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Cristina Plascencia -  
President  
7664 E. 22<sup>nd</sup> St. # 9  
Tucson AZ 85710

## *Ridge 22 Condominiums Association*

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Unit Owner  
7664 E. 22<sup>nd</sup> St. #  
Tucson, AZ 85710

Dear Unit Owner,

As you may be aware, due to many complaints, the Board of Directors has been researching the noise problem caused by the use of hard surface floor covering, such as tile, hardwood, simulated wood, or vinyl, in second-floor units. The Board consulted with the Association's attorney, and our building plans were reviewed by Thomas Saylor-Brown, a reputable architect. A copy of his report is attached.

Based on the architect's report and our attorney's advice and as supported by Article 17.1 of the CC&Rs for Ridge 22 Condominium, the Board added the following provision to the Rules and Regulations for Ridge 22:

**REPLACEMENT OF FLOOR COVERING IN UNITS** - *No tile, hardwood, simulated wood, vinyl, or other hard surface are permitted when replacing floor covering in living room, dining area, bedrooms, closets and hallways. To maintain maximum sound deadening, only carpet and padding of a minimum of 3/8" thickness and 6 pounds per yard of density may be used in these portions of a Unit. Only kitchen, bathrooms, laundry and hot water heater closets may be uncarpeted. A copy of the invoice / work order from the carpet and pad provider with specifications of the pad thickness and density needs to be provided to the Board / architectural committee before installation to verify that the required specifications have been met.*

When the carpet and padding was removed from your Unit, the original sound insulating effect was lost. Article 20.6 of Ridge 22 Condominiums CC&Rs prohibits unreasonable noises and nuisance. The Board has determined that the changes made to the floor covering in your Unit constitutes a nuisance to the Owner of the Unit below yours. The Board of Directors regrets to inform you that you must reinstall carpet and pad on your existing hard surface floors, in accordance with the specifications in the above-stated Rule, within 30 days from the date of this notice. If this time limit poses a hardship for you, contact the Board to discuss an extension. However, we cannot grant an extension that exceeds 30 additional days. Thank you for your understanding and cooperation.

Ridge 22 Condominiums Association  
Board of Directors

*A Nonprofit AZ Corporation* .....

**ADDENDUM:**

**Omission Error Correction**  
**February 06**

**REPLACEMENT OF FLOOR COVERING IN UNITS** - *No tile, hardwood, simulated wood, vinyl, or other hard surface are permitted when replacing floor covering in living room, dining area, bedrooms, closets and hallways. To maintain maximum sound deadening, only carpet and padding of a minimum of 3/8" thickness and 6 pounds per yard of density may be used in these portions of a Unit. Only kitchen, bathrooms, laundry and hot water heater closets may be uncarpeted. A copy of the invoice / work order from the carpet and pad provider with specifications of the pad thickness and density needs to be provided to the Board / architectural committee before installation to verify that the required specifications have been met.*