



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)