

## CRITERIA FOR ARTIFICIAL TURF AND PLANTS:

1) **Artificial plants and trees** are *prohibited* in front yards.

2) **Artificial turf is not allowed in front yards. Artificial turf is only allowed in back and side yards behind 6' high fence.** EXCEPTION: artificial turf may be allowed on properties adjacent to golf course surrounded by plants or 3' high fence, subject to the 25' setback. Artificial turf must be installed in a manner consistent with natural turf installation. **Combinations of grass and artificial turf will not be permitted, nor will any combinations of different types of artificial turf be permitted. All plans to install artificial turf must be submitted for and approved by the Architectural Committee prior to installation.** Each application for installation must be supported by the specifications of the product, the method of installation and a sample measuring six inches by six inches (6"x 6").

a. **Specifications:** the material/product must meet or exceed the following:

Fiber Type: Polyethylene. Lead free product only.

Face Weight: Minimum 57 oz. per sq. yard

Pile Height: Minimum 1-1/2"

Color: Natural turf

Tufting Gage: minimum 3/8"

Backing: URETHANE, min. 20 oz. per sq. yd. – adequate drainage required

Product Total Weight: 80 oz. per sq. yard

Infill Type: specified by manufacturer

Product must be first quality goods and manufactured in the USA and must be warranted for a minimum of 8 years for defects in material resulting in premature wear due to ultraviolet radiation from the sun.

b. **Installation:**

Turf must be placed over 3" of 3/8" minus drain rock and must be mechanically compacted.

Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water; therefore deep root or subsurface irrigation techniques should be incorporated into irrigation plans. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve inches (12") beyond the mature caliper of the tree. The rings must be covered with approved mulch.

Turf must be setback a minimum of three feet (3') from property lines.

Turf must be edged with a hard surface material. (Examples: pavers, flagstone, boulders, decorative or retention walls, mow curbs, steel, etc.)

Drainage across the lot cannot be altered nor impact a neighbor's lot.

**Entire installation must be by a licensed contractor that has documented artificial turf experience and references from manufacturer.**

c. **Maintenance:**

**Artificial turf must be maintained in like new condition and not allowed to fall into disrepair. During the life of the artificial turf, the Architectural Committee may, in its sole discretion, determine if the turf has deteriorated below acceptable standards of color and/or condition.**