

Sun City Lincoln Hill ARC Application Checklist

Artificial Turf

Checklist 04

Artificial turf or synthetic grass may be installed as a substitute for natural turf lawns in all yards.

Putting greens and bocce courts may be installed in rear and side yards only. **The installation of artificial turf on hardscape or over existing grass is prohibited.**

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

OWNER CHECKBOXES (Must be filled in or noted N/A)

: CHECKBOXES

Brief Project Description _____

Required Documents and Samples

- A detailed plan, drawn at a minimum scale of 1/8" = 1'-0", showing the yard dimensions and the size of the area to receive artificial turf. Include calculations showing the maximum allowed coverage of 50% of the yards landscaped area, (LA), has not been exceeded.
- Drawing showing the cross section through the base construction, clearly identifying materials and dimensions.
- A 6"x6" sample of the turf with product information, (see page 5)
- Complete manufacturer's information indicating the composition of all materials including soil stabilizing fabric, artificial turf materials and infill (Top Dressing).
- Copy of Contractors experience qualifications and California C27 or C61/D12 license.
- Copy of the required Warranty.
- Artificial turf is limited to fifty percent (50%) of the yard's Landscaped Area (LA).
- Artificial turf meets all of the minimum specifications attached to this checklist.
- No cement or impervious materials are used in the base. (Only new material).
- Only materials allowing vertical drainage to an adequate drainage system will be used.
- Surface drainage will be either existing or modified to accommodate the new layout.
- Artificial turf will be maintained in accordance with Specification Item 1.5 attached.
- The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.

This checklist must be completed and signed by the Owner along with the Architecural Review Committee, (ARC) Application Form

Homeowner Use

Planned Completion Date:

Name:

Address:

Signature:

Sun City Lincoln Hills, Artificial Turf Design Guideline

Approved by the Board of Directors on October 22, 2015 and Amended on August 25, 2016.

1. **Artificial Turf.** See **Checklist 03.** Artificial turf or synthetic grass may be installed as a substitute for natural turf lawns in all yards. Putting greens and bocce courts may be installed in rear and side yards only. **The installation of artificial turf on hardscape or over existing grass is prohibited.**

This Design Guideline has been developed taking into account the requirements of various Rebate Programs in effect as of October 2015. It also includes information and recommendations from Annie Costa and other industry publications.

1.1 Artificial turf installations shall meet the following requirements:

- a. Is comparable in appearance with the natural turf in the community.
- b. Is limited to 50% of the landscaped area. This requirement applies to each individual section of landscaped area. e.g. Both sides of the driveway.**
- c. Surfaces shall appear seamless and edges shall appear natural and well groomed.**
- d. Installation shall appear natural at all times with no wrinkles or raised areas.
- e. The turf material shall be water permeable with a minimum 25 inch per hour Permeability Rating.
- f. Artificial turf shall not be used to spell out names of any kind, emblems, or geometric patterns.

1.2 Contractor minimum qualifications:

- a. A minimum of four (4) years' experience installing artificial turf.
- b. Hold a valid, active California C27 and/or C61/D12 license.

1.3 Artificial turf installations shall meet the following minimum specifications.

a. Soil Stabilizing Fabric:

1. Primary Layer on Native Soil: non-woven, high-permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage.

b. Base Material:

1. All base materials must be clean, new material. **Repurposed or recycled materials are prohibited.**
2. A minimum of three inches (3") to five inches (5") of appropriate; compactable aggregate base 1/2 inch to 3/4 inch minus Road Base with a 70% to 30% ratio of solids to fines. (for use on clay soils)
3. Decomposed granite as a base material is prohibited. It may be used as a leveling Page 1 of 2 layer above the base material.

c. Backing:

1. Perforated, vertically draining polyurethane coated materials to provide optimum tuft binding and maximum permeability. Unitary stabilized fabric backings are also acceptable.

d. Turf Material:

1. The style shall be of a primary blade tufted using multi-color, natural "grass" tones with an additional secondary blade of texturized "thatch" using tan, brown or a combination of tan, brown and green tones. Blades shall have a low luster finish that is comparable to the natural turf in the community.
2. Acceptable turf fibers include.
 - a. Polyethylene (PE)
 - b. Polypropylene (PP)
 - c. Nylon (PA)

3. Pile height and style.

- a. Minimum of 2-1/2" for Front Yards and Corner Lot Street Side Yards and a minimum of 1-3/4" for Rear and Side Yards. (except for putting greens and bocce courts)
- b. Monofilament or a combination of blade styles; including texturized and knit de knit materials used for thatch are permitted.
- c. **Classic slit film blade style is prohibited.**

4. Gauge 3/8" to 1/2".

5. Tuft or face weight shall be a minimum of 75 ounces per square yard.

e. Edges and Seams:

1. All edges shall be securely fastened.
2. Edges shall be neatly trimmed adjacent to all surfaces and objects, including but not limited to mow strips, hardscape, boulders, drains, sewer cleanouts and utility boxes.
3. Turf material shall be laid with the grain in the same direction to avoid accentuating seam locations.
4. Acceptable seaming methods include adhesive and nailing.
5. Seams shall be completely invisible when the installation is complete.

f. Infill (Top Dressing):

1. Elastomer or acrylic coated semi-round quartz granules. Green or tan in color.
2. Crumb rubber is prohibited.

1.4 Warranty:

- a. Provide a written warranty for a minimum of eight years against UV degradation (fading and discoloration).

1.5 Maintenance:

- a. Turf shall be maintained in an appropriate manner and in accordance with the manufacturer's recommended practices.
- b. Turf surfaces shall be kept free of trash and organic debris. Use leaf blowers or plastic rakes and rinse with water, when needed.
- c. Turf shall be kept free of invasive grasses or weeds.
- d. Areas affected by pet waste shall be treated to sanitize and eliminate any odors.

1.6 The Association retains the right to determine when an artificial turf installation must be repaired and/or replaced

1.7 Cautionary Notes:

- a. The need for an additional sub-surface drainage system should be addressed with your contractor, depending on your properties soil conditions and drainage requirements.
- b. Artificial turf installed in the 12'-6" Public Utility Easement in the front yard is "subject to being disturbed" if utility work needs to occur.
- c. Installation around trees, both existing and new should be carefully considered to allow for proper watering and the necessary fertilizing of the trees.
- d. If the existing irrigation systems are left in place, portions of the artificial turf will have to be removed to fix any future leaks.
- e. Cap off or remove nearby sprinkler heads. Water from sprinkler systems can leave mineral deposits on turf that may cause discoloration.
- f. Make sure turf is not exposed to reflected sunlight from windows as this may fuse the turf fibers together.

Artificial Turf Calculation **Summary Sheet**

The following Artificial Turf Calculation Summary Sheet shall be used with all Artificial Turf Applications
Refer to figure on page 4 for yard area identification

Front Yard - Area A

Yard Area (YA)			sq ft
Subtract Area of Hardscape (HA)		sq ft	
Landscape Area (LA)			sq ft
Area of Artificial Turf - Max 50% of (LA)			sq ft

Front Yard - Area B

Yard Area (YA)			sq ft
Subtract Area of Hardscape (HA)		sq ft	
Landscape Area (LA)			sq ft
Area of Artificial Turf - Max 50% of (LA)			sq ft

Corner Lot Street Side Yard - Area C

Yard Area (YA)			sq ft
Subtract Area of Hardscape (HA)		sq ft	
Landscape Area (LA)			sq ft
Area of Artificial Turf - Max 50% of (LA)			sq ft

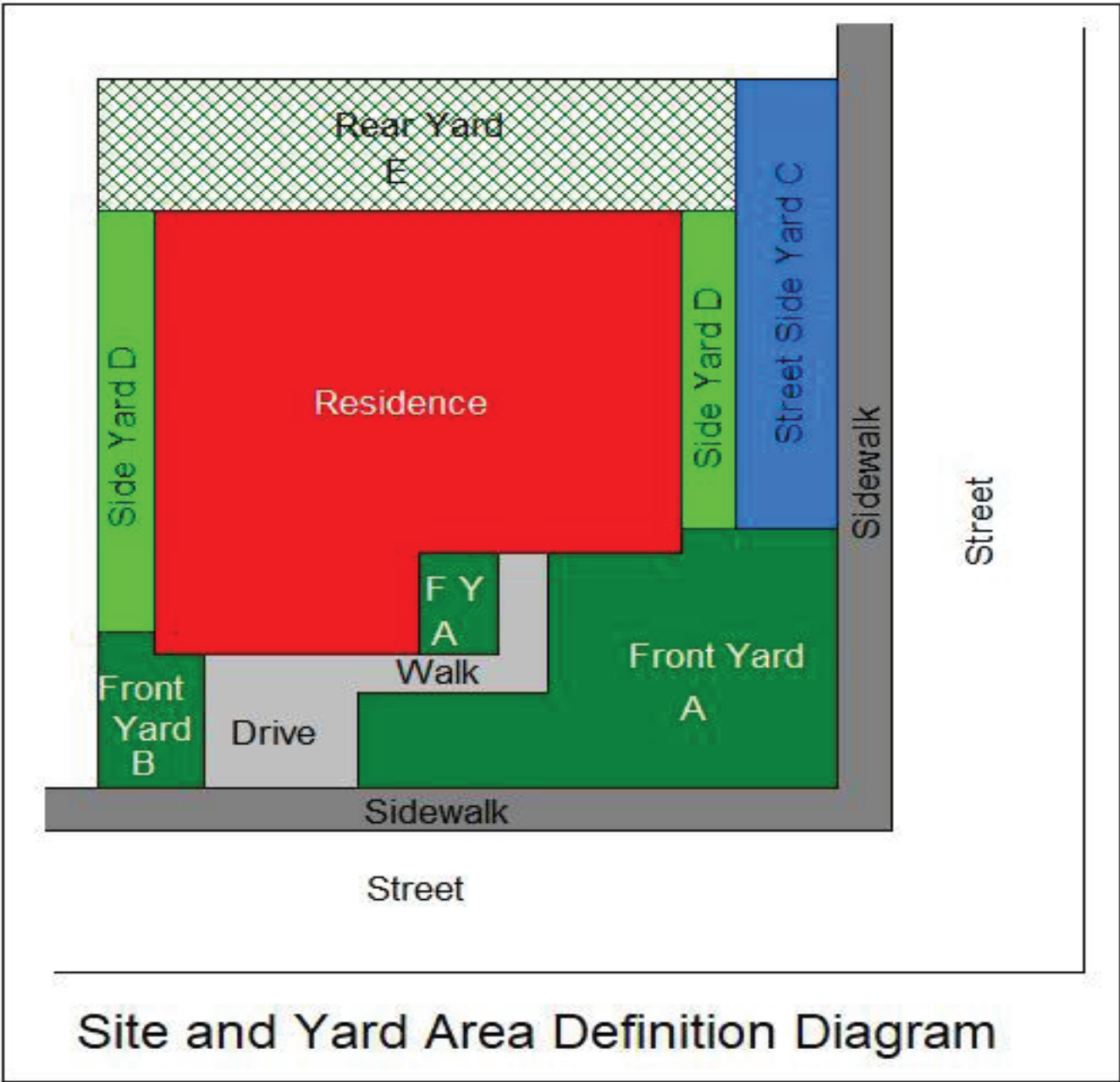
Rear Yard - Area E

Yard Area (YA)			sq ft
Subtract Area of Hardscape (HA)		sq ft	
Landscape Area (LA)			sq ft
Area of Artificial Turf - Max 50% of (LA)			sq ft

ARTIFICIAL TURF SAMPLE INFORMATION

In an effort to avoid any confusion or mistakes in reviewing artificial turf samples the following information is required for all turf samples:

Owner's Name:	
Address:	
Contractor:	
Turf Manufacturer:	
Turf Style Name:	
Face Weight:	
Pile Height:	
Color Description:	



Site and Yard Area Definition Diagram

ARC Use Only

APPROVED _____

INCOMPLETE _____

DISAPPROVED _____

Date: _____