



THE HAMMOCKS-PRESERVE. A CONDOMINIUM

RESOLUTION ON SOUNDPROOFING FLOORS

WHEREAS,

THE DECLARATION OF CONDOMINIUM FOR THE HAMMOCKS-PRESERVE.

SECTION 12 USE RESTRICTIONS §12.20 WEIGHT and SOUND RESTRICTIONS STATES.

12.20 Weight and Sound Restrictions. Hard and/or heavy surface floor coverings, such as tile, wood , etc., will be permitted throughout the Unit, provided, however, use of a hard and/or heavy surface floor covering in any location within the Unit must be submitted to and approved by the Board of Directors and also meet applicable structure requirements. Also, the installation of any improvement or heavy object must be submitted to and approved by the Board of Directors, and be compatible with the structural design of the building and be **adequately insulated from sound transmission**. The Board of Directors may require the review of a structural engineer at the Unit Owner's expense. All other areas of the Unit which do not receive the approved hard and/or heavy surface floor coverings are to receive sound absorbent, less dense floor coverings, such as carpet. No carpet of any type may be placed on the patio or balcony. Floor coverings on balconies shall be limited to a maximum composite thickness of 1/2" and a maximum composite weight of four (4) pounds per square foot including setting bed and/or adhesive materials, unless approved otherwise by the Board of Directors and compatible with the structural and architectural designs; provided, however, this limitations of this sentence shall not apply to marble flooring . The Board of Directors will have the right to specify the exact material used on balconies. These use guidelines are consistent with good design practices for waterproofing and structural design . Owners will be held strictly liable for violation of these restrictions and for all damages resulting there from and the Association has the right to require immediate removal of violations.

WHEREAS,

The Hammocks-Preserve Condominium Association wishes to expound on and add clarity to the ambiguous language, "adequately insulated from sound transmission" and adopt a standard that defines specifications to be used for "insulation from sound transmission".

RESOLVED THAT,

In units that are having an entire room floor area re-floored.

The Hammocks-Preserve Condominium Association adopts a Resolution and Standard that states: Any product used for sound abatement under flooring must have a Sound Transmission Class (STC) of 66 or higher. For example, Proflex 70 is a product that is used as a sound abatement for tile installation in the Englewood Florida area. It has a STC of 66.

SUBMITTED BY: Marty Atkins ~ Hammocks-Preserve Board Member.

ACTION TAKEN: Adopted ~ By majority vote.

DATE: March 27, 2017

EFFECTIVE TIME PERIOD: Ongoing

Debbie Maysack
Director Signature

Debbie Maysack, Pres. Preserve Assoc.
Print Name/Title

HAMMOCKS CAPE HAZE
ARCHITECTURAL REVIEW COMMITTEE
SOUND ABATEMENT FLOORING STANDARD

The Architectural Review Committee approves the installation of replacement flooring as detailed in the following standard. (See attached Resolution approved 3/27/2017)

All expenses associated with the installation and maintenance of the replacement flooring are the responsibility of the property owner and Hammocks Cape Haze assumes no responsibility for them. They are subject to the conditions listed below. Owners must submit an **ARC Request Form** prior to the replacement for approval. Please include on your ARC Request a detailed description of the subflooring to be used indicating the STC (sound transmission class) to be used. **Code requires an STC of 66 or higher.** Also include the invoice for the material.

1. The replacement floor and sub flooring must comply with the Charlotte County building code as required for sound abatement.
2. Ideally the owners will select a vendor licensed and insured to perform work on the flooring replacement.
3. At the completion of the project the owner will assume total responsibility for proving that they have complied with all the established Charlotte County building codes for sound abatement sub flooring. It is suggested that the vendor put in writing compliance with these requirements.

Maintenance:

- It is the owner's responsibility for compliance with code if doing their own work. Any floor not in compliance with code will need to be removed at the owner's expense.
- The Association will notify the property owner of any deficiency and give the owner 60 days to correct the deficiency.
- If the property owner does not comply, the Association may enact penalties.
- With respect to the proposed standard, the ARC noted some of the local vendors that provide the service. Owners may contact companies listed below or any appropriate vendor of their choice. Please understand that not all Charlotte County vendors can be listed here due to space.

TAZ TILE & MARBLE 2615 Placida Rd, Englewood
MANN TILE. 3542 N. Access Rd., Englewood
RUBBER TREE FLOORING. 3385 S. Access Rd. Englewood
QUALITY CARPET. 3680 N. Access Rd. Englewood

Approved: 
Master Association Board President

Date: November 30, 2021

Jay Bilbao
Preserve Association Board President

Date: February 2, 2022