

Cypress Point Lakes Second Floor Hard Surface Flooring Rules

All Owners and Renters of second floor units at Cypress Point Lakes Condominium Association (CPL) who wish to install hard surface flooring must adhere to these guidelines. Hard surface flooring is defined as anything except carpet.

The second floor units are not on a concrete slab; they are on a material called Gyp-Crete, which is a lightweight concrete. This material allows for noise transference between floors since it is not as dense as concrete. We want to be respectful of noise for all the units while allowing second floor units to upgrade their homes.

- 1) Only carpet is allowed in the bedrooms – no hard surface flooring material is allowed in the bedrooms of second floor units. This includes the sink area and walk-in closet in the master bedrooms for units 177 – 290.
- 2) Vinyl/Linoleum (tile or roll) may be used in the kitchens, bathrooms and indoor entranceways of second floor units.
- 3) All hardwood, Pergo, laminate, cork, bamboo, luxury vinyl plank (LVP/LVT) and other hard surface flooring materials must be installed as a floating floor using the specified underlayment.

To quiet the noise between units you'll need to use an underlayment that has an IIC rating of at least 70 and an STC rating of at least 60. IIC stands for "Impact, Insulation and Class". This is a measure of a reduction in impact sound transferring from a floor surface to the room underneath (e.g. foot traffic, dropping items on the floor, etc.). The higher the number, the less the sound is transferred. STC stands for "Sound, Transmission and Class". This is a measure of a reduction in airborne sound transferring through walls, floors, ceilings, etc. (e.g. talking, music, etc.) The higher the number, the less the sound is transferred.

- 4) If there are complaints of noise from a downstairs neighbor, then the upstairs neighbor may be requested to install area rugs in high traffic areas for the life of the hard surface flooring.
- 5) All second floor units with hard surface flooring indemnify and defend the association and board against any claims made by third parties related to the flooring change.

Adopted 12/11/19