



EASTMARK DESIGN GUIDELINES FOR ARTIFICIAL TURF

In Front Yards and/or Exposed Yards

Size and Layout:

- 1) The maximum total area of Artificial Turf for all exposed yard locations on a single lot shall be as follows:
 - a) For Lots with a street frontage of less than 65'-0": A maximum total area of Artificial Turf of 400 square feet.
 - b) For Lots with a street frontage of 65'-0" or more: A maximum total area of Artificial Turf of 450 square feet.

(Lot width is measured along the front property line. For Corner Lots, the lot width shall consider the curved corner condition of the lot, as determined by the Committee. The maximum allowed area is a cumulative total for all exposed yard locations. For clarity, this limitation does not include the area of any Artificial Turf located in an enclosed yard behind a fence that is at least 5'-0" tall.)
- 2) A single panel of Artificial Turf may not be larger than 300 square feet and no single dimension may be larger than 22'-0" in dimension. In addition, the second dimension may not be larger than 15'-0". (For example, 22'-0" x 13'-6" is acceptable; but 18'-0" x 16'-0" feet is not acceptable because the second dimension is larger than 15'-0".)
- 3) No more than three (3) panels of Artificial Turf are allowed in an exposed yard on a single lot. (Provided that the sum of the area of all of the panels of Artificial Turf may not exceed the allowed maximum areas as noted above).
- 4) Artificial Turf panels shall be sized to resemble traditional natural turf areas; therefore, very small "patches" of Artificial Turf will not likely be approved. The smallest size for an individual panel of Artificial Turf is 60 square feet in area and no single dimension may be less than 6'-0", unless otherwise specifically allowed by the Committee.
- 5) The shape of the Artificial Turf panels must follow the same criteria used at Eastmark for real turf. In general, the shape and pattern used for Artificial Turf shall be rectangular and square. No random or curvilinear shapes are allowed. No "islands" of Artificial Turf are allowed. No layouts that look like a "putting green" are allowed. In general, turf should extend to the edge of the public sidewalk and to the edge of the driveway to avoid creating an "island" of turf that is surrounded by plants and decomposed granite. The Committee reserves all rights to determine, in their sole opinion, what are appropriate shapes and layouts of Artificial Turf.
- 6) Artificial Turf and natural turf are not allowed in the same exposed yard on a single lot.
- 7) The Artificial Turf shall be installed over an even plane. No mounding, berming or contouring of the grade below the Artificial Turf is allowed. The Committee, at its sole discretion, may prohibit Artificial Turf in areas that slope greater than 5%.
- 8) Artificial Turf must be surrounded by a permanent concrete or masonry header, border or curbing that is a minimum of 4" wide. (Brick headers and concrete curbing are generally acceptable; metal edging is not acceptable.) The top of the header, border or curbing shall be set flush with the top of the Artificial Turf and the adjacent decomposed granite. As noted above, panels of Artificial Turf shall generally be rectangular; therefore the headers, borders and curbing shall maintain this same geometry. No "scuppers" or drainage dips are allowed in headers, borders and curbing around Artificial Turf.
- 9) Artificial Turf must be placed a minimum of 30" away from the exterior wall of any building or Front Porch. This will allow the placement of natural shrubs and foundation planting against the base of the structure.

Provide a copy of this Guide to your Contractor

- 10) In general, trees are not allowed to be placed within a panel of Artificial Turf, due to the fact that natural grass looks quite different around the base of a tree; and due to the fact that the tree trunk will grow. Trees are not allowed to be placed in "islands", "tree rings", or borders surrounded by Artificial Turf on all sides.
- 11) In general, Artificial Turf should not be placed immediately adjacent to natural turf on an adjacent lot. It is better to have a shrub zone that is at least 3'-0" wide that separates the Artificial Turf from the natural turf on the adjacent lot. If the Committee does allow Artificial Turf to be located adjacent to natural turf on an adjacent lot, a permanent header or border shall separate the Artificial Turf and the natural turf.
- 12) Artificial Turf is not allowed to be installed in the landscape parkway zone which is between the public sidewalk and the street.
- 13) The use of natural trees, shrubs and groundcover plants within the Front Yard will continue to be required in accordance with the Design Guidelines. This is particularly important in order to give the Artificial Turf a natural setting. The arrangement of natural trees, shrubs and groundcover plants shall be in accordance with the Design Guidelines, including the minimum plant density requirements. In general, when Artificial Turf is used, the overall Front Yard landscape will be more formal, organized and "town-like" and will feature foundation planting, hedges and structured planting patterns. All planting areas shall be landscaped with a minimum of 1 plant per 20 square feet in accordance with the Design Guidelines. As part of converting an existing landscape to use Artificial Turf, it will often be necessary to add, replace or enhance the rest of the natural plants in the exposed yard in order to comply with the Design Guidelines.

Appearance and Material Specifications:

- 14) The Artificial Turf product or material must have the appearance of "real rye grass" or "real Bermuda grass", as determined in the sole discretion of the Committee, including but not limited to color, color variation, reflectivity, texture, coarseness, size of artificial grass blades, and top dressing material.
- 15) Artificial Turf must include a significant amount of "brown thatch" in order to give the Artificial Turf a natural appearance.
- 16) Artificial Turf must be made of at least two (2) different sized and shaped grass blade fiber strands in order to provide the natural variety of grass blades.
- 17) Artificial Turf must have a minimum "face weight" of eight (80) ounces as defined by industry standards. This requirement is for "face weight" and not for "total weight". Specifications from the Artificial Turf manufacturer or supplier must be submitted with the application to verify acceptable face weight.
- 18) The "pile height", which is the height of the artificial grass blades shall be a minimum of 1 3/4" and a maximum of 2" in height. Pile height is measured from the top of the backing material to the tip of the common grass blade fiber strand. (As a point of clarity, the pile height is not measured to the bottom of the backing material.)
- 19) Artificial Turf must come with a minimum eight (8) year warranty from the manufacturer.
- 20) No seams are allowed within any individual panel of Artificial Turf, unless otherwise approved by the Committee. An individual panel or location must be covered with a single piece of Artificial Turf to avoid seams that separate, fray or roll up.
- 21) If more than one panel of Artificial Turf is proposed on a single lot, the "grain" or the "directionality of the fibers" shall be placed in the same orientation so that the different Artificial Turf panels appear the same when viewed from any point.
- 22) Granular fill material is required for all Artificial Turf in order to keep the grass fibers standing upright and vertical. The color of any granular fill material shall be such that it provides the appearance of natural turf.

Installation:

- 23) Artificial Turf must be installed by a professional, qualified and experienced contractor. Homeowners and Do-it-Yourselfers are not allowed to install Artificial Turf. In addition, landscape contractors who have not been specifically trained in the installation of Artificial Turf are not allowed to install Artificial Turf.

Maintenance:

- 24) The Artificial Turf must be maintained in a manner that retains its original appearance at the time of installation. If the Artificial Turf were to rip, ravel, separate or the edges become exposed; or if the Artificial Turf were to become "flattened" or "matted"; the Artificial Turf must be repaired to match the appearance at the time of original installation. If the Artificial Turf were to significantly fade or discolor, even for only a portion of the Artificial Turf, then the Artificial Turf must be replaced. Any required repair or replacement as a result of this paragraph shall be completed within 15 days of observing the issue or within 15 days of receipt of notice from the Design Review Office.
- 25) The Artificial Turf must be maintained in the same manner as a typical natural turf lawn. Periodically, leaves and other debris shall be raked or removed in order to keep the Artificial Turf looking similar to natural turf.

Other:

- 26) The *Design Guidelines for Artificial Turf* only apply to Front Yards or other yards that are visible from streets, sidewalks, or Common Areas. The use of Artificial Turf in a rear yard that is enclosed by walls and/or fences that are at least 5'-0" tall is not subject to this criteria.
- 27) Due to the rapid change in quality and appearance of Artificial Turf products; and due to a few "test case" examples that have been approved and installed within the community; it is important to be clear that just because a particular turf product, layout, pattern or installation exists elsewhere within the Community does NOT establish a precedent, nor does it obligate the Committee to approve a similar product, layout, pattern or installation, even if similar conditions exist. In other words, "Just because it has been used before, doesn't mean it will always be allowed again".
- 28) Applications for the use of Artificial Turf must be submitted to the Eastmark Design Review Committee for review and approval prior to any installation. Construction or installation may not commence until such approval is granted in writing by the Committee. Failure to comply may result in the requirement to remove the unapproved Artificial Turf; in the imposition of fines; or any other remedies available to the Committee or the Association by law.
- 29) The Eastmark Design Review Committee and the Eastmark Community Association reserve all rights to modify, change, expand or amend these *Design Guidelines for Artificial Turf* at any time and without notice in order to adjust for changes in products or technology, as well as to further the objectives and criteria for the use of Artificial Turf within the community. Because it is not possible to create design criteria for all possible conditions and scenarios, the Design Review Committee reserves the right to create additional design criteria and restrictions for unique or special conditions on a case-by-case basis. The Design Review Committee reserves the right to not approve improvements that the Design Review Committee deems (in their sole opinion) do not meet the intent of this policy and interpretation regarding these improvements.

Submittal Requirements Checklist for Artificial Turf Applications:

Applications for the use of Artificial Turf must be submitted to the Eatmark Design Review Committee for review and approval PRIOR to any installation. Construction or installation may not commence until such approval is granted in writing by the Committee.

Applications must include:

- Application Form:** Available at www.eastmark.com. The completed Application Form must be signed by the Owner and must include the contact information of the contractor that will be installing the artificial turf.
- Front Yard Landscape Plan:**
 - o Accurately drawn to an accurate scale with area calculations and dimensions.
 - o Include the dimensions in feet and inches of all sides of each piece of Artificial Turf.
 - o Provide area calculations in square feet for each piece of Artificial Turf.
 - o Clearly identify any other landscape changes that are proposed in the adjacent yard, including any new or modified natural plant materials.
- Header, Border or Curbing:** including:
 - o Provide material, color and dimension of all headers, borders or curbing.
 - o Note on the drawings that the "Top of the header, border or curbing shall be flush with the top of the adjacent Artificial Turf."
- Aerial Photo:** Available at www.mcassessor.maricopa.gov/maps. Showing the entire lot. Provide the aerial photo on an 8 1/2" x 11" color sheet.
- Photographs:** Provide a series of 8 1/2" x 11" color photographs or prints showing:
 - o The entire front of the house.
 - o The entire front yard from edge of property line to edge of property line at the front sidewalk.
 - o Detailed photographs of the specific locations of the proposed Artificial Turf.
- Sample of Artificial Turf:** 16" x 16" minimum size.
 - o This must be a sample of actual turf specifications that are proposed.
 - o Label the back of the sample with the Owner's Name and Address.
 - o Label the back of the sample with the Product Name and Manufacturer.
- Artificial Turf Specifications:** The specifications must include:
 - o Pile Height
 - o Face Weight (not "Total Weight")(If the specification sheets list different colors or multiple product types, please be sure to clearly identify the exact color and product that is being proposed.)
- Warranty:** Verifying a minimum 8 year warranty.
- Qualifications and Experience of Installation Contractor:** Including:
 - o Contact Information - Company, Name, Address, Phone.
 - o List of relevant experience.(Homeowners and Do-It-Yourselfers may not install Artificial Turf.)

The Owner or Applicant is responsible for providing all submittal information as noted above. Failure to provide accurate and complete submittal information may be grounds for denial of the application or may result in delays in obtaining approval.