

Silverhawke Homeowners Association
Synthetic Lawns Guidelines 2017

Silverhawke Homeowners Association will accept Architectural requests for a homeowner to install an artificial or synthetic lawn in the front landscape.

1. Homeowner's wishing to install a synthetic lawn in their front yard must submit an architectural request prior to the commencement of any work.
2. Homeowner must submit a sample a minimum of 12" x 12" of the synthetic lawn along with the application. No photos or references to other lots.
3. Homeowner must submit a manufacturer's spec sheet, detailing the grade, lead content, base preparation and chemical content of the artificial grass.
4. The proposed synthetic lawn must resemble natural grass in color, texture, blade length and thickness.
5. No synthetic lawn with a pile height of less than 1½" and a weight of 65 ounces will be considered for installation.
6. Due to dangers of lead contamination, no Chinese manufactured artificial turf is permitted.
7. All synthetic lawns must be installed by qualified AST technicians or a licensed installation company. The installation company and their contact information must be disclosed in the Architectural Request. No do-it-yourself installations are permitted.
8. Only no infill or sand infill turf will be considered. Grass turf that uses rubber infill material will not be permitted.
9. Homeowners must maintain their synthetic lawns clean and free from debris.
10. Homeowner is responsible for maintenance of the improvement. Materials exhibiting signs of weathering, erosion, sagging, rippling, seam separation or excessive gaps bordering hardscapes will be required to repair or replace their synthetic grass. Replacement is subject to submission of new architectural request following the current guidelines. All repairs / replacements are to be performed by a professional synthetic lawn installer.