

# ALTAMIRA MANAGEMENT ASSOCIATION NO. 1

## Front Yard Artificial Turf Policy Installation and Maintenance Regulations and Requirements

Adopted by the Board of Directors on July 20, 2016

### GENERAL REQUIREMENTS:

1. Artificial turf may be installed in the front yard after approval by the HOA. Any installation without prior approval and compliance with the following requirements is prohibited. The goal of this approval process is to ensure that materials, installation, and maintenance conform to high quality community standards and avoid incongruous or unsightly landscaping selections. Any approval by the Association for the installation of artificial turf is limited to a review of architectural compatibility and/or aesthetic consistency only. Owners shall be solely responsible for the design and construction of the artificial turf, including, but not limited to, selection of materials, appropriateness of materials used, methods and quality of installation, quality of workmanship, safety, and adherence to all applicable laws, codes, regulations, and the Governing Documents of the Association.
2. The term "artificial turf" shall apply to any synthetic turf product that is in the form of turf grass. All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and area and the total proposed area of artificial turf installation. The plan shall include all other landscape areas and all other proposed improvements.
3. 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.
4. 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 well perforated or permeable backing for drainage 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 HOA.
5. The artificial turf shall be lead and toxic chemical free and meet all of the requirements of the State of California Proposition 65. The artificial turf shall be disposable under normal conditions and must pass applicable fire retardancy ratings. Artificial turf installations that do not meet these requirements shall not be permitted.
6. 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. Any areas contaminated by pet waste shall be thoroughly sanitized per the turf manufacturer's recommendations. Raking of the turf and/or replenishing of infill

material shall occur as recommended by the manufacturer or if required for the turf to maintain a "natural" look.

7. At all times after installation, the artificial turf and all of its components shall be kept in a constant state of maintenance, including regular cleaning and seam repair, to ensure its acceptable long-term appearance, and the artificial turf shall not be allowed to exceed its useful service life or become excessively faded or discolored.

#### **SUBMITTAL REQUIREMENTS:**

1. A plan, to scale, that clearly indicates the location of the artificial turf and all other improvements.
2. A minimum 12" x 12" sample of the proposed artificial turf product with an affixed label indicating the applicant's name and address and the type and model of turf.
3. Product specifications that clearly indicate the quality of the product.
4. Product installation details and proper drainage details that document compliance with adopted standards.

#### **LOCATION:**

1. Artificial turf shall not be used on any slopes that exceed 4 to 1 (twenty-five percent [25%]) in steepness.
2. The original grade and drainage must be maintained and owners shall not be permitted to negatively impact proper drainage, another owner's property, or other landscaping that the Association is obligated to maintain under the Association's CC&Rs.
3. In front yard areas, artificial turf shall be installed with a minimum two foot (2') meandering (non-linear) setback from sidewalks, driveway, side property lines and common areas. Side property lines include the property line running through contiguous front yard areas of adjacent residences. The designated setback areas shall be planted with living plant material and can be accented with natural boulders, cobble or mulch. In addition, any trees remaining inside the front yard area shall have a minimum two foot (2') wide clearance around the trunk and will remain irrigated utilizing a water efficient irrigation system and in compliance with all applicable water restriction mandates. Artificial plants of any kind are prohibited in the front yard and other visible yard areas.
4. Only naturally colored stone, boulders, cobble, decomposed granite or mulch shall be used. Artificially colored stone, boulders, cobble, decomposed granite or mulch are not permitted. All stone, boulders, cobble, decomposed granite and mulch shall be natural in appearance and shall be integral to the landscape theme of the yard. Gravel of any kind is expressly prohibited in visible yard areas.

## **MATERIAL REQUIREMENTS:**

The component materials of the artificial turf grass system consist of:

1. Monofilament, polyethylene fibers tufted into a porous backing.
2. Minimal pile weight of 60 ounces.
3. Infill that is a controlled mixture of graded sand. 20 grit silica or acrylic coated sand placed at 2-3 pounds per square foot.
4. Fibers tufted into a primary backing with a secondary backing. 100% permeable.
5. The primary backing shall be a double-layered polypropylene fabric treated with ultra violet (UV) inhibitors. The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber tufts in place.
6. The fiber shall be 8,000 denier, low friction, UV-resistant fiber, measuring not less than 1-5/8 inches high and no greater than 1-3/4 inches high.
7. Grass blades shall be of multiple color blends that consist of green hues and brown thatch. Turf must be natural in appearance.
8. The component materials of the artificial grass field turf system consist of:
  - a. A Carpet made of polyethylene fibers tufted into a porous backing.
  - b. An infill that is controlled mixture of graded sand that partially covers the carpet.
  - c. Glue, thread, paint, seaming fabric and other material used to install and mark the artificial turf.
9. The Carpet shall consist of fibers tufted into a primary backing with a secondary backing.
  - a. The carpet's primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors. The secondary backing shall consist of an application of porous, heat-activated urethane to permanently lock the fiber turfs in place. Perforated (with punched holes), backed carpet shall not be acceptable.
  - b. The fiber shall be 8,000 denier, low friction, UV-resistant fiber measuring not less than 1-5/8 inches high.
  - c. The fiber tufts shall be fanned or unfolded prior to installation, rolling or spiraling is not acceptable.
10. The infill materials shall be approved by the manufacturer. The infill shall consist of a resilient layered granular system, comprising selected and graded dust-free silica sand or acrylic coated sand.
11. Thread for sewing seams of turf shall be as recommended by the artificial turf manufacturer.

12. Glue and seaming fabric for inlaying lines and markings shall be as recommended by the artificial turf manufacturer.

#### **INSTALLATION REQUIREMENTS:**

1. The compaction of the granulated aggregate base material shall be at a minimum of 95% in accordance with the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-¼ inch over 10 feet and 0-½ inch from design grade.
2. 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.
3. Seaming glue shall be as recommended by the artificial turf manufacturer. All glues and or adhesives shall meet the minimum VOC compliance so as to meet the local AQMD standards set forth in the installation area.
4. The infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional and natural in appearance. The infill installation consists of a base layer of sand followed by a homogenous mixture of the sand. The infill shall be installed to the minimum depth of 1¼ inch. The infill shall be placed so that there is a void of ½ inch to the top of the fibers.
5. 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.
6. 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 ton static roller is on site and available to repair and properly compact any disturbed areas of the aggregate base.
7. 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.
8. Infill materials shall be applied in numerous thin lifts. The turf shall be brushed as the mixture is applied. The infill material shall be installed at 2-3 pounds per square foot, to a minimum depth of 1¼ inch.
9. The infill materials shall be installed to fill the voids between the fibers and allow the fibers to remain vertical and non-directional. The infill shall be placed so that there is a void of ½ inch to the top of the fibers.

10. After final trimming, the turf shall be secured to the ground using a minimum 6-inch long screw, nail or staple every 5 feet and a minimum 3-inch screw, nail or staple every 6 to 12 inches depending on the edge form of the area.
11. Maintenance shall occur at regular intervals based on manufacturer's recommendation.

**EXECUTION:**

1. Verify that all sub-base, drainage and leveling is complete prior to installation.
2. The surface to receive the artificial 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.
3. The compaction of the aggregate base shall be 95%, according to the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-¼ inches over 10 feet and 0-½ inch from design grade.
4. It is in the homeowner's best interest to assure that the base and sub-base for the artificial turf is properly constructed so that the finished product is uniform in appearance and that all required drainage is provided. All installations shall be in accordance with the manufacturer's recommendations and requirements.

**WARRANTY:**

In an effort to preserve the overall landscape appearance of the community, it is recommended that the owner obtain from the turf manufacturer a warranty that covers defects in material of the turf for a period of eight (8) years and labor and workmanship for two (2) years from the date of substantial completion. The manufacturer's warranty should include general wear and tear and damage or fading caused by UV degradation. The manufacturer must warrant that the artificial turf is lead and toxic chemical free and meets all requirements of California Proposition 65. Additionally, the turf contractor should warrant against defects in the installation workmanship and should warrant that the installation was done in accordance with both the manufacturer's recommendations and any written directives of the manufacturer's onsite representative.

**ACCESS AND ACCOMMODATIONS TO ASSOCIATION:**

As a condition of any approval of artificial turf, owners will be required to agree to allow access to the Association and to make and/or undertake any necessary accommodations to the Association or its vendors, at the owner's sole expense, in order for the Association to undertake any necessary maintenance or repairs, including, but not limited to, maintenance and repairs to any utility lines, pipes, or other improvements of any kind which may be situated, without limitation, beneath the surface of or adjacent to the front yard area of the owner's lot. Such accommodations may include, without limitation, the owner's obligation to undertake the temporary removal of the artificial turf at the owner's sole expense to the extent necessary for the Association to perform its maintenance obligations. The Association's

Board shall have the sole discretion to determine what owner accommodations shall be necessary in order for the Association to perform its maintenance obligations, including, but not limited to, the owner's temporary removal, reinstallation, and restoration of the artificial turf at the owner's sole expense.