

WOLF CREEK ARTIFICIAL TURF POLICY FOR FRONT YARD APPLICATIONS, INSTALLATION AND MAINTENANCE

The following policy is designed to assure that our community continues to maintain the beauty that attracted all of us to live here. It is the result of an extensive process performed by the Design Review Committee. There are many cheap artificial turf products available. They won't stand up to UV and turn grey over a year or two. The backing does not support adequate drainage and may not be strong enough to keep the glued surfaces bonded. In addition to aesthetic issues, these policies will protect your investment in converting your yards to Artificial Turf.

Artificial turf may be installed in front and or rear yards after approval by the Wolf Creek Design Review Committee. Any installation without prior approval and compliance with the following requirements is prohibited.

Artificial turf is a synthetic substance made to look like natural grass including the base material. The artificial turf must mimic real tall fescue turfs as closely as possible. Only artificial turf with multi-height, width, textured and colored blades are acceptable in front yards and/or highly public visible areas.

Homeowner's should be aware that artificial turf does require maintenance and has a useful life cycle. As such, it is not to be considered as a non-maintenance, never to be replaced, permanent solution. 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 to eliminate odors. Raking of the turf and replenishing of infill material shall occur as recommended by the manufacturer or as required to maintain a natural look.

Additional product requirements are found below:

1. Must be highly UV protected and have a natural appearance.
2. The sub-base shall meet Wolf Creek's guidelines and needs to be designed in such a manner as it supports the blades to stand up to heavy traffic.
3. All products shall be 100% permeable backing or require a minimum of 9 holes per 1/8th inch in size per square foot.
4. The life expectancy and color fastness of any or all artificial grass installed must be a minimum of 8 years and the artificial turf should be capable of being broomed.
5. Proof that the product does not contain any lead or known toxic chemicals.
6. Artificial blade height should be within range of 1-5/8" to 2-1/4" high.
7. Proper and adequate drainage must be provided with artificial turf installations and must be clearly noted with the DRC Application.
8. Artificial turf with attached scrim in lieu of porous urethane is prohibited.
9. Installation shall be made in compliance of manufacturer recommendations in all aspects.
10. Artificial turf may not abut neighboring properties. A reasonable break or barrier with plants may be installed to prevent the harsh transition appearance of artificial turf with natural grass. The DRC will review this
11. requirement on an individual basis per application as not all properties are similar.
12. 11. Artificial turf product specifications, warranty, installation details and
13. Product samples shall be provided that clearly indicate the quality of the
14. Product, installation techniques.

Approved 3/21/16