

Palm Colony at Pelican Landing

Procedures and Specifications

For Adding or Replacing Hard Surface Flooring,

i.e.: Tile, Wood, Vinyl, etc.

1. Hard surface flooring, especially in a second-floor unit, can create noise within a condo environment. Anyone who wants to install or replace hard surface flooring in any unit is required to obtain Association approval by submitting a General Architectural Review Form.
2. The installation of hard surface flooring in a second-floor unit must include a soundproofing material under the flooring adequate to minimize sound transfer to the first floor unit. One commonly used soundproofing material is PROFLEX MSC, a 90 mil composite underlayment. This material is not only a sound barrier, but it spans concrete cracks, and its flexibility can reduce cracking transfer through tile or wood floors.
3. The installation of the soundproofing and flooring is to be done by a qualified contractor. Note that large areas of tile removal, which usually requires power equipment and generates a lot of noise, is restricted to the months of May through October.
4. The use of soundproofing material under hard surface flooring in ground floor units is also recommended, to provide protection from cracking that occurs when the concrete floor underneath cracks.

Approved by the Board of Directors

October 30, 2019