

INFO DOCUMENT AB – SOUND & NOISE LEVELS

Noise considerations

1 - Excessive Noise

1. Due to the high number of noise complaints being received Owners need to be aware of the information in this section. Enforcement actions will be initiated as needed to reduce and eliminate these complaints.
2. Generally, Unit to Unit noise issues need to be discussed with your neighbor. This is the best course of action. Mitigate the situation and refer to the LAP Association policies.
3. According to the Columbus Ohio Code of Ordinances/Title 23-General Offenses Code: No person shall operate or permit the operation of any sound amplification system, auditory device, or stationary sound source from real property that is zoned residential in a manner as to be heard fifty (50) feet (15.2 meters) beyond the property line of the Unit from which the sound emanates outdoors. Per the Association’s attorney’s interpretation of the city code, sound penetrating another Condominium Owner’s Unit through the walls is subject to the code and to the Association’s restrictions on noise levels.
4. As with any two-story Condominium structure with up and down occupants, occasionally first floor neighbors may hear people/animals walking on the second floor. This does not normally qualify as “excessive noise” or grounds for a complaint either to the upstairs neighbor or to the Management Company. The “Good Neighbor Policy” asks the up/down neighbors to discuss and mitigate, to the greatest extent possible, any noise that may transfer between the 1st and 2nd floor Units. Owners need to be aware when installing hard surface flooring on the second story units it could affect your downstairs neighbors and result in complaints, infraction assessments, up to and including the removal of the hard surface flooring, Hard surface flooring is not recommended by the Association, since excessive noise may transmit to downstairs Units.
5. After review of the Governing documents by the Association’s attorney’s Owners installing hard-surface flooring on a second floor Unit are required to provide soundproofing materials beneath the hard surface to ensure the flooring is not required to be removed due to noise complaints from first floor residents or other Units in the building.
6. Noise complaints between upper units, adjacent units, and lower units occurs frequently. It is the offending Unit’s responsibility to reduce noise transmission penetrating into other unit(s) through the floor or walls by installing soundproofing, carpeting, area rugs, restricting running, jumping, music, dog barking, etc. by Occupants and animals.
7. Noise transmission from Washing/Drying Machines between Units is prohibited. Occupants are required to install sound absorbing material under their machines if their operation can be heard by their neighbors. Washing/Drying Machines need to be operated in a manner that does not generate banging, knocking, or excessive noise that could transmit between Units.
8. The use of any exercise or other type of equipment at any time which could transmit noise through the floor is prohibited unless noise mitigation is installed to eliminate noise transmission.



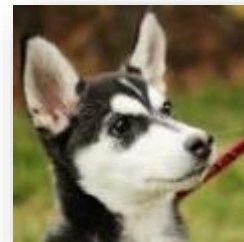
floor.
for a
floor



9. Unit Owners may file a complaint with the Association which can lead to an infraction notification/assessment to the offending Unit’s Owner. All Occupants have an obligation to minimize noise transmission from their Units at all times.
10. No Units are exempt from these policies. (First floor, Second floor, or adjacent.) Any type of noise transmitting between Units between 10:00 PM and 8:00 AM is prohibited seven days a week. All Occupants of any Unit have a right to a quiet environment without noise intruding from another Unit penetrating into their living space.

2 - Barking Dogs & Dog waste

- Barking dog complaints are one of the most often received complaints by close neighbors and others in a multi-family community allowing pets, including the LAP. We are a pet friendly community. Barking dogs should not be heard beyond the walls of an Occupant’s Unit at any time day or night. Dogs that bark at other Occupants are not permitted on patios or balconies, and must be controlled at all times when walking on community property. Remember barking dogs fall within the Declaration’s obnoxious and offensive activity category along with rules and regulations regarding noise. Pets who make noise continuously and/or incessantly for a period of ten minutes or intermittently for two hours or more to the disturbance of any occupant at any time of day or night are considered a nuisance and a violation of this policy.
- Dog waste must be promptly and completely removed and disposed of in Owners’ trash or toilet. Should dog waste management become a problem and Owners continue to file complaints the Board may request a DNA test for each dog in the community at the Unit Owner’s expense. The best policy is: “If you see it pick it up.” Or “If you see someone not picking up – snap a picture.”



WHO? ME?

3 - Construction & Remodeling noise

As the Units in the community age, it can be expected that remodeling and construction will occur more often. Please review the following prior to any planned construction. Construction or remodeling work can only be done between 8:00 a.m. and 6:00 p.m. weekdays, only between 10:00 a.m. and 6:00 p.m. on Saturdays, and is prohibited on Sundays.

1. If construction work or remodeling is going to be performed in a Unit the Condominium Owner is required to notify all Units with adjoining walls, floors, or ceilings. The Management Company can assist with the notifications. The notification of neighbors can be via USPS or email from Management Company.
2. Restricted times can be modified and/or waved if you have written agreement from all your adjoining Unit neighbors. This will allow work to proceed at other agreed upon times.
3. Professional or personal construction or remodeling work that does not generate any abnormal sounds beyond your Unit’s walls/floors/ceilings may proceed at any time.



the