IMPORTANT INFORMATION

Please keep this information with your governing documents

Allenwood Estates Condominium Association, Inc.

RESOLUTION ON UPPER UNIT FLOORING

WHEREAS the Board of Directors of Allenwood Estates Condominium Association, Inc. (the "Association") has "the full powers and authority necessary for or desirable for the complete enforcement and administration of the Property..." pursuant to Article II, Section 2, Powers and Duties, of the By-Laws;

WHEREAS the Board of Directors has the power "to adopt administrative rules and regulations governing the administration, management, operation and use of the Property and the Common Elements" pursuant to Section 6.07(e), General Powers of the Board, of the Declaration;

WHEREAS, Article V, Section 13(r) of the Bylaws states in relevant part "The floor coverings of any upper unit shall consist of carpeting and/or acoustical tile;"

THEREFORE, BE IT RESOLVED that the Association adopt the following Rule related to upper Unit flooring:

Upper Unit Flooring. Upper Units may only have carpet or acoustical tile according to Article V, Section 13(r) of the Bylaws. "Acoustical tile" has evolved dramatically since the Bylaws were adopted in the early 1980s, and as such, for purposes of adapting this restriction to current technology, allowed "acoustical tile" for upper Units will include luxury vinyl plank (LVP), luxury vinyl tiles (LVT), or any other vinyl or linoleum-type flooring that has a layer of acoustic material under the surface, such as stone wool, foam, rubber, vinyl, or cork.

If a lower Unit Owner complains of excessive noise from footfall above and suspects that the upper Unit is not compliant with the Bylaw and this Rule on flooring requirements, the upper Unit Owner must prove compliance promptly upon the request of the Board. If the upper Unit Owner proves compliance, the Board will not be further involved with footfall/movement related noise complaints as there is nothing for the Association to enforce.

BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all homeowners at their last known addresses.

The Board of Directors adopted this resolution on 10/21, 2024, with the policy to take effect on 10/22, 2024.

President Kimberly A. Kim

Secretary Carol L Connelly