

Windward Passage



A RESIDENTIAL CONDOMINIUM



November 1, 2016

Dear Windward Passage Owner,

On July 1, 2016 the Board of Directors circulated and requested comments on a proposed addition of Section 3.1 of the House Rules regarding installation of new flooring in apartments designed to lower sound transmission to apartments below the newly installed flooring. As of the result of comments received, we have revised the proposed amendment to read as follows:

3.1 Flooring. Except as provided below, any and all apartment flooring installed after the effective date of this amendment must (1) be approved by the Board, and (2), provide a sound abatement barrier with either an Impact Insulation Class (IIC) rating of at least 50 or an IIC Delta (ASTM E-2179) of at least 20db improvement over the bare concrete floor. These requirements shall not apply to:

- A. Installation of a carpet with pad.
- B. Lanai flooring.

Request for Board approval shall be accompanied by product documentation showing that the flooring, with any separate sound barrier, meets the requirements of this section and a statement by the installer that the barrier will be installed per the manufacturer's instructions and details.

The only change of substance to the former proposal is to specify a second sound reduction standard (minimum IIC of 50) in addition to the initial standard of a IIC Delta minimum improvement of 20db over the bare concrete floor. Further investigation indicated that this new standard is more commonly used in the flooring industry.

Examples of current flooring underlays that meet the minimum IIC requirement of 50 are:

- A. US Floors natural cork underlay Model Number 40U14, suitable for ceramic tile, wood or laminate floors. (Lowe's)
- B. Sound Guard Technology 5m Easy Mat Peel and Stick, suitable for ceramic tile or stone. (Home Depot)
- C. Omni Choice Vapor Bloc Item number OCVB400b (four roll package), suitable for laminate, engineered wood, solid hardwood or vinyl flooring. (American Carpet One)
- D. Roberts AirGuard, Model No. 70-105, suitable for laminate and engineered wood floors (Home Depot)



3.1 Flooring Amendment
November 1, 2016
Page 2

These are only examples and not recommendations and may go out of date as time passes. Some flooring products incorporate the sound reduction barrier into the flooring itself rather than use a separate underlay. You should verify your choice of sound barrier protection with the installer or another reliable source.

This House Rule Amendment will be incorporated into the next revision of the House Rules.

Sincerely,

FOR THE BOARD OF DIRECTORS
WINDWARD PASSAGE

A handwritten signature in black ink, appearing to read "Hamilton Winston MD." with a stylized flourish at the end.

Hamilton Winston, President
AOAO Windward Passage