



WYNDHAM CLUB

condominium living community

The following criteria was provided to Wyndham Club by the Maxxon™ Corporation. Maxxon™ designs and guarantees products for flooring applied on top of flex coat/gypcrete flooring. Wyndham Club residents who are installing either a real hard wood floor, laminate hard wood flooring, carpeting or tile must adhere to the following specifications after contacting the front office.

PROPER APPLICATION OF REAL HARD WOOD FLOORING

FLEXCOAT CONCRETE/GYPCRETE IS USED AS A BASE SURFACE FOR ALL CONDOMINIUM UNIT FLOORS. FLEXCOAT CONCRETE IS A POWDERED MIX CONCRETE. BECAUSE THIS IS NOT REAL CONCRETE THESE SPECIFICATIONS MUST BE FOLLOWED:

1. Contact front office and repair all cracks and damages to flex coat/gypcrete. (See guidelines "Repairing Flex coat")
2. 5/8", 3/4", or 1" plywood must be laid on top of the flex coat. This plywood **MUST NOT** be nailed to the flex coat. The plywood can be glued **HOWEVER**, the glue may contain certain chemicals which can result in a negative chemical reaction with the flex coat concrete.
3. Proceed laying hardwood flooring, using the correct length of nail. This would depend on the thickness of your wood flooring and plywood. Nails must NOT penetrate flex coat concrete. This will cause damage to the base surface. An underlayment is not required between the wood flooring and the plywood.

PROPER APPLICATION FOR LAMINATE FLOORING

1. Contact the front office and repair all cracks and damages to flex coat/gypcrete. (See guidelines for "Repairing Flex coat")
2. *Apply the guaranteed Maxxon™ brand floor sealer. The cost per gallon is approximately \$60.00. Two gallons would be enough for one Unit. According to the manufacturer's specifications, the sealer is applied in a diluted form. Roll the suggested amount onto floor (see sealer container for directions) and allow to dry 20-30 minutes. Apply second coat and allow to dry 20-30 minutes. Apply third coat and allow to dry 20-30 minutes. *If application of sealer is done incorrectly, OR if other products have been used prior to applying Maxxon™'s sealer, Maxxon™ will NOT guarantee their product. If other brands of sealer or adhesive products are applied to the flex coat/gypcrete, the



chemical reaction will ruin any installed flooring. Adhesives used to apply the flooring will not bond correctly to the surface and may create additional damage.

3. Application of an underlayment backing beneath the flooring is required. Depending on your underlayment, this can be a peel-back adhesive which can be laid on top of the concrete.

4. Install laminate flooring per instructions in the kit.

PROPER APPLICATION FOR LAMINATE FLOORING

1. Purchase the proper underlayment which does not require gluing. See above for explanation of glue chemical reactions.
2. Lay underlayment on top of the flex coat concrete and proceed with installation.
3. Once laminate flooring is locked in on the floor, there should be no shifting of pieces.

PROPER APPLICATION OF TILE

1. Contact the front office and repair any cracks or damages to the flex coat/gypcrete (if applying tile to floor).
2. ALL Units **MUST HAVE** Durabond board laid on top of the flex coat base surface prior to installation of ceramic tile. If the Durabond board is not installed prior to tile installation, when tile is removed at a later time, the entire base surface flex coat will be damaged. The flex coat would need to be replaced prior to any work.

PROPER APPLICATION OF CARPETING

1. Contact the front office and repair any cracks or damages to the flex coat/gypcrete flooring.
2. Install carpet.



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REPAIRING FLEXCOAT CONCRETE

All residents must contact the front office prior to repairing the base surface flooring (flex coat/gypcrete). After a homeowner has removed the existing flooring in order to install new carpeting, or any wood flooring, the homeowner must insure that the base surface flex coat concrete is not damaged (cracked, or pieces missing). If the Unit's base surface is damaged, please follow these specifications for repairing:

1. Use a product called Thin Set, mix according to instructions and apply to any cracks or pieces missing from the flex coat concrete. The Thin Set can be applied with a trowel. The curing time for this product takes approximately one (1) hour.

Please contact the front office with any questions regarding remodeling. Please remember any homeowner planning alterations of this caliber must submit their Architectural Change Application (Exhibit B of rules and regulations) prior to ANY work. Any homeowner who does not have an approved application signed by Wyndham Club is subject to fine.

Owner Signature Date

Property Mgr. Signature Date

Building/Unit Address