

**CORONADO CAYS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS**

**GUIDELINES FOR INSTALLATION OF
HARD FLOORING**

PREAMBLE

WHEREAS, the Board of Directors is charged with the responsibility for the management and control of the affairs of the Coronado Cays Homeowners Association;

WHEREAS, the Board has determined that the installation of hard flooring within condominium units requires community-wide advisory guidelines to assist owners with the selection of proper techniques and materials; and

WHEREAS, the Board of Directors deems it to be in the best interest of the community and its Members to adopt advisory guidelines for hard flooring.

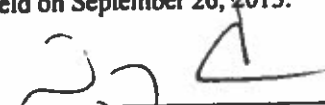
THEREFORE, the Board of Directors wishes to adopt Guidelines for the Installation of Hard Flooring as follows:

**Board Guidelines for the Installation of Hard Flooring
Within Condominium Units**

- I. **Area to Which These Guidelines Apply.** These Guidelines apply to second and third floor condominiums in Antigua, Kingston, and Montego Villages.
- II. **Flooring System.** All enclosed floor areas within the Unit should be covered by a surface flooring material and sound insulating underlayment ("Flooring System"). The Flooring System and installation methods selected by second and third floor condominiums will impact what neighbors hear as you, your family, and your guests walk, move, or drop items within your Unit.
- III. **Guidelines for Selection of Flooring.** An Owner's selected Flooring System should have a Field Impact Insulation Class ("FIIC") rating of 50 or higher in the kitchen, bathroom(s), and entry area, and a FIIC rating of 55 or higher for all other floor areas within the Unit. The Sound Transmission Class (STC) rating should be 55 or higher.
- IV. **Space for Acoustical Strip.** A 0.25 inch gap should be left around the perimeter of all acoustical underlayment to allow for the installation of an acoustical strip between the underlayment and the vertical wall.

I, the undersigned, hereby certify that I am the duly elected Secretary of the Coronado Cays Homeowners Association and that the foregoing advisory Guidelines were duly adopted at a meeting of the Board of Directors of the Association held on September 26, 2013.

Dated: 12/18/2020, 2013



Gary Hoff, Secretary