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SUMMERLIN NORTH

COMMUNITY ASSOCIATION

ARTIFICIAL TURF APPLICATION

An Improvement Request Form is also required.

Property Owner Name _____ Date _____

Property Address _____

Mailing Address (if different than above) _____

Primary Phone _____ Alternate Phone _____

Email _____

The following information is necessary for review:

Fiber Type	_____	Face Weight	_____
Yarn Denier	_____	Pile Height	_____
Tufting Gauge	_____	Color	_____
Infill Type	_____	Stitch Rate	_____
Product Total	_____	Backing Material and	_____
Weight per Sq. Yd.	_____	Weight per Sq. Yd.	_____
Type of Edging	_____	Border Treatment	_____

Include drawings of the yard showing irrigation modifications, placement of the artificial turf and the names and placement of all existing/new plant materials to be installed. Refer to Exhibit 5 – Site Plan Example. Additional exhibits and criteria are available on our website at www.summerlink.com.

By my signature below, I am representing that I have provided the criteria for artificial turf to my installation contractor and acknowledge that I am the responsible party to assure the product and installation are in accordance with the criteria.

Signature _____ Date _____



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DESIGN GUIDELINES AND STANDARDS – ARTIFICIAL TURF

Section V.F.2 – Artificial turf is classified as a hardscape (non-organic) material in the same manner as rock mulch.

The 40% requirement for 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 and the method of installation. (Please use Artificial Turf Application form)

i. **Minimum Specifications:** the material/product must meet or exceed the following:

Fiber Type:	Polyethylene. (May include no more than 40% nylon)
Yarn Denier:	10,000 – 11,500 denier/ Texturized monofilament polyethylene
Face Weight:	Minimum 60 oz. per sq. yard
Pile Height:	Minimum 1¾" – 2" maximum
Color:	Natural turf
Tufting Gage:	¾" – ½" maximum
Stitch Rate:	Minimum 14.5 on 3"
Backing:	URETHANE, min. 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.

ii. **Installation:**

Turf must be placed over ¼" minus chat base material that measures two (2) to three (3) inches in depth and it must be mechanically compacted. No concrete or reject sand will be permitted under the turf. Nails used to secure the turf to the base shall be 60D nails or comparable and installed six (6) to twelve (12) inches apart along the perimeter of the turf as necessary to ensure the edge does not show. No visible nails or tacks, no wrinkles, or open seams.

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 (12) inches beyond the mature caliper of the tree. The rings must be covered with approved mulch.

Turf must be setback a minimum of three (3) feet 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 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.

iii. **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 Committee may, in its sole discretion, determine if the turf has deteriorated below acceptable standards of color and/or condition.