Whalers' Island Homeowner Association
Landscaping Requirements and Specifications for Artificial Turf - Rear Yards
August 28, 2014

Artificial turf is approved for landscapes in backyards and inner yards behind front fences and gates. Homeowners planning to install artificial turf must submit plans and drawings plus a one square foot sample of their selected turf material to the HOA managing agent. The plans must follow the minimum requirements and specifications as stated below. After the landscape committee and the board approve the plans, the homeowners may proceed with installation. It is not necessary to obtain a Foster City building permit before installing artificial turf.

Whaler's Island Homeowner Association CC&Rs require any homeowner landscaping that is visible (from the street, waterways or other homeowner yards) to have written landscape committee and board approval.

The artificial turf selected by the homeowners must adhere to the requirements and specifications stated below. The turf must be installed by a licensed contractor. "Do it yourself" installation is not allowed. Homeowners must allow the landscape committee to inspect the artificial turf installation at each phase of the installation process.

Artificial turf may not be installed in front yards.

Artificial turf products must meet the following specifications:

- Blade material made with polyethylene.

- Backing material made with polypropylene and polyurethane.

- Infill materials must be certified non-toxic by the manufacturer.

- Blade pile height from 1 5/8" to 2 ¼".

- Face weight 60 or more ounces per square yard.

- Color is a medium blended green. A one square foot sample in the selected color must be submitted to the landscape committee for approval.

- The product must include an interwoven thatch. Loose thatch cannot be used.

- Backing material must be porous and permeable to allow drainage. Backing material must allow a drainage rate of at least 4" per hour.

- Minimum ten year warranty for materials. Most high quality artificial turf products have a longer warranty period for fading and most manufacturers claim a twenty to thirty year product life.

<u>Contractor installation must adhere to the following specifications:</u>

Site preparation for artificial turf must:

- Remove surface material to a depth of three to four (3" - 4") inches.

- Create a slight grade for drainage toward the bulkhead for waterfront back yards or toward a side or rear fence for court yards. Plans for drainage must ensure there is no water runoff from the homeowner's property.

- Install three to four inches of substrate material such as road base or crushed granite. The material must compact efficiently so that the installed turf remains level over time.

- The homeowner or the contractor must inform neighbors if site preparation will remove roots from trees and shrubs in neighboring yards.

Artificial turf placement standards:

- Anchoring and edging materials must be driven into the prepared substrate. No materials may be attached to the bulkhead cap.

- All artificial turf strips must be installed with a seamless appearance.

- Edging treatment must raise the turf slightly above adjacent hard surfaces in order to create a natural turf appearance.

- Carpet nap must be installed with an orientation that minimizes blade reflection visible from other yards. Maximum blade reflection must be oriented to the side of your property.

Artificial turf installations touching the concrete bulkhead cap Standards:

- Remove the old wooden bulkhead cap along the entire length of the property.

- Remove the rock infill existing between the old and new bulkhead sheet piles to the depth required for artificial turf site preparation.

Contractor must provide a minimum five year warranty for labor and workmanship.

This policy was ratified by the board of directors on August 28, 2014.

General Information

Homeowners may find the following information useful to learn more about artificial turf.

Homeowners intending to apply for the Foster City synthetic turf rebate should setup a pre-installation site visit by the Foster City water department after receiving HOA approval but before starting installation. Details about the rebate program are described on the Foster City web site.

Homeowners may choose any contractor and product that complies with the requirements and specifications stated above. The association board evaluated the following contractors and products that comply. The board does not endorse or guarantee any specific contractor or product.

Contractor	Product
Heavenly Greens www.heavenlygreens.com 1-408-723-4954 $14 - $16 square foot installed	EasyTurf by FieldTurf www.easyturf.com Rubber and sand infill 15-year warranty
Onelawn www.onelawn.com 1-877-661-5296 $10 - $14 square foot installed	Xgrass www.xgrass.com Infill optional in cool climates 10-year labor/20-year material warranty
Pacific Grass & Turf www.pacificgrassandturf.com 1-855-782-4736 $5 - $7 square foot installed	Global Syn-turf www.globalsynturf.com Acrylic coated sand infill 5-year labor, 10-year material warranty
System Pavers www.systempavers.com 1-510-401-5310 $16 - $18 square foot installed	SP Triad anti-microbial, toxin free infill 10-year warranty

Prices are an approximate range provided orally during meetings with the contractors. All of the manufacturers state that the artificial turf has a 20-year to 30-year life.

Artificial turf products use many types of infill material. Infill is used to hold the turf in place. If you will have dogs roaming in the turf area, consider a product using infill that does not absorb odor and is anti-microbial. A few products do not use infill. Non-infill products have certain advantages but may have a tendency to mat down in a high usage area. Homeowners should be aware that loose infill material can be scattered by high winds, high pressure streams of water and leaf blowers held too close to the surface.

Artificial turf areas retain more heat than natural turf. If you are installing artificial turf as a play area for children walking in bare feet, you should consider the heat retention properties of the product. Some products advertise lower heat retention.

Artificial turf products reflect more sunlight on one side of the grain than on the other. Some products offer a lower reflectivity than other products. If you install turf next to the bulkhead on narrow water, choose a lower reflectivity product out of consideration for neighbors across the water. Nap orientation specifications are stated above to minimize glare visible to neighboring waterfront properties across the water.

If you install artificial turf near a highly reflective window on the south or west side of a house, sun reflection may damage the turf.

Existing sprinkler systems may be left in place or capped and shut off at the homeowner's discretion.

Existing trees and shrubs retained in an artificial turf area need to be surrounded by a barrier or border that allows watering and avoids excessive root damage. Be aware that trees and shrubs may not survive in an artificial turf area without watering. Roots in Whaler's Island cannot grow downward to get water because they reach the saltwater table at a depth of two to three feet. In a dry year, trees and shrubs will need more water than rain drainage provides through the artificial turf.

Artificial turf requires periodic cleaning and maintenance.

If a dog will be roaming in the artificial turf area, regular cleaning and hosing down with water will be necessary to eliminate odors. Most manufacturers offer pet odor deodorizing products for purchase. These products can be applied as needed to control pet odor. Manufacturers and contractors also suggest that a solution of vinegar and water can be applied to control odor. Some manufacturers offer either optional deodorizing infill material or an optional layer of material in the substrate base to improve drainage.

Heavily used areas may need to be periodically brushed or raked when artificial turf blades are tamped down over time. Many contractors offer a rejuvenation service using a power brush.