

## Artificial Turf Guidelines

This guide is meant to assist homeowners in following the newest artificial turf resolution (2021). This guide does not put additional restrictions on homeowners or guarantee any rights. All reference material is meant to be strictly informational. This guide was last updated October 13, 2021.

### **Scope:**

The scope of application for the use of Artificial Turf is not recommended for approval for front yards or locations where it is visible from the street.

Golf course facing properties will not be approved for artificial turf due to the "CC&Rs 11.9 (b) All grass lawns planted on Units or Areas of Common Responsibility shall be of equal or better grade than Golf Course grass". Golf Course grass is under the "Live Sod Grass" designation.

- a. Side yards and back yards only,
- b. The artificial turf must be installed behind a solid fence and not visible from the street or golf course.
- c. Up to 75% maximum of the back or side yard can have installed Artificial Turf.

### **General Guidelines:**

1. The turf selected must be of high quality, from a vendor licensed to install artificial turf. The turf must be made from polyethylene or polypropylene fiber with nylon thatching. It shall be of a natural green color with a height no lower than 1 inch and no taller than 1.75 inches. Example of specific description or make up links in Reference Section (1).
2. The artificial turf must be installed by a licensed and experienced artificial turf installer. This installer can discuss with you any potential problems you may encounter with artificial turf and help you to avoid them. They can also advise you on which type of grass will best fit your needs as there are many types to select.
  - a. For example, do you need a pet turf, dual layered with action backing, recommended for dogs/large dogs, heavy use, easier for clean up; a turf for light to moderate traffic, small dog possible; or a turf for moderate to heavy traffic, kids, and larger dogs.

- b. Selection should be done to best match the end use projected now and future use. Installer shall also provide their process for area preparation and base material and technique.
  - c. Specific grass type will be reviewed upon submission to the MC with information on its potential final use. (See request process below).
  - d. All installations, if done properly, will look clean (no visible patch work or seams when installed). All turf shall be properly attached to base work, not become “lumpy” or come apart at the seams and should remain and show flat, even after years of use.
  - e. If any final installation is observed to have these non-compliant conditions, it must be reinstalled or removed from the property.
2. The homeowner is responsible for ensuring that the contractor has seen all the resolution guidelines for installation of the turf. Information can also be provided by the management company, or HOA web site. See Reference Section (2)
  3. Shall be installed only on natural ground area, i.e., dirt, sand, etc., and not over established concrete. This is more a safety and a visible view concern, due to lack of padding or other product requirements
  4. Besides the installation of the turf, the installer can discuss future maintenance that your new artificial grass will require. Setting up a routine maintenance schedule with the installer is also an option, or other qualified supplier. (See maintenance information below or Reference link (3)).

**Request Process:**

1. Using the CC&R Landscaping Guidelines, all necessary information must be included in the MRF. (Maintenance Request Form)
  - a. This information includes;
    - 1.a.i. A photo of the area to be turfed,
    - 1.a.ii. Dimensions of the side and back yard showing turf areas and landscaped areas,
    - 1.a.iii. Product description information,
    - 1.a.iv. Any landscaping flower/shrub beds, and drainage, if needed or as applicable.
2. All proposals from the contractor must be submitted with the Modification Request Form. This should include:

- a. The name of the installer,
  - b. The product brand,
  - c. The grass type and
  - d. Installation plan.
3. If other items to be installed i.e., new flower beds or shrubs beds are added, the Modification Request should include the location of the beds, the plant names and plant locations, edging, mulch, or ground cover.

### **Maintenance**

1. Regular or routine maintenance on all lawns will be determined by consultation between the installer or supplier and the Homeowner. Each lawn will be different in maintenance depending on how the lawn is used and which grass type is chosen. Burrowing animals, tree roots, pets and people can all influence the need for maintenance.
2. All turf shall be maintained, cleaned and checked for coming loose or other wear and tear use.
3. Homeowners must also note that Artificial turf lifetime is usually between 10 and 20 years and replacement or update will be required if such surface is showing visible wear and tear.
4. This replacement or upkeep cost is on the burden of the property owner.
5. The HOA can provide sources of information from time to time, on how to observe wear and tear or the like type of maintenance issues. Reference (4,5,6)

### **APPROVAL REQUIRED:**

Interested homeowners will submit the Modification Request Form (MRF). For expedient project approval please include:

- Contractor bid, installation measurements, drawings, maps, color photos and sample of grass to be installed (reference section request above)
- The Modification Committee will respond to all applications within 45 days of receipt of a complete application along with all supporting documentation.

## **References:**

1) **Types of Artificial Grass-Examples**

<https://turffactorydirect.com/product-category/landscaping-turf/>

2) **Installation of Artificial Turf-Examples**

<https://www.artificialgrassliquidators.com/how-to-install-artificial-grass/>

3) **Maintenance of Artificial Turf-Example**

<https://artificialgrassrecyclers.com/artificial-turf-maintenance/#:~:text=Here%20are%20a%20few%20artificial%20turf%20maintenance%20tips,stay%20in%20contact%20with%20your%20artificial%20grass%20>

4) **Life Span--Example**

<https://returf.com/the-lifespan-of-artificial-turf/#:~:text=Some%20artificial%20turf%20lasts%20as%20little%20as%2010,care.%20The%20average%20is%20somewhere%20in%20the%20middle.>

5) **Warranty and upkeep information: Reference only**

<https://www.lazylawn.co.uk/guide/how-long-does-artificial-grass-last/>

6) **Guide to Artificial Grass—Reference only, not a recommended supplier link info only**

<https://www.lazylawn.co.uk/guide/>