

Starlight Mesa HOA
Artificial Turf Standards
September 14, 2016

These standards are adopted to ensure that any artificial turf installed in the Mesa meets a common level of quality and aesthetics. Detailed below, these standards include provisions for materials, colors, and other product specifications.

All installations of artificial turf in front yards, side yards visible from the street or common areas, common areas and common maintenance areas must be approved by the HOA Board prior to installation.

Homeowners are solely responsible to ensure that the artificial turf meets the HOA standards and any applicable government regulations *prior* to installation, and are responsible for maintenance and/or replacement costs over the life of the turf.

Homeowners should carefully consider the costs and benefits of using artificial turf, including the costs of maintenance over time, the cost of replacement in the future, the work required to revert back to natural turf, the potential heat generation associated with artificial turf, as well as the cost savings for water and lawn maintenance.

Artificial Turf Standards

- a. Artificial turf installations shall imitate a natural turf-like appearance.
- b. Turf blades shall be a combination of turf and thatch.
- c. Weight
 - i. Overall weight shall be no less than 80 ounces per square yard.
 - ii. Turf to thatch weight ratio shall be 65% turf weight to 35% thatch weight.
- d. Height
 - i. Turf pile height shall be no less than 1.75 inches.
 - ii. Tufting gauge shall be no less than 0.375 inches.
- e. Colors
 - i. Turf shall be a blend of colors with a minimum of three colors in the blend.
 - ii. Turf color blends shall be field green, lime green, or olive green for a natural look.
 - iii. Thatch shall be tan or brown.
 - iv. No painting of turf (other than during the original manufacturing process) is allowed.
- f. Materials
 - i. Turf shall be 100% polyethylene monofilament fiber.
 - ii. Thatch shall be made of polypropylene or nylon.
 - iii. Slit film products are prohibited.
- g. Installation/Maintenance

- i. The turf shall be installed by a state-licensed contractor with a valid landscaping contractor's or synthetic products contractor's license.
- ii. Turf shall be installed and maintained to industry standards, with no exposed edges or seams.
- iii. The Board may require the replacement or repair of any turf installation that is damaged, excessively worn or at the end of its useful life.

These standards will be subject to periodic review and updating to reflect current standards for the manufacture, installation and maintenance of artificial turf, consistent with the overall objective that such artificial turf installations continue to meet the high standards for landscaping in our community.