

By-Law Information for June

Controlling Noise Throughout Our Community

Life in a multi-dwelling living space has the potential to be a noisy experience. Beyond the obvious need to show basic courtesy for our neighbors by considering the volume of our televisions and entertainment systems (and the noise introduced by social gatherings or contractor repairs and improvements), our by-laws provide specific requirements intended to support a more peaceful environment throughout our community.

Requirement: 75% Floor Coverage

In order to reduce the noise between units, our by-laws require that 75% of all floor surfaces be covered for units on the second, third, or fourth floors of our buildings. The requirement does not apply to foyers, kitchens, bathrooms, or first floor units.

Requirement: Additional Major Appliances

Additional appliances (beyond those that were conveyed when you purchased your unit) may not be installed without prior written approval by the Board of Directors. This includes additional washers, dryers, or other major appliances in any unit, including first floor units.

Excerpt from our by-laws (under Restrictions of Use):

Sufficient carpeting or rugs shall be maintained on a minimum of seventy-five percent (75%) of each of the floor surfaces (not including foyers, kitchens, and bathrooms) in Units located over other Units to adequately reduce transmission of sound between Units. Hardwood floors or other hard surfaces may be allowed without such carpeting or rugs on the first-floor level where there are no Units located below. Additional washers, dryers, and other major appliances may not be installed in a Unit without the prior written approval of the Board of Directors. This section 5.15(1) shall not apply to the Commercial and Non-Residential Units.

The majority of the complaints received by property management are related to noise. If you are leasing your unit to renters, please let them know about the floor covering and major appliance by-law requirements.

If you have any questions, please contact the management office at colonnade@abarisrealty.com or the Colonnade Board of Directors at board@kentlandcca.com.