

PIONEER ESTATES CONDOMINIUMS ASSOCIATION
Administrative Resolution 11-2023
Soundproofing of Unit Floors

WHEREAS, it is the Unit Owners responsibility for all repair, maintenance and replacement of items associated within their Units, and associated Limited Common Elements expressly set aside for the use of the respective Unit, and

WHEREAS, it is the desire and intention of the Board to establish a uniform policy on the future requests from Unit Owners to repair, maintain or replace any element considered a portion of their Unit, and

WHEREAS, there is a need to establish and publish a specific standardized plan for the repair, maintenance and replacement of flooring within Units, and

WHEREAS, it is the intent of the Board of Directors to ensure that all Owners' right to improve or replace the interior surfaces of their properties is protected.

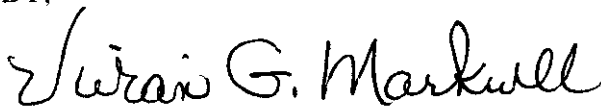
WHEREAS, it is the intent of the Board of Directors to ensure that all Owners' right to peaceful enjoyment of their properties is protected.

Now THEREFORE, BE IT RESOLVED THAT the policy is thusly stated:

1. The Unit Owner is 100% responsible for all repair, maintenance and replacement of the flooring within their Unit.
2. A soundproofing barrier is mandatory, to ensure the peaceful enjoyment of neighboring properties; it cannot be summarily removed, either in part or as a whole.
3. Soundproofing can be in the form of concrete board, thick underlayment to laminate flooring, carpet padding, or any other material that may be available for this specific purpose.
4. Board approval must be received prior to all flooring replacement projects. Submittals for approval must include the flooring type, the sound deadening material to be used and the timeline for the project.
5. This resolution applies to all units, with immediate effect.

DATED, this 2 day of December 2023

BY,



Vivian G Markwell
Pioneer Estates Condominium Association
Board President