

Carpet Regulations

Sufficient carpeting or rugs with padding shall be maintained on floor surfaces (excluding kitchens, closets and bathrooms) in units located over other units to adequately reduce transmission of sound between units. The intent of the Association being to minimize sound transmission to the extent reasonably possible, the following interpretations and standards are established to provide guidance to the Covenants Committee as it attempts to enforce the Bylaws provision:

1. Carpets or rugs alone do not adequately insulate against sound transmission; they require padding to do so.
2. Portions of a unit directly over another (other than the above stated exceptions) shall be covered by at least 7/16 inch foam padding or materials providing equivalent reduction of sound transmission.
3. Polymeric foam cushion is not effective to insulate against sound and is, therefore, not an adequate padding.
4. Jute and/or horsehair floor coverings do not insulate against sound transmission and are, therefore, not acceptable floor coverings by themselves.
5. Generally, eighty percent (80%) of the floor area of each room, hallway or other area of the unit that is directly above another unit (excluding kitchens, closets, and bathrooms but specifically including stairways and landings) should be covered. In those instances where the Covenants Committee or the Board of Directors finds that a noise problem flows between units which are side by side, they may also require affected floor areas of each room, hallway, or other areas to be carpeted and padded in order to restrict noise transmission.
6. These provisions are intended to guide the Covenants Committee whenever it receives a written complaint on sound transmission, but there will be no unit inspections unless a written complaint is received.