

HYPOLUXO'S MARINERS' CAY CONDOMINIUM ASSOCIATION, INC.

Architectural Guidelines Indoor & Outdoor Flooring

Whereas the governing documents state unless expressly permitted in writing by the Association no floor covering shall be installed in the units other than that installed by the developer and

Whereas the governing documents state each unit owner shall have the duty to install on the concrete slab approved materials for sound reduction, so floor is adequately soundproofed and

Whereas the governing documents state the Board of Directors may from time to time adopt reasonable rules and regulations the following is adopted as indoor/outdoor flooring rules and regulations.

The Property Manager is not available on weekends to oversee the project therefore demolition work as well as window installation and flooring installation is not allowed. The Town of Hypoluxo requires that contractors/vendors' time of operation be Mon-Fri from 8am to 6pm, No work on Saturday, Sunday, or holidays.

Ground Floor Units: Sound absorbing underlayment under flooring (tile, wood/laminate flooring or carpeting, etc.) is not required for ground floor Units

A completed architectural application must be submitted along with the plans, sample etc. prior to commencing any work.

OUTDOOR FLOORING

a. Tile

- a. The concrete slab must be waterproofed with an Architectural Committee approved sealant.
- b. Tile color must be in keeping with community aesthetics and must have architectural committee approval prior to installation
- c. Following installation of tile, the grout lines must be sealed.

b. Paint

- a. Color selection is available from the architectural committee or the office

c. Artificial Grass/Other

- a. Not acceptable

INDOOR FLOORING

1. Tile—Choice of Underlayment

- a. Industry standard of a minimum ¼" cork or a
- b. A sound reinforced membrane (e.g. Proflex)

2. Tile

- a. Must be set with a water-resistant epoxy latex acoustical thin set mortar a/k/a flex mortar

3. Wood/Laminate Flooring

- a. Glued down wood flooring requires ¼ "cork as underlayment
- b. "Real" wood floating flooring requires a sound suppressor (e.g. quiet walk) underlayment
- c. Laminates which are produced with a thin moisture underlayment require sound suppression also with an additional underlayment (e.g. "quiet walk")

4. Carpet

- a. Padding must be 80 oz rubber for sound reduction