



STANDARD 11 EXCLUSIVE USE COMMON AREA 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

REVISED DECEMBER 2023, RESOLUTION 03-23-145

1.0 GENERAL REQUIREMENTS

See Standard 1: General Requirements

2.0 APPLICATIONS

- 2.1** Attaching substances shall encompass glues or adhesive strips for coverings on concrete garage, courtyard, atrium and patio slabs only. Coverings for balconies shall utilize adhesive strips only.
- 2.2.** No screws, nails, or any type of penetrating attachments shall be permitted.
- 2.3** Coverings and coatings in Non-Exclusive Use Common Areas such as driveways and walkways are prohibited.
- 2.4** Color, style, fashion, or design of any floor covering shall be optional.
- 2.5** The installation of a four-inch mow strip between the turf and any new patio slab and walkway coverings is required.
- 2.6** Concrete stain and epoxy coatings are permitted on concrete slabs in garages, patios, atriums, and courtyards only.

3.0 MAINTENANCE

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

- 3.2** Members may be asked to remove any floor covering for access to the subsurface for purposes of repairs as may be required at Member's expense.
- 3.3** Members assume all responsibility to replace any floor coverings removed or impacted by repairs performed by VMS or its contractors.
- 3.4** Members assume all responsibility for tile that cracks or become loose due to the building movement or other causes.
- 3.5** Members assume responsibility for any building damage that occurs due to the installation of a floor covering.
- 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.