

OAKMONT

IN THE VALLEY OF THE MOON

OAKMONT VILLAGE ASSOCIATION
ARCHITECTURAL COMMITTEE

ARTIFICIAL TURF POLICY

Artificial Turf is allowed as one of the several elements used to accomplish an attractive and esthetically pleasing front and street side frontage yard landscape plan and consistent with the landscape requirements in the Architectural Guidelines and Standards.

An application for installation of Artificial Turf must include:

1. A plan for the entire ground area involved, showing no changes to drainage patterns.
2. A 6x6 sample of the Artificial Turf to be used that complies with the minimum standards set in section below.
3. Manufacture Brochure detailing complete installation instructions.
4. Confirmation from the licensed installation contractor that they know, understand and will comply with the installation instructions.

Minimum Standards:

1. Only polyethylene turf is permitted.
2. Only two (2) or more multicolored blends shall be accepted.
3. Artificial Turf and infill materials must be free of lead or any other heavy metal materials.
4. Infill of silica sand variety is permitted, infill must be specified by manufacturer, no rubber products will be permitted.
5. **Backing/Drainage:** Turf backing shall be completely permeable to allow uniform drainage and prevent surface run-off, pooling and flooding.
6. **Contractor Standards:** Contractors shall be licensed for such installations.
7. **Installation:** Artificial/Synthetic Turf must be installed in such a way as to appear seamless and uniform. An appropriate solid barrier such as pavers, brick, or concrete shall be used on all edges of the Artificial Turf to separate the Artificial Turf from soil and vegetation.
8. **Weight/Height:**
 1. Face/Pile Weight: Minimum 60 ounces /CY
 2. Tufting Gauge: Minimum ½ inch
 3. Pile Weight: Minimum 20 ounces/CY
9. **Warranty:** A minimum of eight (8) years for full replacement against manufacture's defects, installations, ultraviolet light degradation, and weed barrier is required.
10. **Maintenance:** Artificial Turf shall be maintained in a like new condition, color, and uniformity with no tears or seams visible. When Artificial Turf has reached the end of its life span and no longer appears natural in color and appearance, or suffered irreplaceable damage or wear, the turf must be removed and replaces with new Artificial Turf or other landscaping.