

Crossbow Landing's By-Laws require that ALL unit renovations require approval. You can request an application for approval of a renovation from PEKA [here](#).

Flooring replacement policy

[This policy was passed at the January 2016 ACM. The sound transmission requirements apply to all floors above the first floor.] [Rev 2017-07-19]

The Board is particularly concerned about the quality of floor material used in our units, as the floors are a large contributor to noise transmission.

In recognition of the requests received by the Board to install hard surface flooring, and also in recognition of the number of Owners who have indicated that they are dissatisfied with the current level of soundproofing of our complex (please note- current building code calls for an STC rating of 50), the Owners have approved the following flooring policy:

Regarding applications to change the flooring surface in a unit:

- Sound Transmission requirements: ANY flooring, hard or soft surface, approved for installation by an Owner will need to meet the following requirements:
- The materials used must have a minimum of a total STC (Sound Transmission Class) 65, IIC (Impact Insulation Class) 65 or FIIC (Field Impact Insulation Class) 65 rating; and
- The underlay used must have a specified IIC rating.

Compatibility with in-Floor Heating: It will be the responsibility of the applicant to ensure they are requesting permission to use products which will work in conjunction with the in floor heating in each unit, and proof of this compatibility will be required at the time the application is made.

Inspection requirement: Upon Board request.

Bylaws

[Following are two excerpts from the Crossbow Landing By-laws that apply to unit renovations. There may be other provisions not quoted here that also apply. It is the Owner's responsibility to be knowledgeable on all applicable parts of the By-laws.]

Section 3. DUTIES OF THE OWNER

An Owner shall:

(d) not make any repairs, additions or alterations to the interior or exterior of his Unit or the Building (including interior and exterior load bearing and partition walls) of which his Unit forms a part of including, without limitation, to the plumbing, mechanical or electrical systems, flooring, cabinets, fixtures or improvements within his Unit without first obtaining the written consent of the Board as to the proposed plans and specifications and as to the contractor or trades to be utilized for same.

Notwithstanding this subsection 3(d), an Owner shall be entitled to tint the windows of his Unit for the purpose of U.V. light protection provided that such tinting is first approved by the Board and then conducted in accordance with any directions and specifications the Board may impose in the Board's sole discretion;

Section 68 (A) (xx)

(similar to Section 3 (d) but with costs prescribed)

An Owner shall not:

make or cause to be made any structural, mechanical or electrical alterations or additions to his Unit or any load bearing wall, without first having the design and specifications of such alteration or addition approved in writing by the Board. Any alteration or addition made by an owner without such approval may be restored or removed by the Board or its duly authorized representative and any costs incurred by the Corporation as a result thereof shall forthwith be paid by such Owner to the Corporation and shall bear interest at the Interest Rate from time to time such costs are incurred until paid;

Passed by the Board on March 4, 2020