

VENTANA
c/o VISION Community Management
16625 S. Desert Foothills Parkway
Phoenix, AZ 85048
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Hard Flooring in Second Floor Units Noise Abatement Specifications

Per the CC&R's on page 36 in Section 17 – Use and Occupancy Restrictions:

“Each Owner of any Unit located above ground level shall install and maintain at all times at his expense carpeting and/or other sound conditioned floor covering, in each case of grades and qualities from time to time approved by the Board of Directors, on all floors in his Unit, except in the kitchens, bathrooms and laundry areas.”

Per the Ventana minutes dated March 10, 2022; the board of directors approved a minimum IIC rating and STC rating of 65 for hard flooring installment in carpeted areas in second floor units.

Any changes to the flooring in second floor units should be submitted to the HOA using the architectural request form found on the Ventana website.

Additional information regarding IIC and STC ratings:

IIC stands for Impact Insulation Class, and it measures the level of structure-borne sound isolation between two spaces. Examples would be footsteps, cabinet doors closing, etc.

STC stands for Sound Transmission Class, and it measures the level of airborne sound isolation between two spaces. Examples would be TV noise, barking dogs, etc.

If you have any questions, please feel free to contact Ventana@WeAreVision.com. The board thanks you for your cooperation in this matter.

Sincerely,

Vision Community Management
Managing Agents for Ventana