

Lake Forest — Summit Owners Association Proposed Association Rule

31. Artificial Turf¹

- a. 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 except bocce court surface may be installed over hardscape.
- b. Artificial turf installations shall meet the following requirements:
 - i. Is comparable in appearance with natural turf in the community.
 - ii. 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.
 - iii. Surfaces shall appear seamless and edges shall appear natural and well groomed.
 - iv. Installation shall appear natural at all times with no wrinkles or raised areas.
 - v. The turf material shall be water permeable with a minimum 25 inch per hour Permeability Rating.
 - vi. Artificial turf shall not be used to spell out words, names, emblems or geometric patterns.
- c. Contractor minimum qualifications:
 - i. A minimum of four (4) years experience installing artificial turf.
 - ii. Hold a valid, active C27 and/or C61/D12 license in California.
- d. Artificial turf installations shall meet the following minimum specifications:
 - i. 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.
 - ii. 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 ½-inch to ¾-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 layer above the base material.
 - iii. Backing:
 - 1. Perforated, vertically draining polyurethane coated materials to provide

¹ These requirements are almost word-for-word a copy of design guidelines developed by Sun City Lincoln Hills; sincere appreciation is extended to that HOA for the work they did developing those guidelines

optimum tuft binding and maximum permeability. Unitary stabilized fabric backings are also acceptable.

- iv. Turf Material:
 - 1. The style shall be 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 compatible 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. 1-3/4” to 2” high, minimum (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 50 to 80 ounces per square yard.
- v. 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 (electrical, lighting, irrigation, etc.)
 - 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.
 - 6. Infill (Top Dressing):
 - A. Elastomer or acrylic coated semi-round quartz granules. Green or tan in color.
 - B. Crumb rubber may be used to hold blades erect.
- vi. Warranty:
 - 1. Provide a written warranty for a minimum of ten (10) years against UV degradation (fading and discoloration).
- e. Maintenance:
 - i. Turf shall be maintained in an appropriate manner and in accordance with the manufacturer’s recommended practices.
 - ii. Turf surfaces shall be kept free of trash and organic debris. Use leaf blowers or plastic rakes and rinse with water, when needed.
 - iii. Turf shall be kept free of invasive grasses or weeds.
 - iv. Areas affected by pet waste shall be treated to sanitize and eliminate any

- odors.
- v. The Association retains the right to determine when an artificial turf installation must be repaired and/or replaced due to weathering, fading, tearing, ripping, wrinkling, etc.
- f. Cautionary Notes:
- i. The need for an additional sub-surface drainage system should be addressed with your contractor, depending on your property's soil conditions and drainage requirements. The ACC reserves the right to require additional drainage control to prevent erosion and damage to adjoining properties.
 - ii. Artificial turf installed in public utility easements is subject to being disturbed, if utility work must occur. It is the owner's responsibility to restore the appearance of disturbed artificial turf, following utilities work.
 - iii. Installation around trees, both existing and new should be carefully considered to allow for their proper watering and fertilizing. Installations or landscaping that affects the health of native oaks are subject to fines.
 - iv. If the existing irrigation systems are left in place, portions of the artificial turf may need to be removed to fix future leaks.
 - v. Cap off or remove nearby sprinkler heads. Water from sprinkler systems can leave mineral deposits on turf, causing discoloration.
 - vi. Assure that turf is not exposed to reflected sunlight from windows, as this can fuse turf fibers together.