



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.