



W O O D B U R Y

October 23, 2020

RE: Proposed Revision to the Design Guidelines

Dear Homeowners:

Attached, please find a copy of the proposed Synthetic Turf Guidelines to be added to the Design Guidelines.

In accordance with California Civil Code Section 4045, the Association must distribute proposed rule changes, stating the purpose and effect, to the membership at least twenty-eight (28) days before making the change or adopting a new rule. Members wishing to comment on the rule must email sseifen@keystonepacific.com no later than November 19, 2020 at noon.

The Board will vote on the above at the regular board meeting scheduled for November 19, 2020.

Should you have any comments questions, please do not hesitate to contact the undersigned at sseifen@keystonepacific.com.

Sincerely,

At the Direction of the Board of Directors,
WOODBURY COMMUNITY ASSOCIATION

Susan Seifen

Susan Seifen, CMCA, AMS, PCAM
General Manager

SYNTHETIC TURF GUIDELINES

OVERVIEW

Due to restrictions/reductions by various government entities on the use of one of our most precious natural resources, water, the Board of Directors has decided to provide this bid specification for the installation of synthetic turf. Our desire is to give a variety of choices while limiting materials to the best and most natural-looking. It is not in our Members' best interests to see their property values diminished due to the use of inferior materials.

If a homeowner chooses to use synthetic turf, the product must meet these minimum standards (a sample of the product with written specs must also be submitted with the Application for Architectural Review before installation):

REQUIREMENTS FOR INSTALLATION

- Turf must be natural in appearance; olive or darker color preferred
- Pile height must be at least one and one-half inches (1 ½") to two inches (2")
- Pile weight-40-60 ounces minimum
- Turf must have a minimum of an eight (8)-year product warranty
- Turf must have a minimum one (1)-year installation/workmanship warranty
- Turf must have UV protection
- Turf must provide adequate drainage
- Turf cannot be placed directly on top of existing grass, dirt or Hardscape
- Turf must be adequately secured (no ripples or seams showing)
- Turf edges must be finished
- Turf must have prepared base of infill
- Turf must not have felt backing
- Turf product must have thatch

Front-yard areas must retain a minimum of 30% of overall square footage as organic plant material, such as planter beds, bushes, shrubs, etc. This must be documented in the Request for Design Review application.

Planters with organic plants and shrubs must border a minimum of 30% of the perimeter of any single turf area (50% or more is preferred and is more aesthetically pleasing). This must also be documented in the Request for Architectural Improvement application.

If a synthetic turf area will meet a neighboring natural turf area, it must be separated with a barrier of at least four (4) four inches of hard-scape or a planter containing organic plant material.

Synthetic turf may be installed either (i) by a licensed and insured contractor expert in the installation of synthetic turf who shall be specifically identified in the Request for Architectural Improvement application submitted to the Association; or (ii) by the homeowner, in which event the installation shall be inspected, at the homeowner's expense, by the Association's landscape architect, who shall have sole discretion in determining whether the installation meets the standards of an expert installation of synthetic turf.

Synthetic turf must include a weed barrier and a properly prepared aggregate base for drainage.

Only turf requiring infill installation will be allowed. Infill material installation shall be according to turf manufacturer specifications or based upon standard industry guidelines (see below).

REQUIRED MAINTENANCE

Infill must be recharged or replaced if odor or deterioration occur.

Turf must be cleaned, and the pile must be raked/fluffed periodically to maintain its appearance.

When artificial turf reaches the end of its lifespan and no longer appears natural in color and appearance, or has suffered irreparable damage or wear, the turf must be replaced.

SYNTHETIC GRASS INSTALLATION GUIDELINES

1. Primary layer on native soil: non-woven, highly-permeable soil stabilizing fabric for the soil type and conditions of the installation. Fabrics must be porous and must not impede infiltration of normal watershed to appropriate drainage solutions required of property by any other related section of the CC&Rs.
2. Minimum three inches (3") to five inches (5") of appropriate compactable aggregate base with subsequent or additional imported base materials and fabric layers, as required.
3. Acceptable artificial turf includes an eight (8)- year (PE & PP) manufacturer warranty against UV degradation (i.e., fading and discoloration). The style and color selection must compliment other adjacent, natural lawn and landscaped grass within the Community.

4. Acceptable backing materials include perforated, vertically-draining, latex- or polyurethane-coated materials to provide optimum tuft bind and maximum permeability. Horizontally-draining backings must not be infilled; infill materials are prone to migrate into drainage systems.
5. Acceptable infill materials will include, but are not limited to: recycled rubber crumb, acrylic-coated silica sand, recycled PET beadlets, thermo-plastic elastomer-coated silica sand and semi-round silica sand. Sub-angular silica sand may not be used as infill materials.
6. All materials submitted for approval must be accompanied by test documentation, which declares that the artificial turf yarn and backing materials are disposable, under normal conditions, at any US landfill station (Total Content Leach Protocol (“TCLP”) test).
7. Infill materials, type and amount, per square foot, installed, as suggested by the turf manufacturer or based upon standard industry guidelines.
8. Surfaces must appear seamless, and edges must appear natural and well-groomed.
9. Total surface installation must be water-permeable with minimum twenty-five (25)-inch/Hour Permeability Rating; and
10. All job materials used for surfaces must pass applicable fire retardancy ratings, including pill burn test.

SUBMITTING A PLAN

All installations must be approved by the Design Review Committee, and submissions must include the following materials and information:

1. Completed Application including plot plan
2. A description of the Artificial Turf System that will be used, including specific information on:
 - a. Artificial Grass Surface, including validation of total lead (“Pb”) content in yarn fibers.
 - b. Definition of type and depth of aggregate base materials and site construction plan.
 - c. Definition of soil-stabilizing fabric, including permeability specification sheet and a Material Safety Data Sheet (“MSDS”).
 - d. Definition of infill materials, including specification sheet and a MSDS.
 - e. Definition of seaming materials and adhesives, including specification sheet and a MSDS; and

- f. Copy of manufacturer's warranty for all materials, workmanship and builder's warranty statement for workmanship for construction (California contractors are required to provide a minimum of one (1) year workmanship warranty).
3. A description and proposed plan for drainage of the affected area, including materials lists and site plan.
4. A minimum twelve inch by twelve inch (12"x12") sample of the exact artificial turf or synthetic grass surface materials to be used. Substitutions are not allowed without prior approval.