

ONE CLUBHOUSE LANE SOUTH HOMEOWNERS ASSOCIATION

ARC ARTIFICIAL TURF POLICY Adopted on July 23rd, 2024

As a community we support environmental efforts including the use of drought tolerant plants that result in reduced irrigation water use, maintenance, pesticides, and fertilizers. Some residents may find a viable solution in water conservation with the installation of synthetic lawn; therefore, the Architectural Review Committee (ARC) will consider the limited installation of synthetic lawn to yard areas, including the front parkway areas maintained by each owner.

The term "Synthetic lawn" shall apply to any artificial turf product that is in the form of turf grass. Pursuant to the Design Guidelines, all requests for the installation of synthetic lawn must be accompanied by a plan that clearly indicates the location and area, in square feet, of the total artificial turf area. The plan shall include all other existing and proposed landscape areas (including trees) and all other proposed improvements. Approval or denial of any proposed installation of artificial turf is at the sole discretion of the ARC committee and/or the Board of Directors. This policy is a guideline to ensure continuity throughout the association and should be reviewed by your contractor to ensure compliance is met prior to submitting your ARC application for the installation of the turf.

Synthetic lawn product specifications, warranty, installation details, and product samples (12" x 12") must be provided that clearly indicate the quality of the product, installation techniques, and proper drainage and to document compliance with these standards.

Synthetic lawn shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard. The synthetic lawn product shall have a porous backing and shall be installed on a layer of compacted aggregate, no less than 4 inches in depth, in order to facilitate drainage. It shall be regularly maintained, repaired if damaged, and replaced when no longer serviceable in the judgment of the ARC.

The synthetic lawn shall be lead free and toxic chemical free. Synthetic lawn installations that do not meet these requirements will not be permitted.

Synthetic lawn, like real turf, requires regular maintenance. Organic matter such as leaves shall be regularly removed. Debris and animal waste shall be regularly removed, and the turf shall be hosed or washed off in order to eliminate odors. Raking of the turf and replenishing of infill material shall occur as recommended by the manufacturer or as required for the turf to maintain a "natural" look.

LOCATION AND LIMITATION ON USE:

1. Synthetic lawn shall not be used on any slopes that exceed 3 to 1 (33%) in steepness.
2. The original grade and drainage must be maintained.
3. Synthetic lawn shall be bounded by planters on at least two edges (property line or house line), with the exception of the parkway areas. Planters shall be a minimum of 36 (thirty-six) inches wide.
4. All synthetic lawn edges with a border on neighboring property shall be separated from adjoining planter beds with a suitable lawn edge, such as concrete mow curb, high-end bender board, etc.

MATERIAL REQUIREMENTS:

The components of a synthetic lawn system consist of a base layer, synthetic lawn, and infill material to hold the fibers in an upright position.

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BASE LAYER

The compaction of the granulated aggregate base material (minimum 4-5") shall be at a minimum of 95% (ninety-five percent) in accordance with the Modified Proctor procedure (ASTM D1557). The surface tolerance shall not exceed 0-1/4 (zero to one quarter) inch over 10 feet and 0-1/2 (zero to one half) inch from design grade. This ensures that the original grading and drainage plan is retained.

TURF

The construction of the synthetic lawn shall consist of monofilament, polyethylene fibers tufted into a fibrous, non-perforated, porous backing and must have a minimum height of 1.5 inches.

- The minimal pile weight is 60 (sixty) ounces. The total weight minimum is 80 (eighty) ounces.
- The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. Felt backings are prohibited.
- The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber tufts in place. Secondary backing: hot melt polyolefin coating or coated polyurethane with perforations with certified minimum drainage. Fibers shall be tufted into a primary backing with a secondary backing.
- The turf shall be 100% permeable.
- The fiber shall be minimum 8,000 (eight thousand) denier, low friction, UV-resistant fiber, measuring not less than 1 1/2 inches (one and one-half inches) high (excluding putting greens).
 - Grass blades shall be of multiple color blends that consist of green hues and brown thatch.
 - Grass blades shall not contain blue hues.
 - Matte finish grass blades are required.
 - Flat blade yarn alone is not allowed. Flat blades allowed within yarn shape mix.
 - Surfaces must appear seamless, and edges must appear natural and well groomed.
- **The product must have a warranty of a minimum of 10 years.**

INFILL MATERIAL

Infill material (where applicable) shall comply with the manufacturer's requirements but be no less than a controlled mixture of graded sand, 20 (twenty) grit dust-free silica sand, or acrylic coated sand placed at 2-3 (two to three) pounds per square foot. Crumb rubber shall not be used.

INSTALLATION REQUIREMENTS:

- 1. All installations shall be done by qualified synthetic turf professionals.**
2. Installation shall be in accordance with Manufacturer's instructions. Infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer's standard procedures.
3. Installations must appear natural at all times. The installation company shall warrant that no seams or fasteners are visible. Any deviation from a natural look due to improper installation or lack of maintenance will be in violation.