



THE RENAISSANCE ON TURTLE CREEK CONDOMINIUM ASSOCIATION INC.

**FLOORING ADDENDUM
TO
UNDERSTANDING AND AGREEMENT FOR CONTRACTOR/CONSTRUCTION FOR A UNIT**

This Flooring Addendum ("Addendum") is attached to that certain *Understanding and Agreement Concerning for Contractor/Construction Work for a Unit*, hereinafter defined, entered into by _____ (whether one or more, "Owner") with and Effective Date of _____, 202____, as may be amended ("Contractor Agreement"). Pursuant to the Second Amended and Restated Rules and Regulations for The Renaissance on Turtle Creek Condominium filed of record in the Official Public Records of Dallas County, Texas as Document No. 202100292136, as maybe amended and supplemented (the "Rules"), a Unit Owner shall not install any flooring or floor covering in a Unit or on a Balcony Area without prior approval from the Association. Capitalized terms used in this Addendum which are not defined herein shall have the meaning given such terms in the Rules.

The Association will not approve the installation of any hard surface flooring unless the flooring meets the following requirements:

- (i) Sound Transmission Classification (STC Rating) of 65 or greater;
- (ii) Impact Isolation Classification (IIC Rating) of 65 or greater; and
- (iii) Installation must include an acoustical cushion, separation or subfloor beneath flooring which shall provide isolation of the floor coverings from the Building structure, and shall include a sound barrier between the concrete and the floor covering. No hard surface flooring may be installed on top of existing hard surface flooring. Owners shall bear the total and complete responsibility for all work, expenses, and costs for installation of flooring, and shall be liable and responsible for correcting any and all problems, damages, and claims arising out of, resulting from, or pertaining directly or indirectly to, any objectionable, undesirable or excessive noise which occurs as a result of flooring installed in any Unit.
- (iv) Tile or flooring installation to a Balcony Area approved by the Association shall require the slab of such Balcony Area to be coated with a waterproofing treatment approved by the Association.

Specifications, details, installation date and other information concerning the flooring to be installed by Owner pursuant to this Addendum and the Contractor Agreement is attached to this Addendum as Attachment 1 and is incorporated herein by reference for all intents and purposes. If flooring is installed by Owner in violation of the Rules, the Contractor Agreement, or flooring does not meet the above-listed requirements, or any other requirement of the Association included in the Contractor Agreement or Rules, the Association may, but is not obligated to, require that such flooring be uninstalled and removed. Owner shall be responsible for all costs and expenses associated with uninstalling and removing such flooring and will be subject to all requirements set forth in the Rules and Contractor Agreement in performing such work. Owner shall further be required to replace such flooring with flooring that complies with this Addendum, the Contractor Agreement, and Rules. The Association may exercise any and all remedies available to it set forth in the Rules, at law or in equity.

The Owner undersigned hereby acknowledges and understands the requirements in this Addendum, Rules and Contractor Agreement and agrees to abide and be bound by the terms therein contained.

Owner Unit #: _____

Owner's Signature: _____

Owner's Printed Name: _____

Date of Signature: _____ Owner Contact Phone: _____

Owner Unit #: _____

Owner's Signature: _____

Owner's Printed Name: _____

Date of Signature: _____ Owner Contact Phone: _____

[Remainder of Page Intentionally Left Blank – Attachment 1 to Follow]

ATTACHMENT 1 TO FLOORING ADDENDUM

FLOORING DATA

Install Date: _____ **Completion Date:** _____

Installer's Information:

Address: _____

Phone #: _____ **Insurance on file:** _____ Yes _____ No [Required]

Flooring Information:

Type of Flooring (Flooring 1): _____ **Type of Flooring (Flooring 2):** _____

Manufacturer: _____ **Manufacturer:** _____

Model #: _____ **Model #:** _____

Underlayment and Sealing Information:

(Flooring 1) Type of Underlayment: _____ **Type of Sealant:** _____

Manufacturer: _____ **Model #:** _____

(Flooring 2) Type of Underlayment: _____ **Type of Sealant:** _____

Manufacturer: _____ **Model #:** _____

STC and IIC Ratings must be 65 or greater. Evidence of manufacturer rating must be submitted.

STC Rating: _____ **IIC Rating:** _____

Evidence of Rating from Manufacture Received: _____ Yes _____ No [Required]

Installation Locations:

Location of Flooring to be Installed: _____ **Unit** _____ **Balcony Area** [Check which Apply]

Rooms/Areas of Unit in which Flooring will be Installed:

Total square feet: _____

Total square feet: _____

Total square feet: _____

OWNER/CONTRACTOR BELIEVE, TO THE BEST OF THEIR KNOWLEDGE, ALL OF THE INFORMATION PROVIDED IN THIS FLOORING ADDENDUM IS TRUE AND CORRECT.

Owner:

By: _____

Printed Name: _____

Date of Signature: _____

Contractor/Installer:

By: _____

Printed Name: _____

Date of Signature: _____

Acknowledgement of Receipt by Manager, for and on behalf of the Association:

By: _____

Date: _____