

DIABLO WEST HOMEOWNERS ASSOCIATION
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ARTIFICIAL TURF STANDARDS

Aesthetic considerations are a proper part of the architectural review process. The installation of Artificial Grass shall be approved subject to the following reasonable requirements:

Requirements for Artificial Turf Installation

The artificial grass product must be guaranteed non toxic.

The artificial grass product for lawns must be made of Polyethylene and have a minimum face weight of 50 oz. with a permeable backing so that drainage is uniform and complete.

The color must be similar to the geographical area, preferably a blended, multicolor monofilament fiber with a minimum pile height of 1.5 inches.

Acceptable artificial grass surface fibers must have an 8 year manufacturer warranty against UV degradation (fading and discoloration).

Artificial grass surfaces must appear seamless and edges must appear natural and well groomed.

Front yard areas must retain a minimum of 30% of overall square footage as natural plant material such as planter beds, bushes, shrubs, etc.

If an artificial grass area will meet a neighboring natural grass area, it must be separated with a barrier of at least 4 inches of hardscape or a planter consisting of natural plant material.

Professional installation by an established artificial grass company is recommended.

To allow for proper drainage, sod and dirt must be removed and the installation must include a weed barrier and a properly prepared aggregate base.

An infill system is required. Infill material should not absorb urine, raise the temperature of the product, or contain heavy metals.

Artificial grass must be cleaned as necessary and periodically groomed to maintain its appearance.

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.

Artificial grass products will be inspected annually after the expiration of the warranty period to ensure the aesthetic properties are maintained. The Board of Directors reserves the right to require replacement after the expectancy has been reached, typically 16 to 20 years.

ARTIFICIAL TURF STANDARDS (Continued)

Home Improvement Requests:

All artificial grass installations must be approved by the Design Review Committee prior to installation.

All applications shall be submitted in writing and must include the following items:

- A 12 X 12 sample of the product including model name and style
- A complete product specification sheet from the manufacturer
- The manufacturer's warranty on the product being submitted
- Photo(s) of the area to be covered by the artificial grass
- Photo(s) of the proximity areas as well as a description of the method of installation
- Front yard areas must retain a minimum of 30% of overall square footage as organic plant material such as planter beds, bushes, shrubs, etc.

The approval or denial of an application shall be in writing.