



Hawthorne Station Homeowners' Association
Board of Directors – CC&R Committee

Artificial Turf Guidelines (front yard, side yard, planting strips)

The Hawthorne Station HOA Board and Architectural Control Committee (ACC) reserves the right to require removal and/or replacement of any area of artificial turf which does not meet the standards set forth by these guidelines.

Prior to installation of artificial turf, the homeowner must submit an 'Architectural Review Form' for review and approval by the Board and ACC. Requests must include a minimum of a one square foot sample of the exact finished turf product, along with the manufacture's product specifications and who will be performing the installation.

Turf Product:

An allowable turf product must have a face weight (pile weight) range between 38 to 78 ounces per square yard without backing. The maximum width of the stitch gage is $\frac{3}{4}$ inch. Primary backing shall be a Duraflo and/or Urethane backing to provide a good water flow.

The pile height of the artificial turf shall be minimum of 1 $\frac{1}{2}$ inches, not to exceed 1 $\frac{3}{4}$ inches. 100% poly grasses without nylon are the acceptable choice as nylon retains pet odors and has been known to contain lead.

Only natural grass colors are acceptable to remain unchanged from a natural green lawn appearance.

Installation:

Artificial turf must be professionally installed by a licensed representative of the manufacturer and covered by the manufacturer's warranty for a period of at least eight (8) years.

Per industry standards, a sub-base of three (3) to four (4) inches of compacted aggregate material shall be installed under the artificial turf surface. The most common size of aggregate material ranges from $\frac{3}{8}$ th to $\frac{3}{4}$ th of an inch in size as well as include fine aggregates of at least $\frac{1}{4}$ th inch in diameter to ensure turf stability.

If possible, a single roll of turf will be used and installed in such a manner as to appear seamless and uniform. If seams are required given the size of installation, they must be glued together not nailed.

Upon completion of the installation, homeowner will notify the Board and ACC to gain their approval of the final product, per these guidelines.

Maintenance / Lifespan:

After installation, the homeowner must maintain the turf in accordance of the guidelines and warranty requirements of the manufacturer. The turf must be maintained in a 'like-new' condition and color, and ensure uniformity with no tears or seams visible. Pile must be maintained with regular raking as necessary to retain the natural looking pile; not flat or lying horizontal.

When artificial turf reaches the end of its lifespan and no longer appears natural in color nor appearance or the turf has suffered irreparable damage or wear, the turf must be replaced in accordance to this guideline with another submittal of an 'Architectural Review Form' for review and approval by the Board and ACC.