

FLOORING REPLACEMENT GUIDELINES

STONEWALL PLACE CONDOMINIUM ASSOCIATION OF BOULDER, COLORADO

Article Nine, Paragraph 4 of The Condominium Declaration of the Stonewall Place Condominiums addresses the manner of repair and replacement of the Condominium Apartments and states: "All repairs and replacement shall be substantially similar to the original constructions and installation and shall be of first-class quality, but may be done with contemporary building materials and equipment." A practical clarification of this requirement is provided in the Rules and Regulations of The Stonewall Place Condominium Association of Boulder Colorado. Section 7.4 of the Rules and Regulations states that flooring shall be replaced with carpet or vinyl as it was originally installed. In recognition of the advances that have been made in flooring materials this Guideline is intended to provide clarification in the essential characteristics that materials used to replace vinyl flooring must exhibit and provide direction as to the approval process for such materials in Condominium Apartments.

The replacement of any vinyl flooring within any Condominium Apartment with material that is not substantially similar to the original vinyl flooring and without the written approval from the Board, shall be deemed to be in violation of these guidelines and the requirements of The Condominium Declaration of the Stonewall Place Condominiums. In the event that the installation of the replacement flooring material is commenced without written Board approval, the Board may require the flooring material be restored to its original condition at the Homeowner's expense.

Replacement of Vinyl Flooring

Flooring material used in areas where vinyl flooring was the original construction material must have a sound Insulation Impact Class rating of 50 or better when tested in accordance with ASTM E-492 (titled *Standard Test Method for Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine*) and ASTM E-989 (titled *Standard Classification for Determination of Impact Insulation Class (IIC)*).

Replacement of Carpet Flooring

Carpeting material used to replace existing carpet must be installed over, at minimum, a 7/16 inch padding.

FLOORING REPLACEMENT REQUEST

Stonewall Place Condominium Association of Boulder, Colorado

Please refer to the directions on the back of this form

Homeowner Name: _____ Unit Number: _____

Address: _____ Home Phone: _____

Email address: _____ Work Phone: _____

Please describe the work to be done. Identify the areas where the new flooring material is to be installed, the current flooring material in those areas, and the type of replacement flooring material that is going to be used. Attach to this form documentation sufficient enough to establish that all replacement flooring materials meet or exceed their required criteria.

I understand that:

1. Approval of the Board of Directors must be granted **before** proceeding with the replacement of any flooring material per the Condominium Declaration of the Stonewall Place Condominiums, Article Nine, Paragraph 9.5; Additions, Alterations or Improvements by the Unit Owners.
2. The installation must conform to the flooring Replacement Guidelines as interpreted by the Board of Directors, and that I may be contacted by the Board of Directors if further information is required to process this request.
3. In addition to Board approval, I may need to have a building permit or other approvals from local authorities as required by law.

Homeowner Signature: _____ Date: _____

Board Action:

- Approved as submitted*
- Approved subject to the following requirements:*

- Disapproved for the following reasons:*

Board President Signature: _____ **Date:** _____

Directions for Submitting Request for Flooring Replacement

To request approval of replacement flooring materials a completed Flooring Replacement Request form, evidence that the replacement flooring materials meets their required criteria, and all required installation contractor information should be sent to the Board in care of the Management Company at:

Stonewall Place Condominium Homeowners Association
Countryside Asset Management Corporation
7490 Clubhouse Road, Suite 201
Boulder, Colorado 80301
303-530-0700

The Management Company will forward the request to the Board for consideration. The Board will notify the Management Company of its decision and a written notice of that decision will be provided to the homeowner. The Board is required to provide a written response to a request for flooring replacement within 30 days of the request submittal. Should the Board fail to take action within said 30 days written Board approval will not be required and it shall be deemed that flooring replacement materials submitted are acceptable and the requirements of this Guideline have been met.