

Town Square Homeowner Association

Architectural Control Committee Guidelines, Requirements & Restrictions

Artificial Turf Design & Installation

Although Town Square HOA *does* allow the installation of artificial grass/turf, please be aware that it must conform to the following, specific, guidelines before the Town Square Architectural Control Committee (ACC) will approve the installation. Your ACC's mission is to ensure our community's beauty and home values are maintained.

Please refer to the following guidelines and requirements before purchasing and/or installing artificial turf – and note that you must submit an ACC change request before installation. See below for how to submit ACC change request.

I. Artificial Turf Guidelines/Requirements

- ***Artificial grass products must consist of POLYETHLINE with a minimum face weight of 70 ounces, a permanent back, and a specified warranty period. DO NOT use turf containing nylon, as this will fade far more quickly.***
- ***Color must be similar to this geographical area and be a blended, multi-colored (at least three colors) monofilament fiber with minimum pile height of nominal 2 inches.***
- ***Turf containing lead is prohibited (nylon-based products typically contain lead or other heavy-metal-based components).***
- ***If your proposed artificial turf will abut a neighbor's natural-grass area, adjoining materials must be separated with a six-inch (6") minimum barrier consisting of hardscape.***
- ***Proper installation is required, including:***
 - ***Only installed by licensed commercial contractor.***
 - ***A weed barrier must be used***
 - ***Properly prepared aggregate base for thorough drainage. It is imperative that your turf installation includes proper drainage.***
 - ***Completely permeable backing (soil-stabilization fabric) to ensure thorough drainage***
- ***Infill systems are required. Once turf is installed, infill is used to make the turf stand up. Infill that does not: absorb urine, contain heavy metals, or raise the temperature of the product (such as rubber) is required.***
- ***Artificial grass must be cleaned when necessary and periodically groomed to maintain its original appearance.***
- ***Artificial grass products are subject to annual inspection to ensure maintenance of its aesthetic properties. Town Square HOA's ACC, in conjunction with the Board of Directors, reserves the right to require***

replacement when the artificial turf no longer appears to be natural. Therefore, please complete your due diligence before any purchase, choosing a quality product that will fulfill its advertised qualities.

- **Artificial turf may not be installed over existing grass.** Sod and dirt must be removed prior to installation.

II. The following must be submitted with your ACC Application:

- ***An actual sample of the product, including model name and style.***
- ***Complete product specification sheet from the manufacturer, including manufacturer's stated product warranty and rate of color loss.***
- ***Photo(s) of area to be covered by proposed artificial turf.***
- ***Contact information for licensed contractor, including license number.***

III. How to submit Architectural Change Request

Option 1: Go to our management company website, Vision Community Management, to submit online:

<https://www.visioncommunitymanagement.com/current-homeowners/community?name=Town+Square>

Option 2: Call Vision Community Management Company to ask for a form.

(480) 759-4945