted.

By:  Its Secretary

Printed Name: Daphne M Greenwood

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NAUTICA SOUNDVIEW CONDOMINIUMS OWNER'S ASSOCIATION
Hard-Surface Flooring Installation Application

Owner's Name: _____

Mailing Address: _____

Home Phone: _____ Cell Phone: _____ Email: _____

How do you prefer to be contacted? _____

Building and Unit Number of the installation: _____

Contractor's Information: Name: _____ Phone: _____

WA License #: _____ Insurance Company/Policy # _____

Room/Location of the flooring installation (Living room, bedroom, etc.) _____

Product being installed: (Brand, type, etc.) _____

IIC Product Rating: _____ STC Rating: _____

Attach the following documents:

Floor Drawings:

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Contractor's Insurance Certificate:

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Information About Material Used:

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Information about Underlayment:

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Owner Statement: I (we) hereby acknowledge that I (we) have read and agree to the terms and conditions of the Hard-surface Flooring Policy. I (we) agree to be bound by the requirements and terms and conditions set forth in the Policy. I declare that I have completed, answered all questions, provided information, and attached all required documents in this application fully and truthfully. If there is damage to the common elements or other parts of the condominiums arising from, or in connection with, the flooring installation, I agree to pay for repair costs. Any such costs will be an assessment levied against my (our) Unit and may be collected in the same manner as other assessments. I (we) agree that should the Association have to take legal action to recover funds against me or otherwise require compliance with the Policy, including without limitation to obtain an order requiring removal of flooring and installation of carpets and pads, I (we) will pay the Association's legal fees and costs.

Unit Owner's Signature

Date signed

Hard-surface Flooring Application was approved by the Board by majority vote on: _____

Acknowledged by: _____

Director's Signature

Date

Director's Printed Name and Title _____