



Fifth Walnut Creek Mutual

Alterations Committee Report

Presented on May 12, 2017

After the last Board meeting, where the subject of hard surface flooring in upper units came up, the Alterations Committee became aware that if the Board were to approve changing the current policy and allow carpet to be replaced with hard surface flooring in upper floor units then there was a need for standards to be established pertaining to this issue.

As a result the Alterations Committee met on two separate occasions to discuss & establish relevant standards. After discussions with MOD, comparing existing Policies & Procedures of other Mutuals, and researching industry standards & procedures the committee then developed the attached standards.

The Alterations Committee recommended that the Board approve the attached, ***Standards for Replacing Carpet in Upper Units with Hard Surface Flooring***, to be part of any discussions or changes in the current flooring policy.

A motion was made and unanimously approved during an Open Session Board Meeting on May 12th to adopt the ***Standards for Replacing Carpet in Upper Units with Hard Surface Flooring***, as presented.



Fifth Walnut Creek Mutual

Standards for Replacing Carpet in Upper Units With Hard Surface Flooring

Adopted on May 12, 2017

- Submittal of flooring plans indicating where the hard surface floor will be installed
- Samples and documentation of the materials to be used
- Notification to Manors that may be impacted by the change in flooring and address any of their concerns
- Signed Hard Surface Liability Release Form
- Incorporate the following specific wording:

In lieu of carpeting, hard surface flooring on the second and third floors require an alteration application that includes but not limited to a floating floor system, with no fasteners to the floor structure, with a minimum ¼" expansion space left around the perimeter of the room and any fixed objects. The IIC rating must be equal to or greater than 76 and be certified by an Acoustical Engineer, based on the flooring/ceiling assembly specific to that unit. MOD must be informed of the date and time of the installation so that they may inspect the materials and installation procedure.



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Hard Surface Flooring Liability Release Form

Address: _____

Date of Installation: _____

Location of Alteration: _____

Type of Installation: _____

The undersigned, do hereby release any responsibility or liability the Fifth Walnut Creek Mutual may have if at any time in the future a Mutual component should fail (e.g.: plumbing leak, moisture migration, building movement, etc.) and causes damage to the above installed hard surface flooring. If the flooring must be removed to facilitate any construction work that the Mutual is obligated to repair, the cost of the labor and materials to remove, replace or reinstall will be the sole responsibility of the Manor owner.

It is also understood that upon a receipt of a credible written complaint by an affected neighbor or upon the discovery of a violation of the Mutuals policies the owner's, at their own expense, will replace the hard surface flooring to meet the Mutuals current policies.

The undersigned further agrees to inform any subsequent buyers of their Manor of this release and their responsibility and liability to said release.

Signature: _____

Date: _____

Signature: _____

Date: _____