

**Front Yard Artificial Turf Criteria
SUMMERLIN WEST COMMUNITY ASSOCIATION**

Artificial Turf is classified as a hardscape (non-organic) material in the same manner as rock mulch.

The 40% requirement for drought tolerant organic plant materials at the ground level must continue to be met. Artificial turf must be installed in a manner consistent with natural turf installation. **Combinations of grass and artificial turf will not be permitted, nor will any combinations of different types of artificial turf be permitted.**

All plans to install artificial turf must be submitted for and approved by the Design Review Committee prior to installation. Each application for installation must be supported by the specifications of the product, the method of installation and a sample measuring six inches by six inches (6" x 6").

Specifications for the material/product must meet or exceed the following:

Fiber Type:	Polyethylene. (<u>May include no more than 40% nylon</u>)
Yarn Denier:	10,000 – 11,500 denier/Texturized monofilament polyethylene
Face Weight:	Minimum 60 oz. per sq. yard
Pile Height:	Minimum 1 3/4" – 2" maximum
Color:	Natural turf
Tufting Gage:	3/8" – 1/2" maximum
Stitch Rate:	Minimum 14.5 on 3"
Backing:	URETHANE, minimum 20 oz. per sq. yd. – <u>adequate drainage required</u>
Product Total Weight:	80 oz. per sq. yard
Infill Type:	<u>No rubber infill. No uncoated silica sand.</u>

Product cannot contain measurable quantities of lead in any capacity or manner.

Product must be first quality goods and manufactured in the USA and must be warranted for a minimum of 8 years for defects in material resulting in premature wear due to ultraviolet radiation from the sun.

Installation:

Turf must be placed over sand and other fine aggregate that measures two inches (2") in depth and it must be mechanically compacted. No concrete or reject sand will be permitted under the turf.

Trees and shrubs installed adjacent to or inside the artificial turf areas will be challenged for sufficient irrigation water; therefore deep root or subsurface irrigation techniques should be incorporated into irrigation plans. Trees and shrubs installed inside the artificial turf areas must have tree rings that are a minimum of twelve inches (12") beyond the mature caliper of the tree. The rings must be covered with approved mulch.

Turf must be setback a minimum of three feet (3') from all buildings and property line walls.

Turf must be edged with a hard surface material. (Examples: pavers, flagstone, boulders, decorative or retention walls, mow curbs, steel, etc.) A minimum of twelve inches (12") separation treatment must be provided if artificial turf is adjacent to real grass or artificial turf in a neighboring landscape.

Drainage across the lot cannot be altered nor impact a neighbor's lot.

Entire installation must be by a licensed contractor that has documented artificial turf experience and references.

Maintenance:

Artificial turf must be maintained in like new condition and not allowed to fall into disrepair. During the life of the artificial turf, the Design Review Committee may, in its sole discretion, determine if the turf has deteriorated below acceptable standards of color and/or condition.