

AHHA Policy 17-02  
**Use of Artificial Turf**

In accordance to Article V Section 2 of the By-Laws, the Abiqua Heights Homeowners Association (AHHA) Board adopts the following Policy 17-02; Use of Artificial Turf.

**Purpose**

Artificial turf has become more popular in residential settings. There are some instances when it is preferred by the homeowner for esthetic and environmental reasons. This policy sets the conditions that it may be used as an alternative to natural grass. It is not the intent of the AHHA Board for homeowners to use artificial turf as a replacement of natural grass, rather as an enhancement of landscaping. The Architectural Review Committee will review all proposed use of artificial turf prior to installation.

**Policy**

All homeowners may use artificial turf as a replacement for natural grass subject to the following conditions:

- Each request to install artificial turf must be reviewed and approved by the Architectural Review Committee (ARC) to ensure that the style, color, quality, placement and installation comply with the conditions established by the AHHA Board of Directors.
- A sample of adequate size to determine the color and quality of the exact proposed turf with the same color and type of grass simulated including manufacturer's product specifications for the proposed installation should be submitted to the ARC before approval.
- Front or corner lot use is limited to 250 square feet or 20% of landscaping whichever is smaller, although ARC may make exceptions to this based on the size of the area proposed if it is a corner lot.
- The color of all artificial turf installed in AHHA homes must be a natural green color. Artificial turf must appear to be as close as possible to grass or turf on existing association lots. No color other than those simulating natural grass may be used.

- All artificial turf must be installed by a contractor licensed by the Oregon Landscape Contractors Board. No homeowner installations are allowed.
- Artificial turf installed must have a minimum warranty of ten (10) years.
- A sub-base complying with the manufacturer's specifications must be used. There must be adequate drainage through the turf. No infill is allowed. Infill usually consists of small pellets of plastic that can migrate off the owner's property and potentially into the development drainage system.
- All installations of artificial turf must be a cut to fit installation. Seams must be glued, not nailed.
- After installation, the homeowner needs to maintain it to the manufacturer's guideline's and warranty requirements. It must be kept clean, especially in regards to pet waste. When artificial turf has become visibly worn, no longer appears natural in color or has become damaged it must be replaced.
- Use of artificial turf may be used in a backyard. There is no size restriction, provided the back yard is not readily viewable from the front.
- Artificial turf used with play equipment must be designed for that purpose and is limited to back yard installations.
- Artificial turf designed for golf use is expressly prohibited for use in front or corner lot use.
- Artificial turf designed for pet use is limited to backyard use only.