

**RESOLUTION OF  
WILD TREE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS**

**Artificial Turf Policy**

**Adopted on May 25, 2022**

WHEREAS, The Wild Tree Homeowners Association (“Association”) is an Arizona nonprofit corporation and is governed by Declaration of Covenants, Conditions and Restrictions for Wild Tree, recorded at 94-0324562, Official Records of Maricopa County Recorder (“Declaration”); its Articles of Incorporation; and its Bylaws (collectively, the “Governing Documents”); and

WHEREAS, pursuant to Section 2.3 of the Declaration, the Board may adopt reasonable rules and regulations governing the use of any area in Wild Tree; and

WHEREAS, pursuant to A.R.S. § 33-1819, artificial turf may be placed on areas of Lots where natural grass is installed or allowed. A.R.S. § 33-1819 also provides that the Association may adopt reasonable rules and regulations regarding the installation and appearance of artificial turf on Lots; and

WHEREAS, the Board is adopting this Artificial Turf Policy to implement A.R.S. § 33-1819 by adopting these reasonable rules regarding the installation and appearance of artificial turf on Lots.


NOW, THEREFORE, the Board of Directors resolves as follows:

1. No artificial turf may be installed on a Lot or Parcel (except in areas on a Lot or Parcel that are enclosed by a fence or wall) without the prior, written approval of the Architectural Committee.
2. Owners desiring to install artificial turf on their Lots or Parcels shall submit a written request to the Architectural Committee with a plot plan showing the location of where the artificial turf will be located, along with a sample of the artificial turf.
3. It is the intent of the Association for Lots and Parcels to have artificial turf that resembles natural grass as closely as possible. The Association shall have the right, but not the obligation, to have pre-approved styles of artificial turf that may be utilized by Owners. However, this does not prohibit Owners from requesting permission to install other styles of artificial turf.
4. Artificial turf shall only be installed on portions of Lots or Parcels that have natural grass or are permitted to have natural grass.
5. All artificial turf shall be maintained in good condition and kept in repair at all times, and shall not be installed or maintained in a manner that is a health or safety hazard, as determined by the Association’s Board of Directors. The Association shall have the right to request correction, repair, removal and/or replacement of the artificial turf if not maintained pursuant to this Policy or poses a health or safety hazard.

Failure to comply with this Artificial Turf Policy may result in fines and other remedies as set forth in the Governing Documents and under Arizona law.

This Resolution was adopted by the Board of Directors at a meeting of the Board held on this 25th day of May, 2022.

**WILD TREE HOMEOWNERS ASSOCIATION**

By:  Tim Springston Tim Springston  
**Its: President**