

**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION  
POLICY RESOLUTION NO. 9  
USE OF UNITS AND COMMON ELEMENTS  
SOUND TRANSMISSION GUIDELINES**

relating to noise, sound transmission and nuisances

GIVEN THAT Article 3, Section 3.1 of the Bylaws provides in applicable part that, "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act or the condominium instruments required to be exercised and done by the Association"; and

GIVEN THAT the same Article and Section also provides that the Board of Directors is empowered to adopt and amend rules and regulations and enforce by legal means the provisions of the Declaration , Bylaws, and the rules and regulations; and

GIVEN THAT Policy Resolution Number 5, Section II (c) provides that "in those units which are above another unit, carpeting and appropriate padding shall be maintained on at least eighty percent (80%) of all floor surfaces excluding kitchens, bathrooms: and closets"; and

GIVEN THAT the Board deems it necessary and in the interests of all residents to establish policy regarding noise and nuisances;

NOW, THEREFORE, the Board resolves that the following policy regarding noise and nuisances be, and hereby is, adopted:

## I. REQUIREMENTS

### A. Floor Covering

As provided in Policy Resolution No. 5, carpeting and padding must be maintained on eight) percent (80%) of the floor surface of each unit, excluding foyers, kitchens, closets and bathrooms. Such floor covering significantly reduces sound transmission between units.

Carpets or rugs alone do not adequately insulate against sound transmission; they require padding to do so.

Jute and/or horsehair floor coverings do not adequately insulate against sound transmission and are, therefore, not generally acceptable floor covering by themselves.

### B. Quiet Periods

Quiet periods are to be observed between 11:00 p.m. and 8:00 a.m. During quiet periods, audio equipment, televisions, and musical instruments shall be used or played at such levels as to be audible only within the unit. The use of earphones is encouraged. The sound level at parties or other functions shall be kept at a level as to not disturb other occupants,

## II. NUISANCES AND PROHIBITIONS

Loud noise, abusive or foul language, harassment of other residents, unruly behavior and destruction or defacement of common property are prohibited and shall constitute a nuisance.

Two-way, short-wave, ham radios and similar send/receive devices are prohibited.

Except for any common antenna or receiving systems approved for the Association by the Board, all exterior antennas are prohibited.

### III. ENFORCEMENT

Violations of noise or other local ordinances may be enforced by Arlington County without regard to any other remedies available in the Governing Documents. Arlington County Police are specifically permitted to enter upon the Common Elements and units to enforce the law, and any resident may call the Police for any violation without regard to other remedies available in this Resolution or the Governing Documents.

For any continuing or repeat violation or disturbance, the Association reserves the right to levy fines, suspend privileges, or initiate legal action, in accordance with the processes and procedures of Policy Resolution No. 4.

