

Artificial Turf Guidelines

Any lot in the community is limited to a maximum of 70% coverage in total using artificial turf (applies to front yard) The areas for possible installation are for any existing landscaped areas whether existing turf, mulch beds, rock beds, islands. All owners or satellite boards must submit a MAC request application for installation and receive approval before beginning any work.

The request must have the following information provided.

- A sample of the product to be used including model name and style
- Complete product specifications sheet from the manufacturer
- The manufacturer's warranty on the product being submitted
- Photo(s) of the area to be covered by the artificial grass
- Proper drainage plan if required
- Photo(s) of proximity area as well as description of the method of installation and the number of square ft of the artificial turf and total square ft of landscape area.

General Guidelines

The design plan must incorporate natural curve boundaries where possible (avoid square corners, etc.) except where the turf may abut the driveway or sidewalk.

The turf may not be installed over or next to the foundation of the home, there must be a border of rock or mulch to separate the turf from the home. The product must be made of polyethylene and have a minimum face weight of 60oz. face weight. NO LIME GREEN FIBERS WILL BE CONSIDERED. 8 year non prorated warrantee. Installers should be careful installing around large windows which could reflect the sun and damage the artificial turf. Infill to be a minimum of 2.5lb/square foot to ensure high traffic areas will broom back to fibers to stand up.

The turf must allow of penetration throughout artificial turf and should not be over drip line canopy area for tree unless specific irrigation for tree is provided. When installing artificial turf, the fibers in front yards need to face toward the street for the best look. Artificial turf in front yards fibers required to be ½ inch above the hardscape for a natural look.

The color must be like the geographical area of natural grass, as a blended, multi-color monofilament fiber minimum pile height 1.5/8 inches.

Front yards areas must retain a minimum of 30% of overall square footage or organic plan such as planter beds, rock beds mulch beds, bushes, shrubs. etc.

Professional installation is required including a properly prepped base for drainage and seams may not be visible.

Artificial grass must be cleaned as necessary and periodically groomed to maintain its appearance.

The owner will inspect the turf annually and make repairs as necessary to ensure the artificial turf maintains its appearance.

The Association may require replacement of the artificial turf if is damaged, unevenness, worn areas, fading deterioration of any kind.