

CMR MAC Artificial Turf Guidelines

Due to restrictions/reductions by various government entities on the use of water resources, there have been several requests from our homeowners for Master Architectural Committee (MAC) approval of the installation of artificial turf. Our desire is to give a variety of choices while limiting materials to the best, most natural looking. It is not in our members' best interests to see their property values diminished due to the use of inferior materials. For this reason, we have done extensive research into the products and processes currently available and provide the following guidelines.

General

A completed CMR Home and Landscape Improvement Application must be submitted to the MAC before any work is performed.

Artificial shrubs, flowers, trees, and vines in lieu of living plant material are prohibited and will not be approved.

Product Requirements

The artificial turf/grass product must be made of Polyethylene and have a minimum face weight of 50oz. with a permanent backing. The pile height of the artificial turf shall be minimum of $1\frac{1}{2}$ inches, not to exceed 2 inches. 100% poly grasses without nylon are the acceptable choice as nylon retains pet odors and has been known to contain lead. Turf must have UV protection.

Turf shall have a realistic appearance (with variable colors and blade height) and be indistinguishable from natural turf, from a pedestrian's perspective. The color must be similar to the geographical area (color of neighbor's and open spaces turf and artificial turf), preferably a blended, multi-color monofilament fiber with that and a minimum pile height of 1.5 inches.

Only turf requiring infill installation will be allowed. An infill consisting of sand and rubber must be poured into the synthetic turf to keep the blades erect and to provide a natural feel and look.

Infill material installation shall be according to turf manufacturer specifications or based upon standard industry guidelines. Turf will be installed with a minimum infill of two (2) pounds per square foot.



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Installation

Artificial turf must be professionally installed by a licensed representative of the manufacturer and covered by a manufacturer's no-fade warranty of at least ten (10) years.

Synthetic turf may be installed anywhere live landscaping is required, except within the front yard parkways, or immediately adjacent to the house or other structure. Slopes, depending on the degree and location, may not be suitable for artificial turf installation.

Artificial turf must be installed using an infill system in such a way as to appear seamless and uniform. Only natural colors are acceptable, to remain unchanged from the natural green lawn appearance, and subject to approval by the reviewer.

Turf cannot be placed directly on top of existing grass, dirt, or hardscape and must be adequately secured with no ripples or seams showing. Turf edges must be finished.

The turf area must be installed over a crushed stone sub base (such as decomposed granite) added to establish a foundation and facilitate drainage for the turf. The stone sub base shall be a minimum of 3 inches in depth and be compacted to ensure proper drainage.

Turf must be separated from other planting areas by mow strips or other physical barriers to prevent intrusion of living plant material into the area of artificial turf.

If an artificial turf area will meet a neighboring natural grass area, it must be separated with a barrier of at least 4 inches of hardscape or a planter consisting of organic plant material.

All existing sprinkler systems (piping, valves and sprinkler heads) no longer in use must either be capped or removed.

A permeable geotextile (weed barrier) must be provided to prohibit the growth of weeds. This barrier may either be incorporated into the synthetic turf or be installed as a separate layer.

The synthetic turf shall be securely fastened to the ground. Seams shall be glued and stapled to minimize tears. The synthetic turf should be placed in patterns that emulate real grass.

Maintenance

After installation, the turf must be maintained according to the manufacturer's guidelines and warranty requirements. Artificial grass must be cleaned as necessary and periodically groomed to maintain its appearance. Pile must be maintained with regular raking as necessary for natural



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looking pile; not flat or lying horizontal. Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible. Infill must be recharged or replaced if odor or deterioration occurs.

Artificial grass products will be inspected annually after the expiration of the warranty period to ensure the aesthetic properties are maintained. The Board of Directors reserves the right to require replacement after the expectancy has been reached, typically 20 years. When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced, as conditioned by this approval.

The MAC and/or Board of Directors reserves the right to require removal/replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.

Information to be provided with the CMR Home and Landscape Improvement Application

The following information must be included with the CMR Home and Landscape Improvement Application:

- A landscape plan must be submitted with the completed CMR Home and Landscape Improvement Application form to the MAC for review and approval. The landscape plan shall include dimensions and details of the landscaped area, including both the proposed artificial turf area as well as any other landscaped areas in a scaled drawing.
- Site photographs of the area and proximity to the area to be covered by the artificial grass.
- Complete manufacturer's specifications and warranty for the exact model of artificial turf to be installed.
- All applications must include a description of the method of installation.