



Front Yard Artificial Turf Criteria

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 and the method of installation.

Specifications

The material/product must meet or exceed the following:

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| 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: | ⅜" – ½" maximum |
| Stitch Rate: | Minimum 14.5 on 3" |
| Backing: | URETHANE, min. 20 oz. per sq. yd. – adequate drainage required |
| Product Total Weight: | 80 oz. per sq. yard |
| Infill Type: | No rubber infill. No uncoated silica sand |

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

Installation

Turf must be placed over ¼" minus chat base material that measures two inches (2") to three inches (3") 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 inches (6") to twelve inches (12") apart along the perimeter of 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.

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.