

Avalon

AT EAGLES CROSSING

Architectural Change Request Form

Name: _____ Date: _____

Address: _____

Phone: _____ E-mail: _____

Description of Improvements: _____

- Pictures of proposed materials attached
- Contractor information including license # and insurance attached

I will assume the responsibility for any work under the above proposed improvement that I or my contractor accomplish, which may, in the future adversely affect the common area. I will assume responsibility for all future maintenance of this addition or improvement.

Homeowner Signature

The undersigned adjacent homeowners have been notified of the proposed improvements:

Unit #: _____ Signature: _____

Unit #: _____ Signature: _____

NOTICE TO OWNERS: Your proposed improvements may require a permit from the building department. You or your contractor should check with the building department about permit requirements before starting any work. No work should be done which may change the existing drainage patterns.

Date of Board Approval: _____

Board Member Signature: _____

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Hard Surface Flooring Rider

The installation of hard surface floors, if done improperly, may lead to disturbance, nuisance, and habitability issues with neighboring units. Please note that should reasonable complaints be received from adjacent units indicating that the installation of hard surface floors has resulted in disturbance, nuisance, and/or habitability issues, the owner of the offending unit will be responsible to verify that the flooring is installed per the standards set forth in the Association's Governing Documents. This may include hiring an acoustical engineer to conduct testing of the same at the owner's expense.

Should the flooring be found not in compliance with the standard set forth in the Association's Governing Documents, the undersigned **shall cover all the costs to repair/modify the floor to meet the standard.** These costs may include but are not limited to: demolition of improperly installed flooring, installation of appropriate soundproofing, and reinstallation of flooring.

AT ALL TIMES, THE UNDERSIGNED WILL ABIDE BY THE FOREGOING TERMS IN ADDITION TO THE CONDITIONS, COVENANTS, RESTRICTIONS, AND OTHER AGREEMENTS FOUND IN THE GOVERNING DOCUMENTS OF THE HOMEOWNERS ASSOCIATION.

Date: _____

By: _____

Owner Name –

Unit # -

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Architectural Rules

- No changes or additions to the exterior of the units (including but not limited to planting of trees, antennas, building or patio covers, exterior sunshades, awnings, walls, fences, etc.) may be made unless approved in writing by the Board of Directors. Plans, specifications, contractor information including license and insurance information, and an Architectural Request Form must be sent to the Architectural Committee for review and approval prior to installation.
- Owners are not required to submit an Architectural Request Form for cosmetic changes or minor repairs. Cosmetic changes are defined as painting, wall coverings and refacing/refinishing cabinetry. Minor repairs are defined as replacing light fixtures, switches, kitchen appliances, free standing closet system installation, free standing wall systems and faucets and toilets. Any improvement/repair not specifically defined by this section requires the submittal of the Architectural Request Form and approval by the Board/Architectural Committee.
- No balcony enclosures are permitted.
- One “For Sale” or “For Rent” sign is permitted to be displayed for public view from inside the window of a unit. The sign may not be larger than 24” x 36”. No other signs are permitted.
- No exterior clotheslines are permitted.
- The installation of satellite dishes requires architectural approval.
- **Hard Surface Flooring** - Installation of hard surface flooring must have advance written approval from the Board, and be installed in accordance with the sound deadening standards adopted by the Association. Hard surface flooring must meet the two flooring “industry standards” stated in this Rule. It is the responsibility of the condo owner, the floor covering materials vendor and/or the installation contractor to provide the Board/Architectural Committee with the documentation regarding the material, installation method that will be used, and the S.T.C. and I.I.C. ratings of the system.
 - **Industry standards regarding noise transmission:**
 - S.T.C (Sound Transmission Class) refers to airborne sound impacting any surface, including ceilings, walls and floors, such as television, stereo, radio, voice, etc. that can transmit sound to a unit

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below/beside. An S.T.C. rating of 55 or higher is required at Avalon at Eagles Crossing.

- I.I.C. (Impact Insulation Class) refers to sound impact on the surface of the floor that can transmit and cause intrusion to the condo unit below/beside, including footsteps, dropped objects, furniture sliding/rolling across the floor, percussion sounds (drums, piano, organ), etc. An I.I.C. rating of 62 or higher is required at Avalon at Eagles Crossing.
- **Documents required for submission to Board/Architectural Committee:**
 - Written documentation from a licensed engineer, architect or other consultant with qualifications reasonably acceptable to the Board/Architectural Committee that the noise mitigating properties of the proposed flooring meet with S.T.C. and I.I.C. standards noted above.
 - Architectural Request Form
 - A plan view drawing of the hard surface flooring area indicating the location of all adjacent partitions, cabinets, etc., with referenced details indicating the method of isolating the hard surface flooring along the entire perimeter.
 - A copy of the installation instructions from the floor underlayment manufacturer.
 - Contractor license number and copy of insurance policy.

*****Please return this form to the property management company*****