

RESOLUTION

WHEREAS, Lincolnshire Place Condominium Association ("Association") is an Illinois not-for-profit corporation, organized and operating for the purpose of administering the property commonly known as the Lincolnshire Place Condominiums; and

WHEREAS, the Association is administered by a duly elected Board of Directors ("Board") in accordance with the Declaration of Condominium Ownership and of Easements, Restrictions, and Covenants, Conditions for Lincolnshire Place Condominiums;

WHEREAS, the Board of Directors is charged with the responsibility of maintaining the property and the Association in the best interests of the members of the Association;

WHEREAS, pursuant to Section 18.4(h) of the Illinois Condominium Property Act, the Board has the authority to adopt and amend rules and regulations covering the details of the operation and use of the property, after a meeting of the unit owners called for the specific purpose of discussing the proposed rules and regulations;

WHEREAS, in order to limit the transmission of noise between Units in the Association, the Board of Directors has deemed it to be in the best interest of the Association to adopt certain rules regarding replacement of flooring in the Units; and

WHEREAS, the following rules shall supplement the existing Rules and Regulations of the Association, however, the rules and regulations contained herein shall supersede any contradictory provisions of the existing Rules and Regulations.

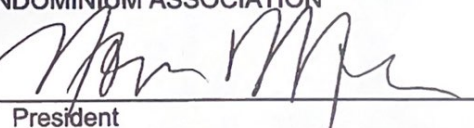
NOW, THEREFORE, BE IT RESOLVED, that the following rules are hereby adopted and added to the existing Rules and Regulations of the Association:

1. Any Unit Owner who seeks to replace currently existing flooring and install any non-carpet flooring in their Unit must install a sound-insulating underlayment beneath the flooring. The underlayment must be compatible with hydronically heated flooring and must also meet the following specifications:
 - a. Underlayment must provide for an Impact Insulation Class (IIC) rating of at least 65 based on a floor/ceiling assembly of 6 inches of concrete without a suspended ceiling.
 - b. Underlayment must provide for a Field Impact Insulation Class (FIIC) rating of not less than 60 when used with the same type of floor/ceiling assembly.

2. The Unit Owner must submit written confirmation from the manufacturer of any underlayment material to be used, to the Board/Management, of the following:
 - a. That the material is suitable for use with the type of flooring intended (i.e. tile, laminate, hardwood, or other flooring material).
 - b. That the material may be safely installed on top of hydronic radiant heat.
3. All replacement flooring to be installed as contemplated herein must be of a "floating" type – no glue or fasteners (i.e. nails, staples, anchors, etc.) shall be permitted.
4. In addition to the above, all Unit Owners seeking to replace currently existing flooring must comply with all existing Rules and Regulations concerning additions and alterations (including but not limited to Section 6 thereof), including the submission of appropriate additions and alterations applications to the Board/Management, and must obtain approval of the Board prior to the commencement of any work.
5. Any Unit Owner who fails to comply with these Rules and Regulations may be subject to fines and/or legal action that the Board may deem necessary and appropriate in its sole discretion, including but not limited to legal action to compel compliance with the Association's governing documents and/or to compel the removal of any non-compliant flooring at the expense of the Unit Owner.

APPROVED this 12th day of December, 2022 by a majority of the Board of Directors.

LINCOLNSHIRE PLACE
CONDOMINIUM ASSOCIATION

By: 
President

ATTEST:

By: 
Secretary