

## Bosque del Rio Artificial Turf System Guidelines - ACC Standards

### Adopted 4-1-10

The following instructions are a guide to assist homeowners in submitting the required ACC form and plans for artificial turf landscaping for ACC approval as outlined in Section 5 of our CC&R's. Per Section 5.1.b. *"The purpose of the ACC is to enforce the architectural standards of the Community and to approve or disapprove plans for improvements proposed for the Lots."* As stated in Section 5.3 of the CC&R's, *"for any exterior change or addition, the Owner shall submit to the ACC a complete set of plans and specifications for the proposed improvements, including site plans, grading plans, landscape plans, specifications of materials and exterior colors, and any other information deemed necessary by the ACC for the performance of its function".* The site plan needs to have detailed dimensions on the drawing to show distances from any proposed artificial turf installation to the property line and house. This includes all specifications, colors, dimensions and materials used. The artificial turf must be in compliance with any City of Albuquerque regulations concerning artificial turf.

All plans must be approved by the Architectural Review Committee PRIOR to installation. The following guidelines will help homeowners that may wish to install artificial turf:

1. Fill out the ACC request and supply the required drawings and specifications. If you can submit the drawing(s) to scale, that is recommended, but not required. Photographs of the property or residence is considered supplemental documentation and do not fulfill the need for drawings. Drawings can be hand drawn, shall be legible, and should be submitted on not less than 8.5 inch by 11 inch plain paper format. Provide a site plan of the entire property. Show the location of the artificial turf on the property with distances to any features on the property that provides the ACC with a means to see the Artificial Turf in relation to items such as fences, the house, pools, trees or other types of landmarks.
2. Provide the requested documentation as listed below for the artificial turf:

Artificial turf may be installed on homeowner's lots, with an approved ACC request, subject to the following specifications:

1. All installations must be approved by the Architectural Control Committee (ACC) in advance and submissions must include the following materials and information:
  - a. Completed ACC request including plot plan. Provide location and dimensions of proposed installation. Maximum of 500 square feet permitted.
  - b. A description of the artificial turf that will be used including specific information on:
    - i. Definition of type and depth of aggregate base materials & infill materials.
    - ii. Definition of soil stabilizing fabric including permeability specification sheet.
    - iii. Definition of seaming materials and adhesives including specification sheet.
    - iv. The work must be installed by a certified artificial turf installer. Copy of manufacturer's warranty for all materials, workmanship and builder's warranty statement for workmanship for construction.
  - c. A description and proposed plan for drainage of the affected area. The installation cannot be placed in a ponding area on the lot.
  - d. A minimum 12" by 12" sample of the exact artificial turf or artificial turf surface materials to be used - substitutions are not allowed without prior approval.
2. Minimum requirements for artificial turf installations are as follows:
  - a. Primary layer on native soil: non-woven, highly-permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and not impede infiltration of normal watershed to appropriate drainage solutions required by any other related CC&R of property.

- b. Minimum 3" – 5" of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers, as required.
  - c. Acceptable artificial turf surface fibers include: Polyethylene (PE) Polypropylene (PP), Nylon (PA) with a minimum 6 year (Nylon (PA)) and 8 year (PE & PP) manufacturer warranty against UV degradation (fading and discoloration) and the style and color selection must compliment other adjacent natural lawn and landscaped grass within the community; must meet or exceed ASTM standards. Acceptable backing materials include perforated, vertically draining, latex or polyurethane coated materials to provide optimum tuft bind and maximum permeability. Horizontally draining backings must not be infilled; infill materials are prone to migrate into drainage systems. Acceptable infill materials will include but are not limited to: recycled rubber crumb, acrylic coated silica sand, recycled PET bead lets, thermo-plastic elastomer coated silica sand, semi-round silica sand. Sub-angular silica sand may not be used as infill materials.
  - d. Infill materials, type and amount, per square foot, installed, as suggested by the turf manufacturer or based upon standard industry guidelines.
  - e. Surfaces must appear seamless and edges must appear natural, and well groomed.
  - f. Total surface installation must be water permeable with minimum 25 inch/Hour Permeability Rating.
  - g. All job materials used for surfaces must pass applicable fire retardancy ratings including pill burn test.
3. Additional requirements for rear yards that are not visible from common or public areas:
- a. Artificial surface must be of suitable materials, styles and color for the purpose intended and meet the minimum specifications noted above.
  - b. Specialized surfaces for putting greens, play areas, bocce ball and other uses are allowed in rear yards, only and must be engineered and installed as permanent construction. The use of artificial turf materials on existing hardscape such as patios or side-yard concrete driveways or pathways is subject to the approval of the ACC.
4. Additional requirements for front yard uses in visible sites from common or public areas:
- a. Artificial turf must be of suitable materials, styles and color for the purpose intended and meet the minimum specifications noted above. Appropriate uses are for lawns and landscape elements, only.
  - b. Minimum pile height (individual turf blade height) is an average of 1.5 inches; classic slit film, monofilament or a combination of blade styles; including texturized. Please note that all installations must appear natural at all times. Any deviation from a natural look due to improper installation or lack of maintenance will be in violation of these rules. Product improvements may occur at any time; the ACC will remain open to review new products and solutions as they become available and may modify, from time to time, the artificial turf guidelines.

#### GENERAL NOTES:

Professional quality artificial turf solutions, if installed properly, can be a *significant enhancement* to the homeowner's property.

#### *The advantages of artificial turf are:*

- Reduces water usage and waste through irrigation or sprinklers.
- Reduces dust, dirt and allergens around the property.
- Does not require mowing, edging, trimming or fertilizer.
- Stays green and beautiful year round with a minimum amount of care and grooming.
- Reduces the need for pesticides and may reduce mosquitoes, fleas and other common pests.
- Can stabilize slopes, increase usable backyard space, enhance the look and appeal of the property.

#### *The disadvantages of artificial turf are:*

- The initial investment is somewhat costly.
- If not installed and maintained properly (kept free of debris and brushed up to keep from matting down), the installation can become unsightly and repairs may not match well, and can be labor intensive.
- In full sun, on hot days, the surfaces can become uncomfortably hot.
- If animals are allowed to defecate upon the surfaces, feces should be removed as soon as possible and the surfaces must be cleaned and sanitized with basic household products.