

PARK BLOOMINGDALE

Condominium Association

Bloomingtondale, IL 60108

EXHIBIT A CONDITIONAL HARD FLOORING WAIVER AGREEMENT

Name: _____

Date: _____

Address: _____

Subject: Installation of Hardwood Flooring

The Association Member denoted above agrees to the following Hard Flooring Waiver Agreement as outlined below:

The Association Member acknowledges that it is impossible for the Association to ascertain the actual impact and sufficiency of a hard surface floor covering installation until it is complete. In an effort to balance the right of a Unit Owner to improve his or her Unit with the surrounding Unit Owners' rights to quiet enjoyment of their Units, the Park Bloomingdale Condominium Association Board of Directors does hereby **CONDITIONALLY APPROVE** your request to install hard surface floor covering, subject to the following:

- Should the Association receive complaints of excessive noise due to the hard surface floor covering, the Board may, as provided for in the Association's Declaration, require modification(s) of the installed hard surface floor covering to prevent noise to surrounding Units.
- That modification(s) required to be undertaken may include, but not be limited to, the installation of additional sound dampening material, the installation of carpet over the hard surface floor covering, and/or the removal of the hard surface floor covering.
- That any and all modification(s) required to be undertaken shall be performed, or caused to be performed by you, with any and all costs incurred in performance of the required modification(s) being your sole obligation and responsibility.
- That, in the event complaints are received concerning noise emanating from your Unit, which may be connected to your installation of the hard surface flooring, the Board may perform in its sole discretion, or cause to be performed, sound transmission testing and/or modification(s) to the installed hard surface floor covering in the Unit, with any and all costs incurred being charged to your assessment account as a Common Expense.
- That should the Board find it necessary to perform, or cause to be performed, sound transmission testing(s) and/or modification(s) to the installed hard surface floor covering in the Unit, the Board and/or their agent(s) shall have the right to access your Unit upon reasonable notice.

*Professionally Managed by:
EPI Management Company, LLC*

*14032 South Kostner Avenue, Suite M • Crestwood, IL 60418 • (708) 396-1800 • Fax (708) 396-9831
E-Mail: epi@epimanagement.com*

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- Failure to comply with the terms of this conditional approval may result in the Association initiating legal action to enforce the above terms, with all attorney fees and court costs incurred by the Association being your obligation.

By installing the hard surface flooring covering you understand, agree, and accept the terms of this conditional approval. Should you have any questions, please do not hesitate to contact the Board of Directors.

Sincerely,

Board of Directors
Park Bloomingtondale Condominium Association

ACCEPTED: _____

Homeowner's Signature

Homeowner's Printed Name

Date Signed by Homeowner