

SUBJECT: TrailMark DRC Artificial Turf/Grass Standard

C. SITE STANDARDS

16. Miscellaneous

f. Artificial Turf/Grass Standard.

The TrailMark HOA requires the timely, professional installation of artificial turf. It is imperative that the turf design be in balance with community aesthetics and safety. Consistent with TrailMark covenants, HOA approval is required for artificial turf installation, replacement, modification, or expansion. All requests for artificial turf must comply with this standard. The Design Review Committee (DRC) will review all requests.

The following standards shall apply with respect to the design, installation, and maintenance of all artificial turf:

1. Artificial turf is allowed only in back yards behind the wing fences. Front yard application is not allowed.
2. The artificial turf/grass product must be made of Polyethylene and have a minimum face weight of 50oz. with a permanent backing.
3. The color must be similar to the surrounding yard grasses - a blended, multi-color monofilament fiber with a minimum pile height of 1.5 inches. Multi-colored turf makes the turf look like real grass which is compatible with TrailMark aesthetics.
4. A border between the turf and other vegetation and/or hard surfaces is required. This border must be included and described in the turf request.
5. If an artificial grass area will meet a neighboring natural grass area, it must be separated with a barrier of at least 4 inches of hard-scape.
6. Professional installation is required and must include a weed barrier and a properly prepared aggregate base for drainage.
7. An infill system is required.
8. Artificial turf/grass must be cleaned as necessary and periodically groomed to maintain its appearance.
9. Artificial turf/grass products may be inspected annually to ensure the aesthetic properties are maintained. The Board of Directors reserves the right to require replacement if the turf is deemed to be unsightly and/or not well maintained.
10. Pet owners: It is inevitable that pet urine will build up under the turf and the urine smell intensifies, both in the turf yard and neighboring properties. A woven backing designed to be "pet friendly" is required. Therefore, homeowners must select a quality artificial turf that properly drains pet waste/urine.

The following must be submitted with the TrailMark Home Improvement Request Form:

1. Complete product specification sheet from the manufacturer.
2. The manufacturer's warranty on the product being submitted.
3. A physical sample of the product including model name and style.
4. Edging to be used between turf and other vegetation and/or hard surface.
5. Hardscape material between turf and neighboring natural grass areas.
6. Site plan showing area to be covered and proximity (distance) to house and adjacent properties.
7. Photo(s) of the area to be covered by the artificial grass.
8. Photo(s) of proximity areas as well as description of the method of installation.