

Bayview Condominium Association

Re: Hard Surface Floor Request
Unit

The undersigned wish to install hard-surface (hardwood, slate, tile, etc.) floors in their unit. The Board of Directors wishes to see that owner/Members are able to improve their individual units as long as it does not materially affect the rights of other Members.

Unit owner/Member understands and is warned that changing from the existing surface floor to a hard floor may constitute a nuisance due to an increase in sound transference. Approval from the Board of Directors of the above association in no way constitutes any form of relief from the assertion from a neighboring unit in initiating a nuisance complaint and unit owner/Member may at sometime be required to return flooring to their original state.

The Board will only consider granting permission for said change if all the following conditions are met:

1. Unit owners, both now and in the future, shall have no cause of action against the Board of Directors or Association. It is the responsibility of owners of units to disclose this document to any future owner.
2. Floors must be engineered to lessen the sound transference from that of normal hard surfaced floors and the system must be submitted for approval and installed per manufactures specification
3. A licensed contractor must be used to make the installation and they must;
 - a. Have both liability and workman's compensation insurance
 - b. Work only during banking hours
 - c. Be responsible for any mess made in the common areas
4. Unit owner of unit immediately below must execute acknowledgement and permission of this agreement
5. Hard floor surfaces may not be done in bedroom(s) or hallway to bedrooms.

Unit Owner Date

Unit Owner Date

Type of floor system:

Acknowledgement of unit owner below:

As owner of the unit immediately below above said unit, I/we fully understand the issue as put forward above and hereby agree to hold harmless the Board of Directors and Association for any action taken by adjacent homeowner/Member and understand my obligation to disclose this to future owner(s).

Unit Owner Date

Unit Owner Date

Board Approval

Date