

WOOD RANCH LAKE PARK VILLAGE

HOMEOWNERS ASSOCIATION

ARTIFICIAL TURF GUIDELINES

Material:

- Infill:
 - ✓ Cut-pile
 - ✓ Lead-free polypropylene
 - ✓ Polyethylene
 - ✓ Blend of polyethylene fibers
 - ✓ Must consist of ground rubber, rubber coated sand or other approved mixtures and must be brushed into the fibers of the artificial turf.
- Backing-Permeable
- Blade Length (pile height)-minimum 1.50 inches
 - ✓ Nylon based or plastic grass blades are not permitted.

Installation:

- Must be installed per manufacturing requirements. A minimum eight (8) year no fade warranty as issued by the manufacturer must be in place.
- Must include removal of all existing plant material and top three (3) inches of soil in installation area.
- Must place filter fabric or synthetic porous material over compacted and porous crushed rock or other comparable material below the turf surface to provide adequate drainage.
- Area must be sloped and graded to prevent excessive pooling, runoff or flooding onto adjacent property.
- Artificial Turf areas must be sufficiently drained to live planting areas
- Artificial Turf must be separated from live planting areas by a barrier such as a mow strip or bender board to prevent mixing with natural plant material.
- Artificial Turf must be anchored with nails and glue with all seams nailed or sewn and glued with the grain pointing in a single direction.

Maintenance:

- Artificial Turf must be maintained in a green, fadeless condition.
- Must be free of weeds, stains, debris, tears, holes, depressions, ruts, odors and looseness at edges and seams.
- Damaged or worn area surface must be repaired or removed and replaced in a manner that results in consistent appearance with the existing artificial turf.
- The surface must be replaced once it is unable to be maintained as required.
- Vehicle parking on artificial turf is not permitted.

Please note: These are the minimum standards **required by the City of Simi Valley**. Lake Park Village has chosen to increase the pile height (blade height) from the required minimum 1.25 inches to 1.50 inches.