

## **ASSOCIATION RULES & ARCHITECTURAL GUIDELINES: UPDATES**

### **SUPPLEMENTAL RULES FOR SYNTHETIC GRASS (ARTIFICIAL TURF)**

Adopted during the July 20, 2017 Open Board Meeting

Synthetic grass may be installed only after submitting an Architectural Request Form and it is approved by the Architectural Committee. Any installation without prior approval or installation of unapproved Synthetic Grass not in compliance with the following Guidelines is prohibited and may result in monetary penalties. Removal and or replacement of Synthetic Grass that does not meet the standards set forth by these guidelines will be at the homeowner's expense.

- Synthetic Grass must be installed by a Licensed Contractor as set forth by the manufacture's guidelines and be covered by a manufacturer's warranty of at least eight (8) years. The grass must be maintained as per manufactures requirements
  - After installation, regular raking will be required to maintain natural grass appearance. It must be maintained in good condition with no tears, visible seams or color variation or fading.
- All requests must include a minimum sample of not less than 6"X6" of the exact finished product along with manufactures product specifications and name of installation company.
- Allowable face weight (pile weight) must be a minimum of 38 ounces per square yard. The maximum width of the stitch gage is  $\frac{3}{4}$ ". Pile height of Synthetic Grass must be a minimum of 1  $\frac{1}{2}$ " and not to exceed 1  $\frac{3}{4}$ ". 100% poly material without nylon are the recommended choices.
- Only natural grass colors are acceptable and must remain unchanged from natural green lawn appearance.
- Primary backing must be a Duraflo and/or Urethane, and permeable or punched hole backing to provide a good water flow and drainage. Sub-base and infill must be in accordance with manufactures requirements.

When the Synthetic Grass reaches end of lifespan or has suffered irreparable damage or wear or no longer appears natural in color or appearance, the grass must be replaced, as a condition to this approval.