

BLOOMFIELD ON SQUARE LAKE RULES REGARDING FLOOR COVERING

The Board of Directors of Bloomfield on Square Lake Condominium Association (the "Association") adopts these rules on the **24th day of June, 2019, effective August 1, 2019.**

BACKGROUND

A. The Association is responsible for governance, maintenance and administration of Bloomfield on Square Lake (the "Condominium").

B. The Association exists pursuant to the Michigan Condominium Act and the Michigan Nonprofit Corporation Act, as well as the Articles of Incorporation for the Association, the Amended and Restated Master Deed and the Condominium Bylaws (collectively, the "Condominium Documents").

C. The Michigan Condominium Act and the Condominium Documents (see Article VI, Section 11 of the Condominium Bylaws) authorize the Association's Board of Directors to adopt and enforce reasonable rules and regulations in the interest of the Condominium.

D. The Association's Board of Directors desires and intends to adopt reasonable rules governing floor coverings in the Condominium, specifically to clarify Article VI, Section 4, which requires seventy-five percent (75%) of all varnished floors and/or living room, dining room and sleeping room areas (the "Covered Area") shall be covered by appropriate carpeting, rugs or coverings to help minimize noise.

E. The Board's primary concern with hard surface floor is sound transmission and hardwood flooring presents the greatest potential for sound transmission problems

The Association's Board of Directors adopts the following rules and regulations for the Condominium (the "Rules"), which are binding upon all Co-owners and their tenants, occupants, successors and assigns, and which supersede any previously adopted rules on the same subject matter:

1. Appropriate Floor Coverings Which Have Been Determined to Help Minimize Noise:

a) Carpet. The Association's Board of Directors has determined that installation of carpet throughout the Covered Area is the preferred method for appropriately minimizing noise. Installation of carpet must also have padding with an Impact Insulation Class (IIC) Rating of at Least 65 installed, which the Board of Directors has determined will help minimize noise.

b) Floating Floor: If new hard surface flooring is installed in the Covered Area, it must be installed as a "Floating Floor" in order to sufficiently minimize noise. A "Floating Floor" is a floor in which the flooring material forms a continuous surface that does not touch the walls. A Floating Floor will help minimize the vibrations generated by floor traffic from being transferred to the walls and on to adjoining areas, which will in turn reduce the amount of noise transmission from the flooring to adjoining areas.

c) Sound Reduction Membrane with an IIC of at Least 70. Any new hard surface flooring which is not installed as a Floating Floor must be installed on top of a Sound Reduction

Membrane, sometimes referred to as an Acoustic Underlayment, in order to sufficiently minimize noise. A “Sound Reduction Membrane” or an “Acoustic Underlayment” is a layer of flooring material between the subfloor and the surface floor. These items are specifically designed to reduce sound transmission. The Association requires a unit’s Sound Reduction Membrane to have an Impact Insulation Class (IIC) Rating of at least 70.

d) Padding. The Association’s Board of Directors has determined that for rugs or any other covering utilized the Covered Area which is not specifically addressed by Subsections 1(a) – (c) of this Rule, foam rubber or dense felt padding of at least 1/4” must be utilized under the rug or covering, which the Board of Directors has determined will help minimize noise.

2. This Rule is intended to provide guidance and clarify how the Association will interpret this specific language contained in Article VI, Section 4 of the Bylaws as to what will be considered when determining if a floor covering is “appropriate...to help minimize noise.” The Association does not guarantee that these methods will prove sufficient to minimize noise.

3. This Rule shall be construed in conjunction with, and not in contravention of, the various provisions of the Condominium Documents.

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Respectfully submitted,
Board of Directors
Bloomfield on Square Lake Condominium Association