

Monterrey Condominium Association, Inc.

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Hard Surface Flooring/Sound Absorbent Policy

All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in kitchens, bathrooms or laundry rooms. An owner who desires to install in place of carpeting any hard-surface floor covering (e.g. marble, slate, ceramic tile, parquet/wood) shall also install a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining units, and must obtain written approval of the Board of Directors prior to any such installation. If the installation is made without prior approval the Board may, in addition to exercising all the other remedies provided in this Declaration, require the unit owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of the offending unit owner. No carpeting of any kind may be installed on or affixed to concrete surfaces exposed to the elements.

INTERIOR HARD SURFACE FLOORING:

Demolition:

The Contractor may demolish the old flooring during the hours of 10 a.m. to 3 p.m. only. There will be a maximum of three (3) continuous days permitted for hard surface flooring removal. To expedite demolition, the contractor agrees to provide additional laborers to help remove the hard surface flooring so the chipping tools do not become a prolonged disturbance to the residents.

Perimeter Isolation Barrier:

At the perimeter of the entire floor, and the periphery of all protrusions to that floor; closed cell polyethylene foam or cork not less than ¼ of an inch thick, or equivalent, should be used to isolate the finished hard surface flooring from coming in contact with the perimeter of the entire floor and the periphery for any protrusions such as pipes, so as not to have any of the mortar, bond coat, or grout touching the walls or protrusions that penetrate the floor. Should any of the hard materials from the installation make contact between the tile or setting bed and the wall, or a penetrating protrusion, a large reduction in the sound rating will occur.

Sound Absorbent Underlayment:

The Monterrey Condominium Association prohibits the use of a ¼ cork underlayment. PROFLEX MSC90, or equivalent, is mandated under the surface of all hard surface flooring. The contractor must review product specifications and verify that product was installed per the manufacturer's specifications. Product specification sheets on all sound control products, other than PROFLEX MSC90, must be submitted for review to the Manager and be approved prior to installation. **The Association reserves the right to add or delete approved sound underlayment products at its sole discretion.**

Upon completion of installation of flooring, the contractor shall deliver to the Association a sound control certification form executed by the flooring contractor. Failure to follow such rules may result in the owner being required to remove floor coverings at his sole expense and replace the same with complying the Hard Surface Flooring and Sound Absorbent Policy.

EXTERIOR HARD SURFACE FLOORING:

Balcony Terrace / Exterior Unit Entry Foyer:

No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements, or in any manner change the exterior appearance of any portion of the Condominium, without first obtaining the written approval of the Board of Directors, which approval may be denied if the Board of Directors determines that the proposed modifications or alterations would adversely affect, or in any manner be detrimental to, the Condominium property.

Demolition:

1. Contractor is required to provide Manager two (2) days prior notice to hard surface flooring demolition.
2. Contractor may remove old flooring during the hours of 10 a.m. to 3 p.m. only. There will be a maximum of three (3) continuous days permitted for hard surface flooring removal.
3. Contractor shall curtain off balcony railing perimeter to keep dust and debris from falling onto balconies and landscaping below.
4. When necessary to grind slab, contractor shall use a dust collector system.
5. After demolition, the contractor shall notify the Association Manager so an inspection of the exposed concrete slab can be made. In the event concrete restoration is required, the contractor will be prohibited from proceeding with the hard surface flooring installation until such time as the required repairs are made by the Association.
6. Where applicable, the owner may remove his/her entrance foyer screen doors and dispose of them at their own expense. If the owner, or any subsequent owner, desires to reinstall the entrance foyer screen doors, it shall be at the expense of the owner. Color and style must be approved by the Association.

Waterproof Membrane:

1. Prior to the installation of hard surface flooring on the balcony terrace, it is mandatory that the owner apply a concrete deck waterproofing system using Vulkem, Sonoguard or equivalent to protect the concrete slab from trapped moisture under the hard surface flooring.
2. Prior to installing the hard surface flooring, the Manager must inspect the waterproof membrane.

Installation:

1. All exterior flooring must be neutral in color and skid resistant.
2. The contractor shall provide a 1/4 to 3/8 inch expansion joint at all perimeter wall and column edges.
3. Contractor shall exercise all efforts to keep tile thin-set, grout and dust from adjacent balcony terraces. The owner and/or contractor will be responsible for any damage to individual unit owner property below.
4. Flooring installed in the unit entrance foyer and elevator landing area may be extended past the entrance foyer screen door area, however, it must stop at a demarcation point as established by the Association. See Manager for the demarcation line.
5. The adhesive mortar for all exterior flooring shall be TEC Specialty Construction Brands, Super Flex; premium latex modified thin set, or equivalent. The grout must be a waterproofing grout and the expansion joint sealant caulking shall match the grout color.
6. To avoid ponding of water on exterior balconies, contractor shall slope flooring towards balcony edge or drain to create a positive flow.
7. Installation of carpeting is not allowed on balcony terrace or exterior foyer as this type of material will trap moisture accelerating concrete deterioration.

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Sound Absorbent Certification Form

(Please return to Management upon completion of flooring installation)

I, _____, of _____ a licensed
(Print Owners Name of Tile Company) (Print Name of Tile Company)

and insured flooring contractor hired for the purpose of installing hard surface flooring in
Monterrey Unit # _____, 980 Cape Marco Drive, Marco Island, Florida 34145 do, hereby, certify
that PROFLEX MSC90 sound absorbent underlayment, or Association approved equivalent of:
_____ was installed under the hard surface flooring according to
the manufacturer's specifications and in compliance with the Monterrey Condominium Hard Surface
Flooring / Sound Absorbent Policy.

Signature of Tile Company Owner/Principal

Date

The foregoing instrument was executed before me this ____ day of _____, 20____, by
_____, to me well known, or who furnished _____ as identification.

(NOTARY SEAL)

My Commission Expires:

Signature of Notary Public

Printed Name of Notary Public

Manager inspection date ____ / ____ / ____

Signature of Manager _____