

**The Woods HOA
21 March 2024
Neighborhood Rules Regarding Artificial Turf Installation**

Artificial turf may be used in front and/or side yards so long as it does not cover more than 50% to 75% of the yard and it conforms to the following conditions and is approved by the Architectural Review Committee for The Woods HOA prior to installation: the color must be a natural shade of green matching a grass commonly used in Texas and/or in our neighborhood. The length must be that of a well maintained lawn. The edging/borders for the artificial area must transition into any adjoining properties or areas in a way that does not create harsh or high contrast borders between the natural and artificial. Flower beds, bushes, rocks, fencing (where appropriate) or similar style transitions are examples of an acceptable transition where an artificial yard and a natural yard may intersect. Just like a natural yard, the artificial turf must conform to the HOA standards for regular upkeep and maintenance. Any worn spots, disfigurements, discolorations, etc. will prompt violations and could result in a lawn replacement (reseed/resod/re-lay) notice being issued. **In addition to HOA requirements the project must be in compliance with any enforceable city, county and/or state regulations.**