

HARMON RANCH HOA ARTIFICIAL TURF GUIDELINES

Approved April 20, 2010

Being in a desert environment, water conservation is an important priority. Because of this, the Architectural Review Committee and the Board of Director's will consider request to install artificial turf for front yards under the following guidelines:

The ARC 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.

Artificial turf must be professionally installed by a licensed representative of the manufacturer and covered by a manufacture's warranty of at least an eight (8) years warranty. After installation the turf must be maintained according to the manufacturer's guidelines and warranty requirements.

Any request for installation of artificial turf must include a minimum of a one square foot box sample of the exact finished turf product, along with the manufactures product specifications. Allowable face weight (pile weight) range is between 38 to 78 ounces per square yard without backing. The maximum width of the stitch gage is $\frac{3}{4}$ inch. Primary backing shall be a Duraflo and/or Urethane backing to provide a good water flow.

A sub-base of three (3) to four (4) inches of compacted aggregate material shall be installed under the artificial turf surface, using at least $\frac{1}{4}$ " minus which is the industry standard.

Artificial turf must be installed 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.

The pile height of the artificial turf shall be minimum of 1 $\frac{1}{2}$ inches, not to exceed 1 $\frac{3}{4}$ inches. 100% poly grasses without nylon are the acceptable choice as nylon retains pet odors and has been known to contain lead.

Only turf requiring infill installation will be allowed. Infill material installation shall be according to turf manufacturer specifications or based upon standard industry guidelines. Minimum infill of two (2) pounds per square feet.

Artificial turf must be maintained in like new condition, color, and uniformity with no tears or seams visible. Seams must be glued together not nailed. Pile must be maintained with regular raking as necessary for natural looking pile; not flat or lying horizontal.

CONDITIONS:

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.