

Old Orchard I HOA Artificial Turf Guidelines

Water conservation is an important priority. Because of this, the Board of Directors and Architectural Committee will consider requests to install artificial turf, also referred to as “lawn turf” or “turf”, for front yards according to these guidelines. Please be aware that it is solely the property owner’s responsibility to insure that artificial turf meets the City’s standards.

An Architectural Application must be submitted and approved prior to the installation of artificial turf in an area that is in view from the street. The Application must include the following four items and must conform with the guidelines and requirements shown below.

1. Photo of the area to be covered by the artificial turf, and a photo of proximity areas.
2. Drawings of the area to be covered showing requested turf, organic landscaping, and hardscaping.
3. Minimum one square foot sample of the turf to be installed, plus manufacturer’s product description, turf care guidelines and warranty requirements.
4. Identification of the professional and qualified installer.

General Landscape Guidelines:

- Areas in view from the street must have a minimum of 30% of overall square footage as organic plant material, such as planter beds, bushes, shrubs, etc.
- If an artificial turf area will meet a neighboring natural turf area, it must be separated with a barrier of at least 12 inches of hardscape or a planter containing organic plant material.

General Lawn Turf Guidelines:

- Turf must be natural in appearance, including blades that are multi-height, width, texture, and color. Acceptable colors are blends such as forest green and olive green.
- Pile height must be at least 1 1/2 inches.
- Turf uniformity must be maintained for all areas that are visibly linked.
- Turf must have UV protection.

General Installation Requirements:

- Professional installation is required and must include a weed barrier and a properly prepared aggregate base for drainage.
- Turf cannot be placed directly on top of existing grass, dirt, or hardscape.
- Turf must be adequately secured with no ripples or seams showing.
- Turf must have a prepared base of infill.

Artificial Turf Care Guidelines:

- Turf must be maintained according to the manufacturer’s guidelines and warranty requirements.
- Turf must be cleaned and the pile raked and or fluffed periodically to maintain its appearance.
- Infill must be recharged or replaced if odor or deterioration occurs.

All installations must appear natural at all times. The Board, at its sole discretion, may determine if any artificial turf needs to be repaired or replaced by the homeowner due to damage, wear, discoloration, maintenance, etc.

Guidelines approved by the Old Orchard I Board of Directors February 2, 2016.