



## ASSOCIATION POLICY REGARDING THE INSTALLATION OF HARDWOOD FLOORS

**WHEREAS:** The Savannah Owners Association incorporated on June 2, 2004 and recorded with the State of Colorado under 20041198893. Bound by Federal Laws, State Statutes and the Declaration of Covenants recorded in the Clerk and Recorder of Arapahoe County on July 27, 2004 under reception number B4133216.

**WHEREAS:** The Association is empowered by the Declaration of Covenants Section 19 Paragraph i to promulgate reasonable Rules and Resolutions as it deems necessary to effectuate the intent and to enforce the duties and obligations set forth in the governing documents.

**WHEREAS:** The current trends in the industry for Hardwood floors have born several homes who have requested this modification to their interior and the Association's purpose is to provide for maintenance, preservation and architectural control of certain property and improvements within the property.

**WHEREAS:** Board of Directors has identified the need to publish a Hardwood Floor Policy allowing members who own second and third floor condominiums the opportunity to install hardwood floors specifying materials that would not interfere with the lower residents' quiet enjoyment of their condominium home.

**COMES NOW:** The Savannah Owners Association Policy to Install Hardwood Floors for the second and third floor owners. (First floor owners are excluded)

The homeowner shall submit a completed Design Review Request to the Association no less than thirty (30) days in advance of the installation.

The installation must include noise inhibiting underlayment comprised of a **combination** of Bostik Natural Cork Underlayment and Elastilon. The Cork must have a density of 90-2 O Kg/m<sup>3</sup> /-4lbs/inch<sup>2</sup>. The sound absorption with a 6+Subfloor is STC 54 and IIC 59. The Elastilon must have sound absorption properties with a 6+Subfloor of STC 54<sup>3</sup>/<sub>4</sub>+ and IIC 62<sup>3</sup>/<sub>4</sub>+

Samples of the underlayment must be submitted with the Design Review Request. The materials must be installed to manufacturer's specifications and must be located the entire hardwood floor surface area.

During installation, a member of the Design Review Committee will inspect the underlayment materials and verify the installation over the entire area to be covered with hardwood floors. The DRC Committee member will sign off on the Design Review Form.

Once the installation is completed, the Association will inspect the floors again for noise absorption. The DRC Committee member will sign off on the Design Review Form again.

The homeowner will receive a copy of the executed Design Review Request form for their records and the original will remain with the Association records.

Should any language in this policy conflict with language in the Declaration of Covenants, the Declaration shall rule.

The policy will become effective the greater of either the first day of the following month from the date the policy is duly adopted by the Board or 21 days.

This policy shall be applicable to all members of the Association and will remain in effect until such time it is amended, rescinded or repealed through a vote of the Board at a meeting duly called for such purpose.

The policy is hereby adopted by majority vote of the Board on October 2, 2013 and will become effective on October 2, 2013.

Signed, Signed copy in Association records President

Signed copy in Association records Secretary