



Draft

Architectural Guidelines for Flooring Replacement

Effective

The Trevi Villa HOA established the following standards that shall be followed by any owner replacing flooring in their unit. All replacement flooring must be submitted in writing for approval by the Architectural Committee, Trevi Villa HOA through the Management Company. Documentation must be submitted to include the following information.

The proposed replacement must meet the following guidelines:

1. Hard surface flooring such as tile, wood, marble, laminate or vinyl are not allowed in the second or third floor units, except in kitchens, entrance foyers if upgraded at the time of initial sale of the unit and bathrooms.
2. There must be padding under all carpeting. Residential cut pile, cut-loop, or high-level loop carpet requires a resilient, firm cushion with a thickness of 7/16 inch and be no less than ¼ inch with 6 pounds per cubic feet density. Types of cushion may be various polyurethane foams, including the bonded foam product often referred to as “rebond”, fiber or rubber. Berber carpet or thinner loop or cut pile carpet is made with large wide loops and must have a stable, low-flexing cushion foundation. Cushion thickness should not exceed 3/8 of an inch for Berber carpet or thinner loop or cut pile carpet types of products.
3. Vinyl coverings in entrance foyer, kitchen and bathrooms shall **only** be installed over adequate sound proofing material (such as loaded heavy [1 lb. per square foot] vinyl underlayment or soundboard insulation) sufficient enough to mitigate the transmission of the impact of sound on the vinyl flooring covering. Sound Transformation Class (STC) shall be no less than 55 (Note: a higher STC equates to greater sound dampening).
4. Management must be notified at least three (3) days prior to any work being done. Neighbors adjacent to the project unit, and below or above the unit if applicable to that unit, must be given written notice at least seven 7 days before the project with copies provided to the Management Company.
5. Please choose your company carefully! You as the Owner or tenant are fully responsible for any damage done to the Common Area or Association Property. Because of this liability, all

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companies obtained by a Resident must be licensed contractors and carry their own insurance to cover such damage. The companies must deliver a current certificate of liability and workers' compensation insurance, naming the Association as an additional insured, to the Management Company at least three (3) days before work is scheduled. No company will be permitted entry into the Project without first providing such a certificate of insurance.