



Ranch Association Office use only:	
AT MTN _____	
FEE Amount _____	
<input type="checkbox"/> Credit Card	<input type="checkbox"/> Check # _____
Received by (initials) _____	

Artificial Turf Modification Submittal Form

Incomplete submittals will not be accepted. All items below to be addressed.

Date _____ Neighborhood/Parcel # _____ Lot _____

Property Address _____

Property Owner _____ Submitted by _____

Phone _____ Phone _____

Email _____ Email _____

- Option 1 - No Fee.** Installation of Back yard Artificial Turf
- Option 2 - Fee \$ 150.00.** Replacing the existing front yard natural turf with artificial turf with **no** layout change.
- Option 3 - Fee \$ 250.00** Replacing the existing front yard natural turf with artificial turf with layout change.
- Option 4 - Fee \$ 500.00** Installing new front yard artificial turf with no previous lawn.

Project Description:		FRONT YARD	BACK YARD
TOTAL SQUARE FEET OF ARTIFICIAL TURF TO BE INSTALLED			
TYPE OF INFILL / AMOUNT (#/SF)			
MATCHING EXSITING BORDER	<input type="checkbox"/> Yes <input type="checkbox"/> No	LAWN BORDER MATERIAL (required)	
PROPOSED TURF LAYOUT (required)	<input type="checkbox"/> Yes <input type="checkbox"/> No	PHOTOS OF EXISTING YARD (required)	<input type="checkbox"/> Yes <input type="checkbox"/> No

Specifications *(If the specification sheet lists different colors or multiple product types, clearly identify the exact color and product)*

MANUFACTURER NAME		FACE WEIGHT (not "total weight")	
PRODUCT NAME		PILE HEIGHT	
GRASS COLORS		TREES CURRENTY EXIST ON FRONT YARD	<input type="checkbox"/> Yes <input type="checkbox"/> No
THATCH COLOR		NUMBER OF TREES WITHIN LAWN	
FIBER MATERIAL	<input type="checkbox"/> Polypropylene <input type="checkbox"/> Nylon	IRRIGATION LINES REMAINING	<input type="checkbox"/> Yes <input type="checkbox"/> No

Turf Installation Contractor (required)

Company _____ Phone # _____

Address _____

Contractor Email _____ Estimated Completion Date _____

I have read the Modification Submittal Instructions and Review Process and Submittal Requirements, and I understand that my modification submittal herewith may be considered incomplete; or may not be accepted if there are any outstanding T&D or community standard violations.

Homeowner Signature _____ **Date** _____

A member of the Ranch Association may visit this property to take pictures of the proposed modification areas where work will take place. Prior to any visit, permission from the Homeowner must be obtained. This signature allows a staff member one-time access to the exterior areas of the property. Homeowners, or their representative agent, may send an email granting permission.

Homeowner Signature _____ **Date** _____

Submittal Requirements Checklist for Front Yard Artificial Turf Applications

Prior to installing artificial turf in the front yard, submit an application to the Ranch Association Modification Committee for approval. Construction must not begin until written approval is obtained from DC Ranch. Failure to obtain approval will result in a \$500 fee, in addition to the submittal fee.

1. Artificial Turf Modification Request Form.

- The completed Artificial Turf Modification Request Form must be completed and signed by the Owner and includes 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 original front yard landscape layout 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 page 1. Landscape Plan will be required for Option 2 submittals.
- Must provide material and color for *header, border, or curbing* (minimum 4") - **No plastic or non-reflective metal borders are permitted.** Note: Top of the header, border, or curbing shall be flush with the top of the adjacent *artificial turf*.
- Provide manufacturer turf specification sheet. **If the specification sheet lists different colors or multiple product types, clearly identify the exact color and product that is being proposed.**

3. Photographs.

- Provide a series of 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*.

4. Property Aerial.

- <https://eservices.scottsdaleaz.gov/maps/parcel-information> or <https://maps.mcassessor.maricopa.gov/>

5. Turf Sample.

- Confirm with DC Ranch Office if sample is required (certain products/styles do not require samples).
- If deemed necessary, provide a 12" sq. or 18" sq. sample of the actual turf specifications that are proposed.
- Label the back of the sample with the owner's name, neighborhood/parcel number, lot number, product name and manufacturer.

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

7. Payment.

To pay for modifications, submit forms, documents, and payment to The Ranch Offices or via email modifications@DCRanchinc.com. Payment options include a check payable to DC Ranch Association or credit card (with a 4% processing fee) in person or over the phone.

NOTE: If the property is in a Sub-Association, Sub-Association board review must be obtained first. Contact the Sub-Association's property manager for guidance. Attach a copy of the Sub-Association letter to your DC Ranch submission (required).

Owners or applicants must ensure all required information is provided as outlined. Incomplete submissions may cause delays in the review process.

Pursuant to the governing documents, DC Ranch shall not be held liable for any damages, disputes, or disagreements arising from the approval, selection, application, or maintenance of [turf/paint/etc.] on individual home properties within the community. Enforcement of regulations and guidelines falls under the jurisdiction of the Ranch Association and may result in fines or penalties for non-compliance. I ACKNOWLEDGE AND EXPRESSLY AGREE to the language set forth in the Ranch Declaration at Article 4, Section 4.6 regarding liability for the architectural review process and I understand that DC Ranch shall not be held liable for any claims, damages, injuries, disputes, or disagreements arising from, or in any way related to, the architectural review and approval process.



Ranch Association

Design Guidelines for Artificial Turf

All proposals to install Artificial/Synthetic Turf ('Artificial Turf') or convert existing natural turf areas must be submitted for approval. The review process ensures compliance with approved plans, including minimum size, spacing, function, and connectivity to outdoor living areas. Additionally, any modification from non-reflective steel edging to masonry/concrete borders should complement existing materials. These guidelines apply to residential and sub-associations requiring approval for all applications.

Applications for Artificial Turf must meet front and backyard requirements outlined in the DC Ranch Guidelines for each respective neighborhood. The Modification Committee reviews applications for front yard installations or any exposed areas outside enclosure walls. The provided guidelines, specifications, and requirements represent minimum standards for the use of Artificial Turf. The Modification Committee and Covenant Commission reserve the right to apply additional criteria or stipulations as necessary to address various conditions.

Size and Layout of Artificial Turf

1. The total square footage and dimensions of Artificial Turf in exposed yard locations on a single lot must meet the requirements outlined in the Neighborhood Requirements Summary Chart listed on page 4. Artificial Turf area cannot exceed natural turf guidelines for the landscapable area, depending on property location.
2. Artificial turf areas should resemble traditional natural turf areas in size; very small patches of artificial turf will not be approved.
3. Putting Greens are not permitted in front or exposed yard locations.
4. Artificial Turf and natural turf cannot coexist in the same exposed yard on a single lot.
5. Artificial Turf must be installed over an even plane, without mounding, berming, or contouring of the grade.
6. A permanent concrete, header, non-reflective metal edging, or curb must surround the Artificial Turf (no exceptions). Additional acceptable materials include brick, travertine, concrete pavers, or extruded colored concrete. Plastic edging is not permitted.
7. Artificial Turf must be placed at least 36 inches away from the exterior wall of any building or property line. This allows for the placement of natural shrubs and foundation planting against the base of the wall or structure.
8. Artificial Turf should not be immediately adjacent to natural lawn, whether on the same lot or an adjacent property. When natural lawn is present on the adjacent property, both the Artificial Turf and the natural turf shall have a minimum 36-inch wide planting separation from the property line.
9. Clearance from tree.

Appearance and Material Specifications

1. The Artificial Turf product must resemble 'natural rye grass' or 'natural hybrid Bermuda grass', as determined by the Modification Committee and Covenant Commission. This includes factors like color, texture, and blade size.
2. Artificial Turf should have multi-shades of green grass blades with tan thatch for a natural appearance.
3. The minimum 'face weight' should be sixty-five (65) ounces, up to a maximum of eighty-five (85) ounces.
4. The 'pile height' should range from 1 ½" to 2".
5. Yarn fibers should be made of polyethylene (PE), polypropylene (PP), and/or nylon materials.
6. Surfaces must be seamless, and edges well-groomed.

7. If multiple panels are proposed, the 'grain' or 'directionality of the fibers' must be consistent for uniform appearance.
8. Infill material is required to keep grass fibers upright and should resemble natural turf in color. It should be a minimum of 3 pounds per square foot and can include materials like recycled rubber crumb or acrylic-coated silica sand.
9. Artificial turf must come with an 8-year product warranty and a two-year installation/workmanship warranty, utilizing high-grade resins to prevent premature wear.

Installation of Artificial/Synthetic Turf

1. Artificial turf installation must be done by a qualified contractor, such as a Synthetic Turf Council certified installer. Landscape contractors without specific Artificial Turf training are not permitted.
2. Proper installation requires a compactable aggregate base of at least two (2”) inches, with additional base materials as needed. Site conditions can vary. Consult with DC Ranch for a variance.
3. Backing materials must be perforated, vertically draining polyurethane-coated materials for optimal tuft bind and maximum permeability. Felt or latex backing is not acceptable.
4. The entire surface must be water-permeable with a minimum permeability rating of twenty-five (25) inches.
5. All materials used must meet applicable fire retardancy ratings.
6. Tree wells within the artificial turf must be a minimum of 24”, with drip emitter irrigation required for trees within the artificial turf area. Additional deep root watering may be necessary due to the heat generated by the artificial turf."

Application

1. All requests for the use of Artificial Turf must be submitted to the DC Ranch Modification Committee for review.
2. If the Artificial Turf is for a new home under construction, the request must be submitted to the Covenant Commission according to their standard submittal requirements. Construction or installation cannot begin until written approval is obtained from either the DC Ranch Modification Committee or the Covenant Commission. Failure to comply may result in the need to remove the unapproved Artificial Turf, potential fines, or other remedies as outlined in the governing documents.

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 & 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)

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