

## **Bear Brand Ranch Community Association**

### **Artificial Turf Guidelines Adopted January 15, 2010**

#### **General Turf Guidelines:**

- Turf must be natural in appearance
- Turf uniformity must be maintained for all areas that are visibly linked
- Minimum Base: 3" Crushed Rock
- Stapling: 6" minimum length of staples, 6" intervals for perimeter & 4" intervals for seams

#### **Lawn Turf Guidelines:**

- Turf must be natural in appearance
- Pile height must be at least 1 ½ inches
- Pile weight must be at least 40 ounces per square yard
- Turf must have a minimum of an 8-year product warranty
- Turf must have a minimum of 1-year installation/workmanship warranty
- Turf must have a UV protection
- Turf must provide adequate drainage
- Turf cannot be placed directly on top of existing grass, dirt or hardscape
- Turf must have approved infill
- No felt backing
- Must be lead-free

#### **Putting Green Guidelines:**

- Must be located in the back yard only
- Must use putting green specific turf
- Turf must be natural in appearance
- Pile height must be at least ¼ inch
- Turf must have a minimum of an 8-year product warranty
- Turf must have a minimum of 1-year installation/workmanship warranty
- Turf must have UV protection
- Turf must provide adequate drainage
- Turf cannot be placed directly on top of existing grass, dirt or hardscape

### **Artificial Turf Care Guidelines:**

- Remove organic material from the surface with a leaf blower or a rake
- If you have animals that will use the turf, please remove the animal feces on a frequent basis, and wash the area with a hose. Urine should flow through the turf like rainwater
- Color of turf must remain as original
- Anti microbial turf recommended in order to avoid foul odors, discoloration and corrosion – Trade name of BIOCELL is used by Artificial Grass of Southern California as one example

### **An Architectural Application needs to be submitted to include:**

- Photo of the area to be covered by the artificial turf and photo of proximity areas
- One square foot sample of the installed turf
- Description of the turf specifications
- Description of the method of installation
- Infill – Some products are not acceptable
- Note: All product manufacturers offer several grades, some of which are not acceptable

### Approved Artificial Turf Products:

- No Mow Turf – Marque (multi-color), Royal Turf & Premier Turf
- No Mow Turf – Putting Green Turfs: Polyethylene, Polypropylene, and Nylon
- Waterless Grass – Cutting Edge Lawn Turf & Mirage Putting Green Turf
- Back Nine Greens – Lawn Turf X Grass & Putting Green Turf
- Easy Turf
- Everlast Turf
- Home Turf
- New Grass
- ***Or Equal, as determined by the Committee***