

C.C.H.O.A.
505 Grand Caribe Cswy.
Coronado, CA 92118



Office 619.423.4353
Fax 619.424.3923
www.cchoa.org

HOMEOWNERS ASSOCIATION

Name: _____

Address: _____

Date: _____

RE: Hard Surface Flooring Acknowledgement Letter

Subject Property: _____

Dear Homeowner(s),

On date, it was brought to our attention that you plan to install hard surface flooring in Unit # _____ (Village Address), Coronado, CA, an upper-level condominium. This hard surface flooring must meet the CCHOA requirements set forth in the CCHOA Member Handbook Section 9.0, Item 9.16.7 Hard Surface Flooring which states:

1. **Area to Which These Guidelines Apply.** These Guidelines apply to second and third floor condominiums in Antigua, Kingston, and Montego Villages.
2. **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.
3. **Flooring System Selection Guidelines.** The best flooring system should be used, but an owner’s selected Flooring System should have a minimum Actual Impact Installation Class (“AIIC”) rating of 50 or higher in the kitchen, bathroom(s), and entry area, and an AIIC rating of 55 or higher for all other floor areas within the Unit. The Sound Transmission Class (STC) rating shall be 55 or higher. Appropriate underlayment is also required to achieve the specified minimum ratings. The Association can only provide conditional approval of a proposed flooring system since the AIIC must be determined after the flooring has been installed.
4. **Sound Testing.** If the flooring does not meet minimum ratings based on a sound test, the flooring will be required to be remediated to meet the minimum rating or be removed. The expense of the sound test, any remediation and/or removal of the flooring and installation of acceptable alternate flooring will be the responsibility of the unit owner.
5. **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.
6. **Carpeting.** With appropriate padding, this does not require Association approval.

Please be informed and acknowledge this document by signing below and returning to codeenforcement@cchoa.org that you understand these guidelines and upon any complaints from neighboring units of the sound transmission that you are responsible to perform an acoustical sound test by a certified acoustical analyst and provide results on the AIIC and the Sound Transmission Class (STC) ratings to confirm meeting our requirements. If the flooring does not meet the minimum ratings based on a sound test, the flooring will be required to be remediated to meet the minimum rating or be removed. The expense of the sound test and any remediation and/or removal of the flooring and installation of acceptable flooring will be the responsibility of the unit owner. Results of the AIIC and STC ratings must be provided to CCHOA within 60 days from date of request.

Should you have any questions, please do not hesitate to contact us to discuss.

_____ Homeowner Print Name	_____ Homeowner Signature	_____ Date
_____ Agent Print Name	_____ Agent Signature	_____ Date

On Behalf of the Board of Directors of the
Coronado Cays Homeowner's Association

Renee Stavros
Code Enforcement

cc: Lot File, Outgoing Correspondence
Village Director
CCHOA General Manager