

## **APPROVED 3.27.12**

### **LA COSTA OAKS COMMUNITY ASSOCIATION**

#### **Artificial Turf Policy for Front Yard Applications Installation and Maintenance Regulations and Requirements**

Artificial turf may be installed in front and/or rear yards after approval by the Architectural Committee (ARC). Any installation without prior approval and compliance with the following requirements is prohibited.

The term “artificial turf” shall apply to any synthetic turf product that is in the form of turf grass. Artificial turf shall occupy no more than fifty percent (50%) of the total landscape area of the yard, excluding such hardscape features as walkways, driveways, patios and pools.

All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and area, in square feet, of the total landscape area and the total proposed area of artificial turf installation. The plan shall include all other landscape areas and all other proposed improvements.

Artificial turf product specifications, warranty, installation details and product samples shall be provided that clearly indicate the quality of the product, installation techniques and proper drainage and to document compliance with the adopted standards.

Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard. The artificial turf product shall have a porous backing and shall be installed on a layer of compacted aggregate (such as decomposed granite) 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 artificial turf shall be lead and toxic chemical free and meet all of the requirements of the State of California Proposition 65. Artificial turf installations that do not meet these requirements shall not be permitted.

Artificial turf, 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 if required for the turf to maintain a “natural” look.

**LOCATION:**

1. Artificial turf shall not be used on any slopes that exceed 5 to 1 (20%) (twenty percent) in steepness.
2. The original grade and drainage must be maintained.
3. Artificial turf may not constitute over half of the landscaped area. Landscaping of the remaining yard area shall consist of living plant material or other natural products such as boulders, cobble or bark mulch. Artificial plants of any other kind are prohibited in the front yard and other visible yard areas.
4. When used in the front yard, artificial turf shall not be installed directly against the front sidewalk. A minimum of a 3 (three)-foot wide planter area shall separate the artificial turf from the front sidewalk and side yard property boundaries. This area shall be planted with living plant material, and can be accented with natural boulders, cobble or mulch.
5. Only naturally colored boulders, cobble or mulch shall be used. Artificially colored boulders, cobble or mulch are not permitted. Gravel of any kind is expressly prohibited in visible yard areas.

**MATERIAL REQUIREMENTS:**

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

**BASE LAYER:**

1. The compaction of the granulated aggregate base material shall be at a minimum of 95% (ninety-five percent) in accordance with the Modified Proctor procedure (ASTM D1557).
2. 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 insured that the original grading and drainage plan is retained.

**TURF**

1. The construction of the artificial turf shall consist of a monofilament, polyethylene fibers tufted into a fibrous, non-perforated, porous backing.
2. The minimal pile weight is 77 (seventy-seven) ounces.
3. The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors.
4. The secondary backing shall consist of an application of porous, heat-

activated urethane to permanently lock the fiber tufts in place.

5. Fibers shall be tufted into a primary backing with a secondary backing.
6. The turf shall be 100% (one hundred) permeable. A perforated (with punched holes) backing shall not be acceptable.
7. The fiber shall be minimum 8,000 (eight thousand) denier, low friction, UV-resistant fiber, measuring not less than 1 3/4 inches (one and three quarters inches) high.
8. Grass blades shall be of multiple color blends that consist of green hues and brown thatch.

**INFILL MATERIAL:**

1. Infill material 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.

**INSTALLATION REQUIREMENTS:**

1. The surface area shall be prepared by qualified/trained personnel and shall meet or exceed the all minimum requirement set forth by all local state and county building code requirements in the installation area.
2. Install in accordance with Manufacturer's instructions. The turf contractor shall strictly adhere to the installation procedures outlined under this section. Any variance from these requirements must be accepted in writing, by the Manufacturer's onsite representative, and submitted to the Owner, verifying that the changes do not in any way affect the warranty. Infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer's standard procedures.
3. The surface to receive the synthetic turf shall be inspected by the installer, and prior to the beginning of installation, the installer must accept in writing the sub-base surface planarity and compaction. The surface must be perfectly clean as installation commences and shall be maintained in that condition throughout the process.
4. The compaction of the aggregate base shall be 95% (ninety-five percent), according to the Modified Proctor procedure (ASTM D1557), and 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.
5. The carpet rolls are to be installed directly over the properly prepared aggregate base. Extreme care should be taken to avoid disturbing the

aggregate base, both in regard to compaction and planarity. It is suggested that a 1-5 (one to five) ton static roller is on site and available to repair and properly compact any disturbed areas of the aggregate base.

6. The full width rolls shall be laid out across the area. Utilizing standard state of the art sewing and seaming procedures each roll shall be attached to the next.

7. The fiber tufts shall be fanned or unfolded prior to installation. Rolling or spiraling is not acceptable.

8. Seaming glue shall be as recommended by the synthetic turf manufacturer all glues and or adhesives shall meet the minimum compliance so as to meet the local air quality standards set forth in the installation area.

9. After final trimming, the turf shall be secured to the ground using a minimum 6 (six) inch long screw, nail or staple every 5 (five) feet and a minimum 3 (three) inch screw, nail or staple every 6 to 12 (six to twelve) inches depending on the edge form of the area.

10. The infill materials shall be installed to fill the voids between the fibers and allow ½ (one half) inch of the fibers to remain exposed, vertical and non-directional.

11. Infill materials shall be applied in numerous thin lifts.

12. The turf shall be brushed as the mixture is applied.

13. The infill material shall be installed at 2-3 (two to three) pounds per square foot, to a minimum depth of 1 ¼ (one and one quarter) inches.

14. The infill shall be placed in sufficient amounts to expose ½ (one half) inch of the top of the fibers.

**WARRANTY REQUIREMENT:**

1. The turf manufacturer shall provide a warranty to the owner that covers defects in material of the turf for a minimum period of 8 years and shall warranty labor and workmanship for 2 (two) years from the date of substantial completion.

2. The Manufacturer's Warranty shall include general wear and damage caused from UV degradation.

3. The Turf Contractor shall provide a Warranty to the owner that covers defects in the installation workmanship, and further warrant that the installation was done in accordance with both the Manufacturer's recommendations and any written directives of the Manufacturer's onsite representative.

**MAINTENANCE:**

1. Maintenance shall occur at regular intervals based on manufacturers recommendation.
  
2. Owner agrees to repair or replace artificial turf to comply with Residential Design Guidelines to address damage or significant fading.

**Verification of Compliance:**

1. Owner shall attach to application the following:
  - a. Required application fees.
  - b. Contractor's bid with sufficient detail to confirm that all requirements are met.
  - c. Copy of warranty.
  - d. Sample of the artificial turf to be used measuring at least a six by six inches.
  - e. Agreement to maintain and replace as needed.