

**NORTHLAKE HOA PROPOSED  
ARTIFICIAL TURF GUIDELINES – FRONT YARDS**

Although artificial turf is promoted as a water saving substitute for real lawn installations, it is not necessarily the best solution for putting water back into the ground, reducing heat, limiting toxicity, saving cost, enhancing overall appearance or maximizing longevity. There are numerous imitation turf varieties, colors, heights, qualities, installation methods, warranties and price points available. Some productions are high quality and look very real, while others are lacking in various respects. Applications for the use of artificial turf in the Homeowner's Association will be reviewed on a case-by-case basis with restrictions as noted, and the following information to be submitted with each application:

1. The approved turf style within the Northlake Community is AMERITURF 80oz spring or fescue. All artificial turf submissions/installations are required to be an approved comparable quality.
2. Two (2) copies of a scaled (1/4"= 1' or 1/8"=1') plan of the entire front yard, including the house from the side gates forward, noting the area of existing lawn and planting and the area proposed as artificial turf are to be submitted.
3. Provide a photo showing the entire front yard.
4. A brochure of the proposed product and a small sample (6"-8") of the actual type of turf are to be submitted for review. Indicate type of infill being used.
5. The turf installation is to be specified as "installed on a crushed base material." Artificial turf products that are made of rolled carpet glued to a non-permeable surface will not be considered.
6. Artificial turf will not be allowed in parkways or other common areas.
7. Artificial turf will not be allowed on homeowner slopes.
8. Manufactures' warranties are to be for at least 7 years.
9. Products must have a realistic grass color with little or no reflective shine. In-fills are to be a non-toxic material. The product backing is required to have drain holes or to be of a permeable material.
10. Where the area is sloped to the center, out to adjacent properties or on to sidewalks, the proposed artificial turf will be required to have a subsurface drainage system installed to direct water appropriately. Please be reminded that per the Associations CC&R's page 34, section 11.11 "ALL drainage of water from any Lot shall drain or flow into the adjacent streets or alleys and shall not be allowed to drain or flow upon, across, or under any other portion of the Covered Property unless an easement for such purpose is granted. "
11. Artificial turf will not be allowed to be installed within the drip line of Oak, Sycamore, or other protected trees, within two (2) feet of the trunks of any other trees or within one (1) foot of the base of shrubs.
12. Regular Maintenance will be required on **all** artificial turf installation to effectively limit and control odors and to enhance the lifespan, usefulness, and aesthetics of the turf.