

# The Towers at Lakepoint

980 Lakepoint Drive

Frisco, Co 80443

Homeowners' Association

Board of Directors

Jim Lewis, President

Rich Lundgren, Vice President

Robin Sims, Secretary/Treasurer

Adopted, July 2016

Approved, November, 2016

## FLOOR POLICY

The following procedures have been adopted by the Towers at Lakepoint Condominium Association, Inc. ("Association") Board of Directors, pursuant to the provision of C.R.S. 38-33.3-209.5, and a regular meeting of the Board on November 14, 2016.

**Purpose:** The Board of Directors of the Association has adopted the HARD FLOOR policy to assure harmonious, peaceful, and efficient use of EASE OF ENJOYMENT for all enjoying the Towers at Lakepoint.

**Background:** According to the City-approved development application for Towers at Lakepoint, there are 62 unit owners making up the Home Owners' Association.

Now, therefore, it is resolved that the Association does hereby adopt the following policies and procedures for the enforcement of the Association's restrictive covenants and rules:

The Board of Directors shall have the responsibility, power, and duty to hear and make decisions regarding violations and written complaints filed with the Board and impose fines or other sanctions, pursuant to this Policy. The Board may determine enforcement action on a case-by-case basis, and take other actions, as it may deem necessary and appropriate to assure compliance with the Association's Articles of Incorporation, Bylaws, and rule and regulations to create a safe and harmonious living environment.

### **In-Unit Floor Policy:**

Every owner has the right of enjoyment as noted in the declarations section 5.1  
Improvements are covered in section 6.1B in the declarations:

*No owner shall construct and structure improvements of make or suffer any structural of design change, either permanent or temporary, of any type or nature whatsoever to the common element, or construct*

*addition or improvements of their unit without first obtaining prior written consent from the Executive Board (including floors), and in regard to structural changes, the prior written consent of the Town of Frisco, with any required building permits (this pertains to any flooring changes, any penetration of wall, floors, ceilings, inside either the condo unit or inside garages).*

**Flooring Materials:** No change in the floor covering materials as originally installed in the Units shall be permitted except with the written consent of the Architectural Review Committee. To maintain the quiet building we enjoy, all Units shall have sound deadening materials except the entry hall, bathrooms, and the kitchen. Other areas are to be covered with carpeting installed over padding, or other materials that provide equivalent insulation against sound transmission. Flooring in bathrooms, halls, and the kitchen shall be acoustical cushioned tile or linoleum as originally installed, or material with the same or better acoustical quality and rating.

All changes to floors must provide code-compliant sound control properties for both airborne and impact sound insulation. In addition, the floor/ceiling assemblies must satisfy the higher sound control requirements established for the project as set forth herein.

**The impact sound insulation rating of the floor or ceiling assemblies after installation must be Impact Insulation Class (IIC) and Sound Transmission Class (STC) of at least 70dB, and the most desirable would be 72dB or above.**

These provisions may be in addition to other specific provisions outlined in the Documents, and the Association is not required to follow these provisions before seeking other remedies.

Any previously installed flooring materials, which transmit noise not in compliance with this policy, must use appropriate area rugs to deaden the transmission of sound to other units. If complaints are received in writing, and substantiated, a noise nuisance may be declared and noise abatement must be put into place.

**Sound Transmission:** No Unit shall be altered in any manner that would increase sound transmission to any adjoining Unit. This includes flooring materials of any kind, or the penetration of any wall, floor, or ceiling that increases the sound transmission to any other Unit.