

## AVILA PARK FLOORING GUIDELINES

In the interest of accommodating both homeowners' desires for renovations and recognizing that we share a communal space in which noise travels from unit to unit, flooring standards apply as below:

Carpeting with adequate padding is required in all bedroom areas. Tile is permitted in entry ways, kitchens, and bath areas (bath & hallways). Wooden floors (see below) are permitted in entry ways, living and dining areas, kitchens and bath areas.

### RESTRICTIONS ON WOODEN FLOORING:

- All wooden flooring and required underlayment **must be approved** in advance before installation (and so best before purchase).
- All wooden flooring and required underlayment **must meet soundproofing standards. Underlayment must be rated (IIC 74/STC 73) or higher; flooring must be at least 3/8 inch thick.**
- All wooden flooring areas in living and dining areas **must be 50% covered with area rugs or similar soundproofing.**

FloorMuffler 100 sq. ft. 4 ft. x 25ft. x 0.08 in. Underlayment for Engineered, Hardwood and Laminate Floors-0264049 – The Home Depot

<https://www.homedepot.com/p/FloorMuffler-100-sq-ft-4-ft-x-25-ft-x-0-08-in-Underlayment-for-Engineered-Hardwood-and-Laminate-Floors-0264049/204077418>

Bare concrete floors are no longer permitted. New owners purchasing units with bare concrete floors will not be permitted to "grandfather in" bare concrete floors.

### FOR YOUR CONTRACTORS ...

In addition, all Avila Park Condominiums rules and requirements regarding construction (work times, materials access, materials disposal and worker parking) must be followed. Parking in other units' spaces is not allowed. All tools, materials, and trash must be moved in and out through the basement level north door. Elevator pads may be required; contact the Management Company (CMS 303-690-3932). Dollies must be used for large objects. The owner is responsible for damage to and cleaning of the common areas.

Failure to follow flooring and construction guidelines will result in fines and require removal of unapproved or inappropriately placed flooring.

We appreciate your cooperation in making Avila an attractive and comfortable home for all. Thank you and enjoy the renovation of your property!