

Xeriscaping Guidelines for Artificial Turf

The following guidelines are intended to help homeowners integrate artificial turf into their xeriscape landscapes in a way that conserves water, enhances curb appeal, and maintains neighborhood harmony. All installations must receive Design Review Committee (DRC) approval prior to commencement.

1. Purpose & Scope

- **Purpose:** Promote sustainable, drought-resistant landscaping by establishing standards for artificial turf installations.
- **Scope:** Applies to all single-family residential lots within the community.

2. Definitions

- **Artificial Turf:** Synthetic grass surface designed to simulate natural turf without irrigation.
- **Infill:** Material (e.g., silica sand or coated organic granules) placed between turf fibers to support blade structure.
- **Base Aggregate:** Crushed rock or decomposed granite layer beneath turf, ensuring drainage and stability.

3. DRC Approval Process

1. **Application:** Submit a DRC request including:
 - Site plan showing turf area(s)
 - Manufacturer/spec sheet for turf product
 - Details on base preparation, infill type, and edging
2. **Review Timeline:** Allow up to 15 days for DRC review.
3. **Installation Window:** Begin work within 90 days of approval; re-submit if delayed.

4. Product Standards

- **Fiber Quality:** UV-stabilized polyethylene or polypropylene fibers; minimum pile height 1–1.5" to mimic natural grass.
- **Color & Texture:** Blend of light and dark green shades with occasional brown thatch fibers—avoid overly bright or uniform greens.
- **Backing & Drainage:** Perforated backing with ≥ 30 " per hour drainage rate.
- **Infill Material:**
 - **Permitted:** Silica sand, coated organic infill (e.g., cork)
 - **Prohibited:** Crumb rubber, loose plastic granules

5. Site Preparation & Installation

1. **Excavation:** Remove existing turf/soil to a depth of 3–4".
2. **Weed Barrier:** Install permeable geotextile fabric.
3. **Base Aggregate:** Place and compact a 2–3" layer of crushed rock or decomposed granite; ensure 1%–2% cross-slope for drainage.
4. **Edging:** Install permanent edging (aluminum, steel, or masonry) to restrain turf edges.
5. **Seaming & Adhesive:** Use manufacturer-approved seaming tape and adhesives; position seams away from high-traffic areas.
6. **Infill Application:** Evenly distribute approved infill to support fibers upright; brush in with a stiff bristle broom.

6. Maintenance Requirements

- **Cleaning:** Remove debris and fallen leaves weekly.
- **Brushing:** Rake fibers upright quarterly.
- **Sanitizing:** Apply mild, turf-safe disinfectant annually or as needed to deter odors.
- **Inspection:** Homeowner to inspect turf edges for lifting or gaps.

7. Compliance & Enforcement

- **Inspections:** The district manager conducts annual exterior inspections; noncompliant installations must be rectified within 30 days of notice.
- **Penalties:** Unapproved or poorly maintained turf may result in fines up to \$100 per occurrence and a requirement to restore natural landscaping.