



## **SECTION 11 EXTERIOR FLOOR COVERINGS**

JANUARY 1989

REVISED MARCH 2003, RESOLUTION 03-03-23

GENERAL REQUIREMENTS REVISED APRIL 2011, RESOLUTION 03-11-49

GENERAL REQUIREMENTS REVISED JANUARY 2018, RESOLUTION 03-18-12

REVISED MARCH 2018, RESOLUTION 03-18-41

### **1.0 GENERAL REQUIREMENTS**

See Standard Section 1: General Requirements

### **2.0 APPLICATIONS**

- 2.1** Attaching substances shall encompass glues or adhesive strips for coverings on concrete patio slabs only. Coverings for balconies shall utilize adhesive strips only. Mortar, cements, etc., for tile only.
- 2.2.** No screws, nails, or any type of penetrating attachments shall be permitted.
- 2.3** Walkway coverings and coatings are prohibited in Common Areas.
- 2.4** Color, style, fashion, or design of any floor covering shall be optional.
- 2.5** A four inch mow strip will be left (set back) on all patio slab coverings. For all walkway coverings, a four inch mow strip will be installed along the entire alteration.
- 2.6** Concrete stain and epoxy coatings are permitted on concrete slabs in patios, atriums, and courtyards only. These coatings are prohibited on Common Area walkways.

### **3.0 MAINTENANCE**

- 3.1** Members must maintain and/or replace, as needed, all floor coverings installed.

- 3.2** Members shall remove any floor covering for access to the subsurface for purposes of repairs as may be required.
- 3.3** Members assume all responsibility for tile that cracks or become loose due to the building movement or other causes.
- 3.4** Members assume responsibility for any building damage occurred due to the installation of a floor covering.
- 3.5** On wood frame balconies, if the floor covering restricts the Mutual from performing periodic or preventive maintenance activities, the Member shall be responsible for all damages caused by the lack of maintenance.
- 3.6** If the floor covering holds moisture, restricts water drainage, or causes moisture related damage, the Member shall be responsible for all costs related to the damage.