



General Synthetic Turf Guidelines:

- The synthetic turf must be natural in appearance and integrated into the overall landscape design in a natural looking manner, so as not to appear as a sports field and it shall not be installed directly adjacent to the property line.
- The general appearance of the synthetic turf must be designed and installed in such a manner as to effectively simulate the appearance of a well-maintained lawn.
- The synthetic turf uniformity must be maintained for all areas.
- The synthetic turf shall not be installed on slopes greater than 6% unless it has been reviewed and approved by licensed professional. This consultation service will be an expense of the homeowner.
- All synthetic turf will need to be screened by a 3' rock or mulch bed boarding the perimeter of the property. The bed will consist of 1 shrub equivalent* for every 15 sq ft of bed.
- No synthetic turf shall be installed or approved in the front yard.
- Artificial turf is approvable for use in rear yards only.
- Maximum area of artificial turf permitted in rear yard shall follow the same standards for turf in rear yards

Synthetic Turf Guidelines for Backyard Lawn:

Product Specifications:

- Turf must be natural in appearance
- Pile height must be at least 2 inches and no more than 3 inches
- Pile weight must be in the range of 30 to 60 ounces per square yard
- Turf must have a minimum of an 8-year product warranty and the warranty shall not be limited to the amount of usage, lawn elevation, nor the type of footwear that can be worn.
- The product shall allow for vertical drainage at a minimum 10' of standing per hour
- Turf must have UV protection
- The yarn denier needs to be a minimum 75 microns thick
- Infill material shall consist of sand, rubber or a combination of the two products
 - Sand will need to be silt free
 - Rubber with steel filaments will not be allowed.

- Primary backing system will require a minimum 8 ounces per square yard
- Secondary backing system will require a minimum 8 ounces per square yard
- No felt backing is allowed

Product Installation:

- Turf must provide adequate drainage both horizontal and vertical
- Turf cannot be placed directly on top of existing grass, dirt or hardscape adequate sub-grade must be installed.
- Sub-grade
 - Should include a geo-textile fabric that is placed between the existing, compacted soil and the porous aggregate material.
 - Porous Aggregate layer is defined as a material that is compacted and will provide stabilization stability for the sub-grade and the material should be porous enough to allow for sufficient vertical drainage.
- Turf must be adequately secured – no ripples or seams showing
- Seaming should be completed using an approved tape and glue or stitching.
- The stitch rate should be a minimum of 10 stitches per 3”
- Tear Strength should be a minimum of 200 lbs.
- Turf edges must be finished and anchored with the either concrete curb, treated wood header, trench drain or an approved composite edging material. Turf needs to be securely fastened to prevent any lateral movement of the backing material.
- Turf must have prepared base of “infill” as defined in the product specification section
- Turf must have a minimum 1-year installation/workmanship warranty

Putting Green Guidelines:

- No greater than 350 s.f. total
- Must be in the backyard only and cannot be adjacent to property lines
- Must use Putting Green specific Turf
- Turf must be natural in appearance
- Pile height must be at least ¼ inch
- Turf must have a minimum of an 8-year product warranty
- Turf must have a minimum 1-year installation/workmanship warranty
- Turf must have UV protection and should not fade during the manufacturer’s warranty period
- Turf must provide adequate drainage
- Turf cannot be placed directly on top of existing grass, dirt or hardscape
- No felt backing

Artificial Turf Maintenance Guidelines:

- The manufacturer and/ or installer shall provide the homeowner with detailed maintenance instructions for the synthetic turf.
- Removal of all organic material from the surface
- If you have animals that will use the turf, please remove the animal feces on a frequent basis, and wash the area with a hose. Urine should flow through the turf like rainwater
- A spray irrigation system is recommended if using synthetic turf in yards containing pets, as this allows for regular washing of the material.
- Color and appearance of turf must remain as originally submitted to the Architectural committee. If not, this constitutes and is subject to covenant violation. In more detail the property would be considered in violation of landscape maintenance and possibly subject to levied fines until matter is rectified.

ARCHITECTURAL REQUEST FORM ADDITIONAL REQUIREMENTS:

1. Photo of the area to be covered by the artificial turf and photo of proximity areas
2. Professionally prepared, scaled plan showing the area to be covered in context of the yard with the total square footage of the synthetic turf area and the total square footage of the rear yard clearly labeled on the plan.
3. One square foot sample of the selected turf
4. Selected product specifications
5. Description of the method of installation