In an effort to protect every homeowner’s quiet enjoyment of their unit the board has decided that a policy regarding floor replacement be instituted. Currently there are 2 units that have hardwood floors installed without permission of the board. The noise that is created from these units to the units below is unbearable and taking away the quiet enjoyment of other units. As we are all aware a remodeling form has been placed on the Sugar Dunes web site. This form must be filled out in its entirety and submitted to the board for approval of any interior remodeling.

Therefore the floor replacement policy is as follows:

CARPETING- May be replaced over existing sub floor with a minimum carpet pad thickness of ½”.

ANY OTHER PRODUCT EXCEPT CARPETING AND LAMINATE: - Sub floor and lightweight concrete must be removed and ICIENE foam insulation must be installed in the floor joists below. All floor joists must be completely filled with the ICIENE foam.

Replacement sub floor must consist of 2 sheets of 3/4” plywood that is glued and screwed down not nailed. In addition the lightweight concrete must be reinstalled over the sub floor. A product called Step Above or similar product, must be installed over the sub floor and then the other finishing product can be installed. If the new finishing product is nailed any damage to the unit below will be repaired and paid for by the unit owner installing the product. Contractor must provide a document that certifies the work was done in accordance with the Sugar Dunes floor replacement policy.

LAMINATE: As an alternative to any other product except carpeting, laminate will be approved under the following conditions:

A product called Quiet Batt or ICIENE foam insulation is to be installed under the existing sub floor and lightweight concrete. A product called Step Above is to be installed over the lightweight concrete, and the laminate installed over the lightweight concrete. The exact instructions per the manufacturer must be followed and certified by the installer that the instructions were followed. Another alternative for installing laminate would be to have a sub floor consisting of two ¾” plywood sheets glued and screwed plus a 1/2” sound proofing material such as Proflex 90 or Step Above.

ALTERNATIVE TO REMOVING SUB FLOORING AND LIGHTWEIGHT CONCRETE:

As an alternative for insulation you may contact the owner of the unit below and get written permission (with a copy to the board) from the owner to have an approved contractor remove all the ceiling drywall, light fixtures, trim, etc, Rent storage facilities and hire a mover to remove all furniture from the unit, cover all floors, install the ICIENE foam insulation, replace all drywall and finish, replace all lighting fixtures that were removed, and clean the unit to the satisfaction of the unit owner below. All the expense to be borne by the unit owner wanting to replace their floor.

**PER THE OCTOBER 2014 HOMEOWNERS MEETING, ANY REMODELING OR RENOVATION OF A UNIT MUST HAVE BOARD APPROVAL. THE UNIT OWNER REQUESTING APPROVAL MUST COMPLETE A RENOVATION FORM PRIOR TO ANY CONSTRUCTION. THE FORM IS AVAILABLE ON THE SUGAR DUNES WEB SITE.**