

**Bylaw 47 of the Condominium dictates the rules for alterations at the property.**

**47. STRUCTURAL ALTERATIONS /AIR CONDITIONING**

An Owner shall ensure that:

- (a) no structural alterations, additions, renovations, changes, or installations be made on or adjoining the outside of any Unit without the prior written consent of the Board. In the event any alteration, addition, decoration, redecoration, changes, or installations proceed without Board approval, then the Owner shall immediately restore any changes and damage done to the Common property and pay for all costs associated with same, including any Legal costs that may be incurred by the Corporation in rectifying matters;
- (b) no structural alteration be made to the outer boundary of any Unit including any walls (bearing or otherwise), ceiling and floor or to any bearing walls or structures within the Unit (including insulation) or to any exterior door or window, without the prior written consent of the Board. In the event any alteration, addition, renovation, changes, or installations proceeds without Board approval, then the Owner shall immediately restore any changes and damage done to the Common property and pay for all costs associated with same, including any Legal costs that may be incurred by the Corporation in rectifying matters;
- (c) no changes be made in the plumbing, heating, cooling, drainage, electrical or gas systems within or outside any Unit, without the prior written consent of the Board;
- (d) any changes to a Unit comply with all municipal, Provincial, and Federal laws (including all applicable Building Codes), and that any required permits are secured from the appropriate authority; and
- (e) no air conditioning systems are installed in or for his Unit without the written consent of the Board, which consent may on reasonable grounds be withheld, or if given, withdrawn on reasonable notice. Notwithstanding the foregoing, no exterior window mounted air conditioning systems are permitted.

Failure to comply with this By-law will result in the responsible Owner being liable for all costs incurred by the Corporation including Legal costs, for restoring any alterations or changes made by the Owner or for damages to the Common property.

### **HARDWOOD OR LAMINATE FLOORING APPROVAL**

To seek approval for the installation of hardwood or laminate flooring, the following bylaws must be considered when asking for agreement to install hardwood or laminate flooring. Bylaw:

- 47. B. – no structural alteration be made to the outer boundary of any Unit including walls.... and floor... without the prior written consent of the Board.
  - 61 – the following decibel (db.) limits ... a. 65 db.(a) on the A Scale between the hours of 11:00 p.m. and 8:00 a.m.
1. Permission must be obtained by the **unit owner(s) (only)** from the Board prior to installing any hardwood or laminate flooring.
  2. Hardwood or laminate flooring may not be installed in any bedroom.
  3. Prior to permission being granted by the Board, spec sheets from the products proposed to be used must accompany this application and must meet the following specifications:
    - The hardwood or laminate must be a minimum of 8 mil thickness.
    - The underlay must have an STC\* value of 65 or greater.\*\*
  4. Installation may only take place between 8:30 AM and 6:00 PM (Bylaw 62).
  5. During material cutting, prevent debris from coming off the balcony onto other balconies below and/or common property.
  6. No materials may be stored anywhere on common property.
  7. Owners installing hardwood or laminate flooring must be aware of the noise transmitted by this type of flooring to other units and must make every effort to walk softly.
  8. Should continuing noise complaints be received after the installation of hardwood or laminate flooring, unit owners may be subject to fines and other sanctions.

\*STC is Sound Transmission Class ratings – measures transmission of airborne sounds such as neighbours talking or music playing.

\*\* Equivalent industry standard may be accepted with proof of meeting the minimum specifications.

## Hardwood or Laminate Flooring\_ Unit Alteration Request Form

### **Instructions:**

- Read and understand the terms and conditions of this Agreement.
- Submit the form to Converge Condo Management, Dan via email at [dan@convergecondo.com](mailto:dan@convergecondo.com), or via mail at 11810 Kingsway NW, Edmonton, AB T5G 0X5.
- Once the request is approved the Owner will be contacted by Converge.

### ***Personal Information Protection Act (PIPA) Consent***

To permit Converge on behalf of the Board, to be able to contact you directly and consider your request for hardwood or laminate flooring/alteration, please complete the following form. By completing this application, you give consent for Converge to process this form and contact you. You have the right to cancel your consent at any time in the future.

For questions about the collection and use of this personal information, contact the Board via Converge Condo Management, Dan Shumilin, [dan@convergecondo.com](mailto:dan@convergecondo.com), 587-462-6762, 11810 Kingsway NW, Edmonton, AB, T5G 0X5.

Date	
Unit	
Registered Owner(s) Name	
Phone Number of Primary Contact	
Email of Primary Contact	

**Project: (i.e., Hardwood Flooring or Air Conditioning Installation request.)**

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**Material(s) to be used in construction:**

NOTES:

- Low, minimal or maintenance free materials must be used in construction.
- The hardwood or laminate must be a minimum of 8 mil thickness.
- The underlay must have an STC\* value of 65 or greater.

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**Hardwood/Laminate Request:**

**Thickness:** \_\_\_\_\_ **Underlay STC Value:** \_\_\_\_\_

☐ Specification sheets for these products accompany this application.

**Location of installation (i.e., Kitchen area only. Bedrooms are not allowed.):**

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**Contractor(s) or persons responsible for construction & contact numbers(s):**

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**Estimated start date of project(s):** \_\_\_\_\_

**Estimated completion date of project(s):** \_\_\_\_\_

NOTE: Owner(s) accept(s) responsibility for timely completion of alteration or construction project.

**Units that may be affected &/or impacted by construction:** \_\_\_\_\_.

**We, \_\_\_\_\_, as owners of Unit \_\_\_\_\_, accept all responsibility for construction & associated costs including permits as well as any/all related maintenance of these projects.**

**When these enhancements are complete, the approved project will be discussed with our insurance agent. If applicable, our insurance coverage will be increased to cover replacement costs associated with these items. We are aware and accept full responsibility for any additional insurance premiums incurred because of these improvements to our property and unit.**

**We also absolve Park Place Meadows, CONDOMINIUM CORPORATION NO. 062 1415 of any future costs from damages caused by our approved project.**

**Unit Owner(s) Signature:**

\_\_\_\_\_  
\_\_\_\_\_

**Date:** \_\_\_\_\_