

**Allow 30 days
for review**



Ranch Assn Office use only:	
<input type="checkbox"/> Credit Card	<input type="checkbox"/> Check # _____
Amount \$ _____	
Received by (initials) _____	

Artificial Turf Modification Request Form

Date _____ DC Ranch Parcel _____ Lot _____

Property Address _____

Property Owner _____ Submitted by _____

Phone _____ Phone _____

Email _____ Email _____

Signature _____ Signature _____

- Option 1 – Submittal Fee \$ 150.00.** Replacing existing natural turf with artificial turf with no other property changes.
- Option 2 – Submittal Fee Range \$ 250.00-\$ 500.00** Either installing new artificial turf with no previous lawn or making any changes.

Fee must be received prior to submittal being placed on Modification Committee agenda for review.

A member of the DC Ranch Modification Department may visit this property to take pictures of the proposed modification areas where work will take place. Prior to any visit, permission by Homeowner must be obtained.

Homeowner Signature _____ **Date** _____

This signature will allow staff member a onetime access to the exterior areas of the property for previously explained purposes. All attempts will be made to contact Homeowner prior to any impending visit. Homeowner, or their representative agent, may send email granting permission.

Project Description:

TOTAL SQUARE FEET OF ARTIFICIAL TURF TO BE INSTALLED:	
TYPE OF INFILL / AMOUNT (#/SF):	

Specifications (If the specification sheet lists different colors or multiple product types, clearly identify the exact color and product that is being proposed):

MANUFACTURER NAME		FACE WEIGHT (not "total weight"):	
PRODUCT NAME:		PILE HEIGHT:	
GRASS COLORS:		DRAINAGE PERMABILITY MEETS STANDARDS:	<input type="checkbox"/> Yes <input type="checkbox"/> No
THATCH COLOR:		TREES CURRENTLY EXIST ON FRONT YARD:	<input type="checkbox"/> Yes <input type="checkbox"/> No
FIBER MATERIAL	<input type="checkbox"/> Polypropylene <input type="checkbox"/> Nylon	NUMBER OF TREES:	

Turf Installation Contractor (required)

Company _____ Phone # _____

Address _____

Contractor License _____ Estimated Completion Date _____

NOTE: DC Ranch will use the information on this form and any other attached documents during the modification review process. If requested, all information contained herein may become available to other DC Ranch property owners.



Submittal Requirements Checklist for Artificial Turf Applications

Applications for use of *artificial turf* must be submitted to the Ranch Association Modification Committee (“Committee”) for review and approval **prior to any installation**. Construction or installation may not commence until such approval is granted in writing by the Committee.

1. Artificial Turf Modification Request Form.

- The completed Artificial Turf Modification Request Form must be completed and signed by the Owner and include contact information for the contractor installing the *artificial turf*.

2. Front Yard Landscape Turf Plan.

- Must be accurately drawn to a DC Ranch allowed scale (1" = 10', or 1/8" = 1'). Note: Contact the Modification Department for possible front yard landscape plan that may be available for your use.
- Must provide area calculations in square feet for each area of *artificial turf*.
- Must clearly identify any other landscape changes that are proposed for the front yard, including any new or modified natural plant materials if selecting Option 2 from the request form (page 1).
- Must provide material and color for *header, border, or curbing* (minimum 4") - **No plastic or non-reflective metal borders are permitted-no exceptions:**

Material: _____ Color: _____

Note that “Top of the header, border, or curbing shall be flush with the top of the adjacent *artificial turf*.”

3. Photographs.

- Provide a series of 8-1/2" x 11" color photographs or prints showing the entire front yard from edge of property line to edge of property line at the front sidewalk; **and**
- The specific locations of the proposed *artificial turf*. **If the specification sheets list different colors or multiple product types, clearly identify the exact color and product that is being proposed.**

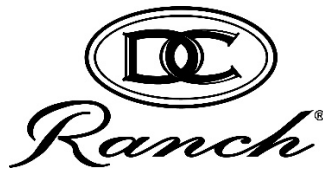
4. Sample.

- Provide a 16" x 16" sample of the actual turf specifications that are proposed.
- Label the back of the sample with the owner’s name, parcel number and lot number.
- Label the back of the sample with the product name and manufacturer.

5. Warranty. (check one) _____ 10 year _____ 15 year _____ 20 year Other _____

6. Qualifications and Experience of Installation Contractor. List of relevant experience.

The owner or applicant is responsible for providing all submittal information as noted above. Failure to provide accurate and complete information may result in delaying the review process.



Design Guidelines for Artificial Turf

In Front yard and/or Exposed Yards

Any proposal to install Artificial/Synthetic Turf (“Artificial Turf”) or to convert existing natural turf areas to artificial turf **must be submitted for approval**. The purpose of the review will ensure on-going compliance with the originally approved plans and to ensure such turf areas meet the minimum size, spacing, function, and connectivity to outdoor living areas, along with the need to modify the header from steel edging to a masonry/concrete border that is complimentary and compatible with the existing materials. These guidelines are applicable to residential, sub-associations and commercial properties and all require application for approval.

Application for Artificial Turf must meet the same front and backyard requirements for use of natural turf as identified in the DC Ranch Guidelines for each respective neighborhood.

The Modification Committee will review applications for the installation of Artificial Turf in the front yard, or any exposed area located outside enclosure walls. The following guidelines, specifications, and requirements are the minimum standards that apply to the use of Artificial Turf in front and/or exposed yards, and the Modification Committee and the Covenant Commission reserve the right to apply additional criteria, and stipulations as deemed appropriate to address the variety of possible conditions.

Size and Layout of Artificial Turf:

- 1) The minimum total square footage and dimensions of Artificial Turf for all exposed yard locations on a single lot shall be as reflected in the Neighborhood Requirements – Summary chart below. Depending on the location of your property, Artificial Turf area may not exceed natural turf guidelines of the landscapable area.
- 2) Artificial turf areas shall be sized to resemble traditional natural turf areas; therefore, very small patches of artificial turf will not be approved.
- 3) No Putting Greens will be allowed in the front or exposed yard location.
- 4) Artificial Turf and natural turf are not allowed in the same exposed yard on a single lot.
- 5) The Artificial Turf shall be installed over an even plane. No mounding, berming, or contouring of the grade.
- 6) Artificial Turf must be surrounded by a permanent concrete, or masonry header, or curb, that is a minimum of 4” wide. Brick, Travertine, Concrete Pavers, or Extruded Colored Concrete are acceptable. Metal or plastic edging will not be allowed.
- 7) Artificial Turf must be placed a minimum of 36” away from the exterior wall of any building, or property line. This will allow the placement of natural shrubs and foundation planting against the base of the wall and/or structure.
- 8) Artificial Turf shall not be placed immediately adjacent to natural lawn, whether on the same lot, or an adjacent property. When natural lawn is on the adjacent property, both the Artificial Turf and the natural turf shall have a minimum of 36” wide planting separation from the property line.

Appearance and Material Specifications:

- 1) The Artificial Turf product or material must have the appearance of “natural rye grass” or “natural hybrid Bermuda grass, as determined at the sole discretion of the Modification Committee and the Covenant Commission, including but not limited to color, color variation, reflectivity, texture, coarseness, size of artificial grass blades, and top-dressing material.
- 2) Artificial Turf must include multi-shades of green grass blades, with a significant amount of tan thatch to provide the artificial turf a more, natural appearance.
- 3) Artificial Turf must have a minimum “face weight” of sixty-five (65) ounces as defined by industry standards, or a maximum face weight of eighty-five (85) ounces.
- 4) The “pile height”, which is the height of the artificial grass blades, shall be a minimum of 1 ½” and a maximum of 2” in height. Pile height is measured from the top of the backing material to the tip of the common grass blade fiber strand.
- 5) The yarn fibers should be made of polyethylene (PE), polypropylene (PP) and/or nylon materials.
- 6) Surfaces must appear seamless, and edges must appear natural and well-groomed.
- 7) If more than one panel of Artificial Turf is proposed on a single lot, the “grain” or the “directionality of the fibers” shall be placed in the same orientation so that the different Artificial Turf panels appear the same when viewed from any point.
- 8) Infill material is required for all artificial turf to keep the grass fibers standing upright and vertical. The color of any granular infill material shall be such that it provides the appearance of natural turf. Infill must be a minimum of 3 pounds per square foot based on upon standards industry guidelines. Acceptable infill materials will include, but not limited to: recycled rubber crumb, acrylic-coated silica sand, thermo-plastic, elastomer-coated silica sand and semi-round silica sand. (Note: Infill refers to products placed between the blades or fibers of Artificial Turf blades. Infill is used to keep blades standing upright so as the Artificial Turf looks as natural as possible and keeps the Artificial Turf from appearing matted or flat.)
- 9) To guarantee a quality turf product, artificial turf must have a minimum of 8-year product warranty and two-year installation/workmanship warranty. Ensure the product choice uses only high- grade resins, as cheap-grade resins can fade, melt (due to poor UV stabilizers in the resin) or wear out prematurely.

Installation of Artificial/Synthetic Turf:

- 1) Artificial turf must be installed by a professional, qualified, or experienced contractor including, but not limited to Synthetic Turf Council certified turf installer. In addition, landscape contractors who have not been specifically trained in the installation of Artificial Turf are not allowed to install Artificial Turf.
- 2) Artificial turf must include a properly prepared appropriate compactable aggregate base of a minimum of two (2”) inches with subsequent or additional base materials.
- 3) Acceptable backing materials included perforated, vertically draining polyurethane-coated materials to provide optimum tuft bind and maximum permeability. Felt or latex backing is not acceptable.
- 4) Total surface installation must be water-permeable with minimum twenty-five (25) inch permeability rating.
- 5) All job materials used for surfaces must pass applicable fire retardancy ratings.
- 6) Tree wells within the artificial turf shall be a minimum of 24” depending on the existing tree requirements. Drip emitter irrigation on trees within the artificial turf is required, additional deep root watering may need to occur due to the excessive surface heat the artificial turf could create.

Application

- 1) Applications for the use of Artificial Turf must be submitted for review to the DC Ranch Modification Committee. If the Artificial Turf is located at a new home under construction, the request must be submitted to the Covenant Commission per their standard submittal requirements. Construction or installation cannot commence until such approval is granted in writing by either the DC Ranch Modification Committee or the Covenant Commission. Failure to comply may result in the requirement to remove the unapproved Artificial Turf, the potential of imposing of fines, or any other remedies available to the Modification Committee/Covenant Commission, per the governing documents.
- 2) A submittal checklist will be provided with the request form. Ensure all submittal requirements have been addressed.

Neighborhood Requirements - Summary

<u>Neighborhood</u>	<u>Minimum Width of Turf Area (Feet)</u>	<u>Minimum Area of Turf (Square Feet)</u>
Desert Parks	12'	400
Desert Camp	12'	800 (plus cannot exceed 60% of the net front yard landscape area)
Country Club (non-custom)	12'	800 (plus cannot exceed 60% of the net front yard landscape area)
Country Club (custom)	12'	800 (See Design Manual-Square footage based on total gross lot area)
Silverleaf Arcadia	12'	See Design Manual – Square footage based on total gross lot area.
Silverleaf – Horseshoe and upper Canyon	12'	See Design Manual – Square footage based on total gross lot area.
Silverleaf Parks	8'	800 (See Design Manual-Square footage based on total gross lot area)



DCRL-20 Turf, Artificial

High-quality Artificial Turf shall be used in accordance with the Community Design Guidelines and shall be maintained in good repair. Installation of Artificial Turf requires prior approval through the modification process as outlined below. Modification forms may be downloaded online at DCRanch.com and submitted to The Ranch Offices for review.

Reference:

- Turf Design Guidelines Updated by Covenant Commission July 2022
- Section 1. Title 33, chapter 16, article 1, Arizona Revised Statutes

This maintenance requirement is for all artificial/synthetic turf ("Artificial Turf") installed with strict guidelines for type, quality, color, application and maintenance per the Community Design Guidelines and the requirements for both Artificial and Natural Turf.

Artificial Turf requires maintenance by Owners to keep it in an acceptable, aesthetically pleasing condition. Said maintenance is different than for natural turf, and includes but is not necessarily limited to sweeping, vacuuming, blowing, rinsing, rolling, infillⁱ replenishment, cleaning, disinfecting, pet waste removal and monitoring for general repairs.

All Artificial Turf surfaces must be always kept in a clean and attractive condition according to DC Ranch Community Standards staff determination. The following are examples of items not up to DC Ranch standards that shall be properly addressed: Artificial Turf frayed at the edges, loops that are pulled up, mat down, fading turf and general unsightliness and worn turf.

Any repairs to the Artificial Turf that are necessary must be uniform in installation and of the same material as the originally approved product. Repair work must match and blend seamlessly with existing artificial turf; if this cannot be accomplished, all artificial turf must be replaced.

If the Artificial Turf is determined by Owner or Standards Staff to be dilapidated, faded, or reached its useful life and therefore requires replacement, the Owner may replace the exact footprint of the same approved turf area without modification approval only if the Artificial Turf meets all the current DC Ranch guidelines on Artificial Turf in the private yard. If the Owner chooses not to reinstall Artificial Turf, a DC Ranch approved front yard landscape plan may be reinstalled without additional approvals provided it is compliant with current standards; notification to the Director of Modifications is required. If the Owner desires any changes from the original DC Ranch approved landscaping, then the Owner must follow the modification review process and submit the proper supporting documents for review.

Required Artificial Turf maintenance by Owner includes but is not limited to:

- Use of infill is required to keep blades standing upright so the Artificial Turf looks as natural as possible and keeps the turf from appearing matted or flat.
- Routine clearing of debris, rinsing and regular cross raking/brushing with a synthetic bristle rake or brush is required to help achieve a long, useful lifespan of the Artificial Turf. Cross raking/brushing against the grain will help to avoid the Artificial Turf from becoming matted.
- Regular cleaning of the turf to remove stains and odors and mitigate growth of fungus or mold.

The Association may reject or require the removal of an Owner's Artificial Turf if the Artificial Turf turf creates a health or safety issue that the Owner does not correct within the timeframe established by the Association.

The Association reserves the right to modify these requirements from time to time.

ⁱ Infill refers to products placed between the blades or fibers of Artificial Turf blades. Infill is used to keep blades standing upright so the Artificial Turf looks as natural as possible and keeps the turf from appearing matted or flat.



Artificial Turf Potential Vendors



Artificial Grass Superstore

Tom Stuckenschneider
Cell: (602) 770-0583



Paradise Greens

Matt Smearman
Cell: (480) 606-8782



Arizona Luxury Lawns & Greens

Chris Harlien
Cell: (602) 403-2168



Southwest Greens

Ken Carpenter
Cell: (602) 329-3056

**There are other artificial turf companies in the Scottsdale/Phoenix area. The above listed vendors understand the quality and specification requirements of the DC Ranch Design Guidelines for Artificial Turf. Other companies may be used as long as the turf, installation, and maintenance meet all DC Ranch requirements. Please review all Artificial Turf Guidelines on dcranch.com.*