Blossom Rock
Design Guidelines Update

Adopted and Effective: September 10, 2026

BLOSSOM ROCK DESIGN REVIEW COMMITTEE
BLOSSOM ROCK RESIDENTIAL ASSOCIATION, INC
10075 S DUTCHMAN DR
APACHE JUNCTION, AZ 85120

On September 10, 2026, the Board of Directors of the Blossom Rock Residential Association, Inc and the Founder approved and adopted the following amendments to the Blossom Rock Design Guidelines.

Section 5.16 and Appendix "I" – Artificial Turf

The previous versions of Section 5.16 and Appendix "I" of the Blossom Rock Design Guidelines are replaced in their entirety by these amended versions of Section 5.16 and Appendix "I" as shown below.

5.16. Artificial Turf.

a) All Artificial Turf or synthetic grass that is located in the Front Yard Zone must comply with the design criteria and submittal requirements listed in *Artificial Turf Design Guide* in Appendix "I" of these Design Guidelines.

b) Artificial Turf may be allowed in the Parkway Zone / Streetscape Zone (between the public sidewalk and the street) when approved by the DRC prior to installation; and subject to compliance with the design criteria in Section 16.7 of Appendix "I" of these Design Guidelines.

c) All Artificial Turf or synthetic grass that is visible from Public View must be approved by the DRC prior to installation, including Artificial Turf that is located in a defined Open Rear Yard or defined Exposed Rear Yard.

d) Artificial Turf is not allowed in the Alley Zone.

e) Artificial Turf or synthetic grass located in a defined Enclosed Rear Yard ***and*** not visible from Public View does not require the specific approval of the DRC.

Refer to Appendix "I" - "*Artificial Turf Design Guide*"

Appendix "I"
Artificial Turf Design Guide

16.1. Artificial Turf in the Front Yard Zone and the Parkway Zone.

Quality and natural-looking Artificial Turf is an acceptable landscape option to provide the appearance of a well-kept lawn without the cost of irrigation and routine maintenance. The quality and appearance of Artificial Turf has come a long way in recent years and many manufacturers have developed a synthetic turf material that closely resembles the appearance of real grass types that are common in Arizona.

Any application or request to use Artificial Turf in the Front Yard Zone or the Parkway Zone must comply with these criteria; and must be approved by the DRC in writing prior to installation.

HINT:

Refer to the illustrations of various example configurations of Artificial Turf at the end of Appendix "I" for graphic explanations of some of the key design criteria.

The DRC will consider applications for the use of Artificial Turf in the Front Yard Zone and Parkway Zone if such application complies with all of the minimum standards and specifications noted herein. The following guidelines, specifications and requirements are the minimum standards that apply to the use of Artificial Turf in the Front Yard Zone and Parkway Zone, and the DRC reserves the right to apply additional criteria, restrictions and stipulations as it deems appropriate to address the variety of possible conditions.

16.2. Size and Layout of Artificial Turf in the Front Yard Zone:

a) The maximum total area of Artificial Turf in the Front Yard Zone (as defined in Section 5.4 of these Design Guidelines) is limited by several different design criteria, as noted below. The total area of Artificial Turf must comply with each of the requirements.
   i. An overall cumulative maximum area of nine square feet (9 sf) or Artificial Turf for each one (1) lineal foot of Lot Width.
   ii. An overall cumulative maximum area of nine hundred square feet (900 sf) of Artificial Turf is allowed in the Front Yard Zone; regardless of the lot width calculations noted above.
   iii. An overall cumulative maximum area in the Front Yard Zone that may be Artificial Turf may not exceed 55% of the total Front Yard area (not including walkways, driveways and paved surfaces).

   Refer to the attached illustrations that explain this criteria in graphic form.
   (Lot width is measured along the front property line. For Corner Lots, the lot width shall consider the curved corner condition of the lot, as determined in the sole discretion of the DRC. The maximum allowed area is a cumulative total for all exposed yard locations. For clarity, this limitation does not include the area of any Artificial Turf located in an enclosed yard or Rear Yard.)

b) A single panel of Artificial Turf may not be larger than 500 square feet and no single dimension may be larger than 30'-0" in dimension, unless specifically approved otherwise by the DRC. In addition, the second dimension may not be larger than 18'-0". (For example, 28'-0" x 17'-6" is acceptable; but 24'-0" x 20'-0" is not acceptable because the second dimension is larger than 18'-0".)

c) No more than three (3) panels of Artificial Turf are allowed in an exposed yard on a single lot. (Provided that the sum of the area of all of the panels of Artificial Turf may not exceed the allowed maximum areas as noted above).

d) Artificial Turf panels shall be sized to resemble traditional natural turf areas; therefore, very small "patches" of Artificial Turf will not likely be approved. The smallest size for an individual panel of Artificial Turf is 60 square feet in area and no single dimension may be less than 6'-0" in any direction and at any point, unless specifically allowed otherwise by the DRC.

> ***REMINDER:***
>
> *Small or narrow strips of Artificial Turf are not allowed.* ***Each panel of Artificial Turf must be at least 6'-0" wide in any direction and at any point.***

e) The shape of the Artificial Turf panels must follow the same criteria used for real turf. In general, the shape and pattern used for Artificial Turf shall be rectangular and square. No random, undulating or curvilinear shapes area allowed. No "islands" of Artificial Turf are allowed. No layouts that look like a "putting green" are allowed. In general, turf should extend to the edge of the public sidewalk and to the edge of the driveway to avoid creating an "island" of turf that is surrounded by plants and decomposed granite. The DRC reserves all rights to determine, in their sole discretion, what are appropriate shapes and layouts of Artificial Turf.

f) Artificial Turf and natural turf are not allowed in the same exposed yard on a single lot.

g) The Artificial Turf shall be installed over an even plane. No mounding, berming or contouring of the grade below the Artificial Turf is allowed. The DRC, at its sole discretion, may prohibit Artificial Turf in areas that slope greater than 5%.

h) Artificial Turf must be surrounded by a permanent concrete or masonry header, border or curbing that is a minimum of 4" wide and a maximum of 8" wide. (Brick headers and concrete curbing are generally acceptable; metal edging is not acceptable in the Front Yard Zone.) The top of the header, border or curbing shall be set flush with the top of the Artificial Turf and the adjacent decomposed granite. As noted above, panels of Artificial Turf shall generally be rectangular; therefore the headers, borders and curbing shall maintain this same geometry. No "scuppers" or drainage dips are allowed in headers, borders and curbing around Artificial Turf.

i) Artificial Turf must be placed a minimum of 30" away from the exterior of any building wall, Front Porch, site wall or Yard Wall. This will allow the placement of natural shrubs and Foundation Planting or Screen Planting against the base of the structure.

> ***REMINDER:***
>
> *Artificial Turf must be located at least 30" away from the foundation of the house, front porch, site wall or yard wall.*

j) If trees occur within a panel of Artificial Turf, the tree shall be surrounded by a landscape header or border that is thirty-six inches (36") diameter [or square] minimum and forty-two inches (42") diameter [or square] maximum diameter around the base of the tree. Artificial Turf is not allowed to extend to the trunk of the tree due to the fact that the tree trunk will grow. When possible, it is best to not place trees within a panel of Artificial Turf.

k) In general, Artificial Turf should not be placed immediately adjacent to natural turf on an adjacent lot. It is better to have a shrub zone that is at least 3'-0" wide that separates the Artificial Turf from the natural turf on the adjacent lot. If the DRC does allow Artificial Turf to be located adjacent to natural turf on an adjacent lot, a permanent header or landscape border shall separate the Artificial Turf and the natural turf.

l) The use of natural trees, shrubs and groundcover plants within the Front Yard Zone will continue to be required in accordance with other sections of the Design Guidelines. This is particularly important in order to give the Artificial Turf a natural setting. The arrangement of natural trees, shrubs and groundcover plants shall be in accordance with the Design Guidelines, including the minimum plant density requirements. In general, when Artificial Turf is used, the overall Front Yard landscape will be more formal, organized and "town-like"; and will feature foundation

planting, hedges and structured planting patterns. All planting areas shall be landscaped with a minimum of one (1) plant per twenty five (25) square feet in accordance with the Design Guidelines. As part of converting an existing landscape to use Artificial Turf, it will often be necessary to add, replace or enhance the rest of the natural plants in the exposed yard in order to comply with the Design Guidelines.

m) The trunk of a tree must be located a minimum of eighteen inches (18”) from the edge of the Artificial Turf.

n) Plants and landscape boulders are not allowed to be located within a panel of Artificial Turf.

16.3. Appearance and Material Specifications

a) The Artificial Turf product or material must have the appearance of "real rye grass" or "real bermuda grass", as determined in the sole discretion of the DRC, including but not limited to color, color variation, reflectivity, texture, coarseness, appearance of thatch, size of artificial grass blades, and top dressing material.

b) Artificial Turf must include a significant amount of "brown thatch" in order to give the Artificial Turf a natural appearance.



c) Artificial Turf must be made of at least two (2) different sized and shaped grass blade fiber strands (in addition to the thatch fiber strands) in order to provide the natural variety of grass blades.

d) The primary yarns used for the artificial grass blades shall be "M", "U", "V", "W", "C" or similar fiber cross sections to ensure that the fibers have a natural grass appearance and do not compact. Flat fiber cross sections are not allowed for primary blade fibers.





e) Artificial Turf must have a minimum "face weight" of sixty ounces (60 oz) per square yard as defined by industry standards. This requirement is for "face weight" and not for "total weight". Based on the DRC's experience, higher-quality Artificial Turf with a face weight of eighty ounces (80 oz) per square yard is strongly preferred due to the substantial improvement in appearance and performance. Specifications from the Artificial Turf manufacturer or supplier must be submitted with the Design Review Application to verify acceptable face weight.

f) Tufting Gauge of any Artificial Turf Product shall be a maximum of 3/8" gauge.

g) The "pile height", which is the height of the artificial grass blades, shall be a minimum of one-and-one-half inch (1½") and a maximum of two inches (2") in height. Based on the DRC's experience, higher-quality Artificial Turf with a minimum pile height of one-and-three-quarters inch (1¾") is strongly preferred due to the substantial improvement in appearance. Pile height is measured from the top of the backing material to the tip of the common grass blade fiber strand. (As a point of clarity, the pile height is not measured to the bottom of the backing material.) Specifications from the Artificial Turf manufacturer or supplier must be submitted with the Design Review Application to verify acceptable pile height.

h) Artificial Turf must come with a minimum ten (10) year warranty from the manufacturer.

i) Seams, if any, may not be visible and must be securely adhered between the two pieces of Artificial Turf in accordance with the manufacturer's recommendation and industry standards. The layout of any Artificial Turf shall have the least amount of seams possible.

j) If more than one panel of Artificial Turf is proposed on a single lot, the "grain" or the "directionality of the fibers" shall be placed in the same orientation so that the different Artificial Turf panels appear the same when viewed from any point.

k) Granular fill material is required for all Artificial Turf in order to keep the grass fibers standing upright and vertical. The color of any granular fill material shall be such that it provides the appearance of natural turf.

l) The Applicant shall provide specifications, product information, cut sheets, photographs, samples, brochures and/or other product information on documents created by the original manufacturer to explain all aspects of the proposed Artificial Turf Product in order to demonstrate compliance with the criteria in this section. Refer to the *Submittal Requirements Checklist* below for further explanation.

16.4. Installation:

a) Artificial Turf must be installed by a professional, qualified and experienced contractor. Homeowners and Do-it-Yourselfers are not allowed to install Artificial Turf. In addition, landscape contractors who have not been specifically trained in the installation of Artificial Turf are not allowed to install Artificial Turf.

16.5. Maintenance:

a) The Artificial Turf must be maintained in a manner that retains its original appearance at the time of installation. If the Artificial Turf were to rip, ravel, separate or the edges become exposed; or if the Artificial Turf where to become "flattened" or "matted"; the Artificial Turf must be repaired to match the appearance at the time of original installation. If the Artificial Turf were to significantly fade or discolor, even for only a portion of the Artificial Turf, then the Artificial Turf must be replaced. Any required repair or replacement as a result of this paragraph shall be completed within fifteen (15) days of observing the issue or within fifteen (15) days of receipt of notice from the Design Review Office.

b) The Artificial Turf must be maintained in the same manner as a typical natural turf lawn. Periodically, leaves and other debris shall be raked or removed in order to keep the Artificial Turf looking similar to natural turf.

16.6. Other:

a) These Artificial Turf Guidelines stated above only apply to the Front Yard Zone, the Parkway Zone or other yards that are visible from streets, sidewalks, or Common Areas. The use of Artificial Turf in a rear yard that is enclosed by Yard Walls and/or fences that are at least 5'-0" tall is not subject to these criteria.

b) It is hereby noted that some front yards are simply too small to accommodate Artificial Turf in the Front Yard Zone. As a general “rule of thumb”, if the front of the house or front porch is located less than 8’-6” from the back of the public sidewalk, it is unlikely that Artificial Turf will be allowed in the Front Yard Zone of such property.

c) Due to the rapid change in quality and appearance of Artificial Turf products; and due to a few "test case" examples that have been approved and installed within the Community; it is important to be clear that just because a particular turf product, layout, pattern or installation exists elsewhere within the Community does NOT establish a precedent, nor does it obligate the DRC to approve a similar product, layout, pattern or installation, even if similar conditions exist. In other words, "Just because it has been used before, doesn't mean it will always be allowed again".

d) Applications for the use of Artificial Turf must be submitted to the DRC for review and approval prior to any installation. Construction or installation may not commence until such approval is granted in writing by the DRC. Failure to comply may result in the requirement to remove the unapproved Artificial Turf; in the imposition of fines; or any other remedies available to the DRC or the Association by law.

e) The DRC and the Association reserve all rights to modify, change, expand or amend these Artificial Turf Design Guidelines stated above at any time and without notice in order to adjust for changes in products or technology, as well as to further the objectives and criteria for the use of Artificial Turf within the Community.

16.7. Artificial Turf in the Parkway Zone/Streetscape Zone: Artificial Turf may be allowed in the Parkway Zone (between the public sidewalk and the street) when specifically approved by the DRC prior to installation and subject to compliance with the stipulations and design comments noted below.

a) Artificial Turf in the Parkway Zone must also comply with the design criteria in Sections 16.1, 16.3, 16.4, 16.5 and 16.6 of these Design Guidelines.

b) Artificial Turf is only allowed to be installed in the Parkway Zone, if there is Artificial Turf in the adjacent Front Yard Zone of the same Lot. The location, layout, pattern and configuration of the Artificial Turf in the Parkway Zone must relate to the layout of the Artificial Turf in the Front Yard Zone for a cohesive landscape design concept across the entire front yard area.

c) Artificial Turf may not be installed by a Homeowner in any Common Areas owned by the Association.

d) Artificial Turf in the Parkway Zone must cover a minimum of sixty-five percent (65%) of the total landscape area in the Parkway Zone in order to create a meaningful layout. As noted above, the location, layout, pattern and configuration of the Artificial Turf in the Parkway Zone must relate to the layout of the Artificial Turf in the Front Yard Zone for a cohesive landscape design concept across the entire front yard area.

e) An individual panel of Artificial Turf in the Parkway Zone shall be a minimum of seven feet (7'-0") wide (as measured parallel to the street and public sidewalk.)

f) Artificial Turf in the Parkway Zone must fully extend from the back of the curb of the street to the back of the public sidewalk.

g) Artificial Turf shall be separated from adjacent Landscape Gravel or adjacent natural grass with a permanent Landscape Border. Refer to Section 5.30 of these Design Guidelines for design criteria for Landscape Borders, Headers, Curbing and Edging.

h) Artificial Turf in the Parkway Zone is not allowed to wrap around transformers, utility cabinets, utility boxes, irrigation boxes, valve boxes, or other types of equipment. Artificial Turf shall be located a minimum of eighteen inches (18") from any such equipment or utility boxes.

i) Existing and/or required street trees in the Parkway Zone may not be removed. Artificial Turf is not allowed to wrap around the trunk of a tree in the Parkway Zone. The Artificial Turf shall be separated from the street tree with a permanent Landscape Border that is located a minimum of three feet (3'-0") from the trunk of the tree. The permanent Landscape Border shall fully extend from the back of curb of the street to the edge of the public sidewalk. *(Refer to the illustrations below for further explanation.)* Refer to Section 5.30 of these Design Guidelines for design criteria for Landscape Borders, Headers, Curbing and Edging.

j) Existing underground irrigation lines to the street trees in the Parkway Zone must be preserved, protected and maintained in a functioning manner. When installing Artificial Turf in the Parkway Zone, the Owner shall be responsible for all costs related to the alteration and/or modification of the irrigation system for the street trees as determined by the Blossom Rock

Residential Association. The irrigation requirements for each tree will be unique based on species, location, maturity and other factors. The Owner is required to obtain approval of the irrigation of the street trees from the Blossom Rock Residential Association prior to placement of Artificial Turf in the Parkway Zone.

k) Where applicable, the existing root barriers in the Parkway Zone must be preserved, protected and maintained in a functioning manner.

l) As explained in the applicable governing documents, the Association has the responsibility to maintain and care for the street trees in the Parkway Zone. In order to perform these obligations, the Association has the right to remove all or portions of the Artificial Turf in the Parkway Zone in order to access, repair, replace or maintain the street trees in the Parkway Zone; without the obligation to replace, repair or restore the Artificial Turf. Furthermore, the Association has no liability for damage caused to Artificial Turf as a result of the street trees, including, but not limited to: acts of nature or the performance of its maintenance obligations. In such cases, any repairs, restoration or replacement of the Artificial Turf in the Parkway Zone shall be at the sole expense of the Homeowner.

m) Existing underground irrigation in the Parkway Zone that is connected to the Homeowner's irrigation system for natural grass, shrubs and/or ground cover plants must be capped off and removed when installing Artificial Turf in the Parkway Zone.

n) All landscape areas in the Parkway Zone that are not Artificial Turf shall be planted in accordance with the criteria outlined in Section 5.5 of these Design Guidelines.

o) A Public Utility and Facility Easement (P.U.F.E) is located over the entire Parkway Zone; and that the beneficiary utility companies have the right to remove the Artificial Turf in the Parkway Zone in order to access, repair, replace or maintain the underground utility lines within the Public Utility and Facility Easement; without the obligation to replace, repair or restore the Artificial Turf. In such cases, any repairs, restoration or replacement of the Artificial Turf in the Parkway Zone shall be at the sole expense of the Homeowner.

p) The DRC reserves all rights to not approve Artificial Turf in the Parkway Zone that the DRC deems to be inappropriate, odd, or unattractive, as determined in the sole discretion of the DRC.

- Refer to Section 5.4 for *"Residential Landscape Zones".*
- Refer to Section 5.5 for *"Parkway Zone / Streetscape Zone".*
- Refer to Section 5.30 for *"Landscape Borders, Headers, Curbing and Edging".*
- Refer to Section 16.3 for "*Artificial Turf - Appearance and Material Specifications"*.
- Refer to Section 16.4 for *"Artificial Turf - Installation".*
- Refer to Section 16.5 for *"Artificial Turf - Maintenance".*
- Refer to Section 16.6 for *"Artificial Turf - Other".*

Appendix "I"

Artificial Turf Design Guide

Submittal Requirements Checklist for Artificial Turf Applications:

Applications for the use of Artificial Turf in the Front Yard Zone must be submitted to the DRC for review and approval PRIOR to any installation. Construction or installation may not commence until such approval is granted in writing by the DRC.

Applications must include:

- ☐ **Application Form:** Available at www.blossomrock.com. The completed Application Form must be signed by the Owner and must include the contact information of the contractor that will be installing the Artificial Turf.
- ☐ **Front Yard Landscape Plan:**
  - Accurately drawn to an accurate scale with area calculations and dimensions.
  - Provide dimension of overall lot width.
  - Include the dimensions in feet and inches of all sides of each piece of Artificial Turf.
  - Provide area calculations in square feet for each piece of Artificial Turf.
  - Provide area summary for total amount of Artificial Turf in square feet.
  - Provide area summary for entire landscape area within the Front Yard.
  - Provide calculations of Artificial Turf as a percentage of the overall landscape area in the Front Yard.
  - Clearly identify any other landscape changes that are proposed in the adjacent yard, including any new or modified natural plant materials.
- ☐ **Header, Border or Curbing**: including:
  - Provide material, color and dimension of all headers, borders or curbing.
  - Note on the drawings that the "Top of the header, border or curbing shall be flush with the top of the adjacent Artificial Turf."
- ☐ **Aerial Photo:** Available at the Pinal County Assessor's website. Showing the entire lot. Provide the aerial photo on an 8½"x11" color sheet or digital image in JPG or PDF format.
- ☐ **Photographs:** Provide a series of clear and legible color photographs in JPG or PDF format showing:
  - The entire front of the house.
  - The entire front yard from edge of property line to edge of property line at the front sidewalk.
  - Detailed photographs of the specific locations of the proposed Artificial Turf.
- ☐ **Sample or Photographs of Artificial Turf Product:**
  - The Applicant shall provide either an actual sample of the proposed Artificial Turf Product; or a clear and legible close-up color photograph of the proposed Artificial Turf Product in order to explain the appearance of the proposed product.
  - If an actual sample is provided, the Applicant shall label the back of the sample with the Owner's name and address; and shall label the back of the sample with the product name and manufacturer.
- ☐ **Artificial Turf Product Specifications:** The Applicant shall provide specifications, product information, cut sheets, photographs, samples, brochures and/or other product information on documents created by the original manufacturer to explain all aspects of the proposed Artificial Turf Product, including, but not limited to:
  - Manufacturer.
  - Product Name.
  - Pile Height.

- Face Weight (not "Total Weight").
- Tuft Gauge.
- The Design Review Application will not be approved without these specific specifications for the proposed Artificial Turf Product.
- ~~(~~If the specification sheets list different colors or multiple product types, please be sure to clearly identify the exact color and product that is being proposed.~~)~~

☐ **Warranty:** Provide documentation of a minimum ten (10)year warranty.

☐ **Qualifications and Experience of Installation Contractor**: Including:

- Contact Information - Company, Name, Address, Phone.
- List of relevant experience.

(Homeowners and Do-It-Yourselfers may not install Artificial Turf.)

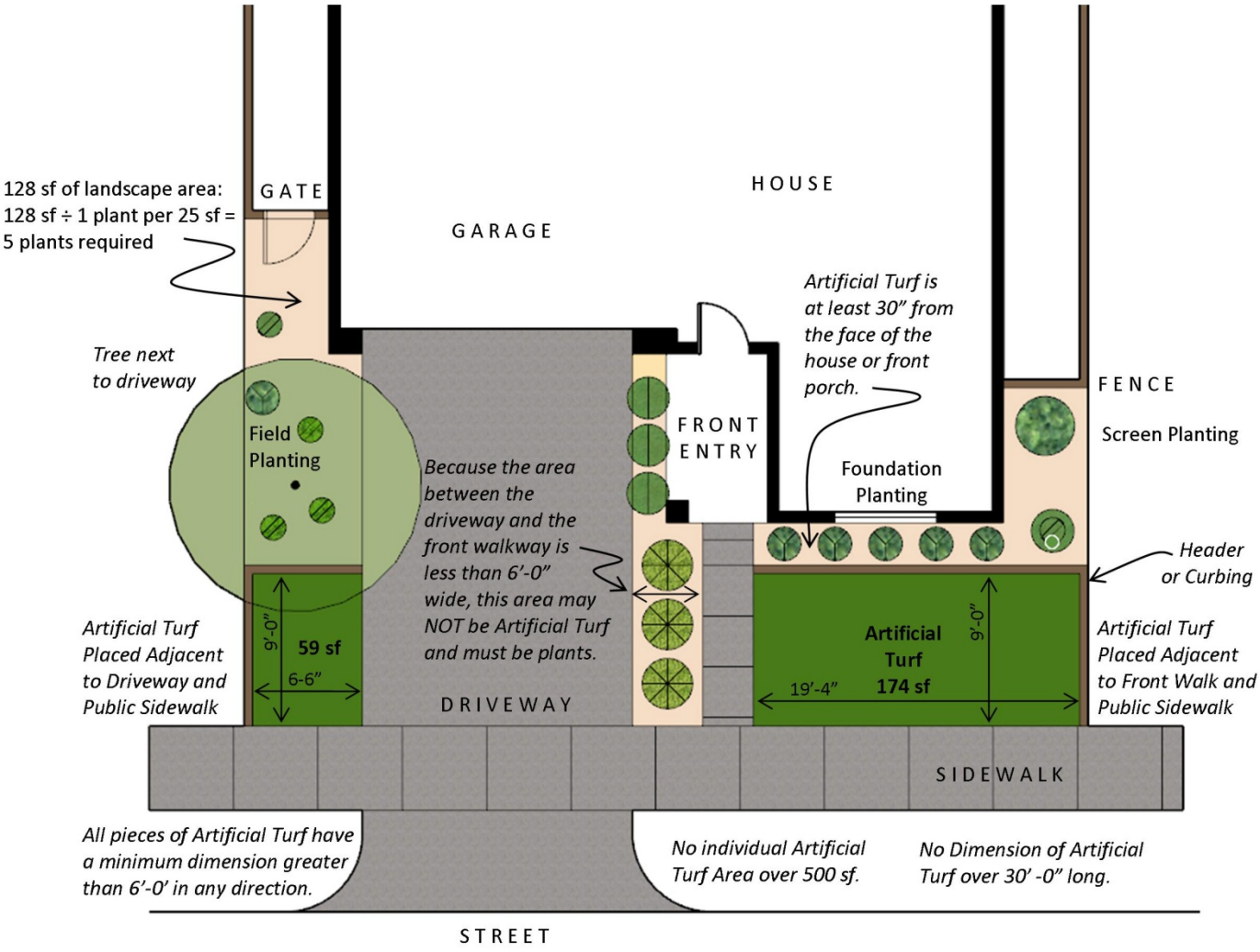
The Owner or Applicant is responsible for providing all submittal information as noted above. Failure to provide accurate and complete submittal information may be grounds for denial of the application or may result in delays in obtaining approval.

HINT:

Refer to the illustrations of various example configurations of Artificial Turf below for graphic explanations of some of the key design criteria.

These example landscape plans also provide a good starting point to explain the quality and completeness of your landscape plan.

Appendix "I"
Artificial Turf Design Guide



Artificial Turf Calculations:

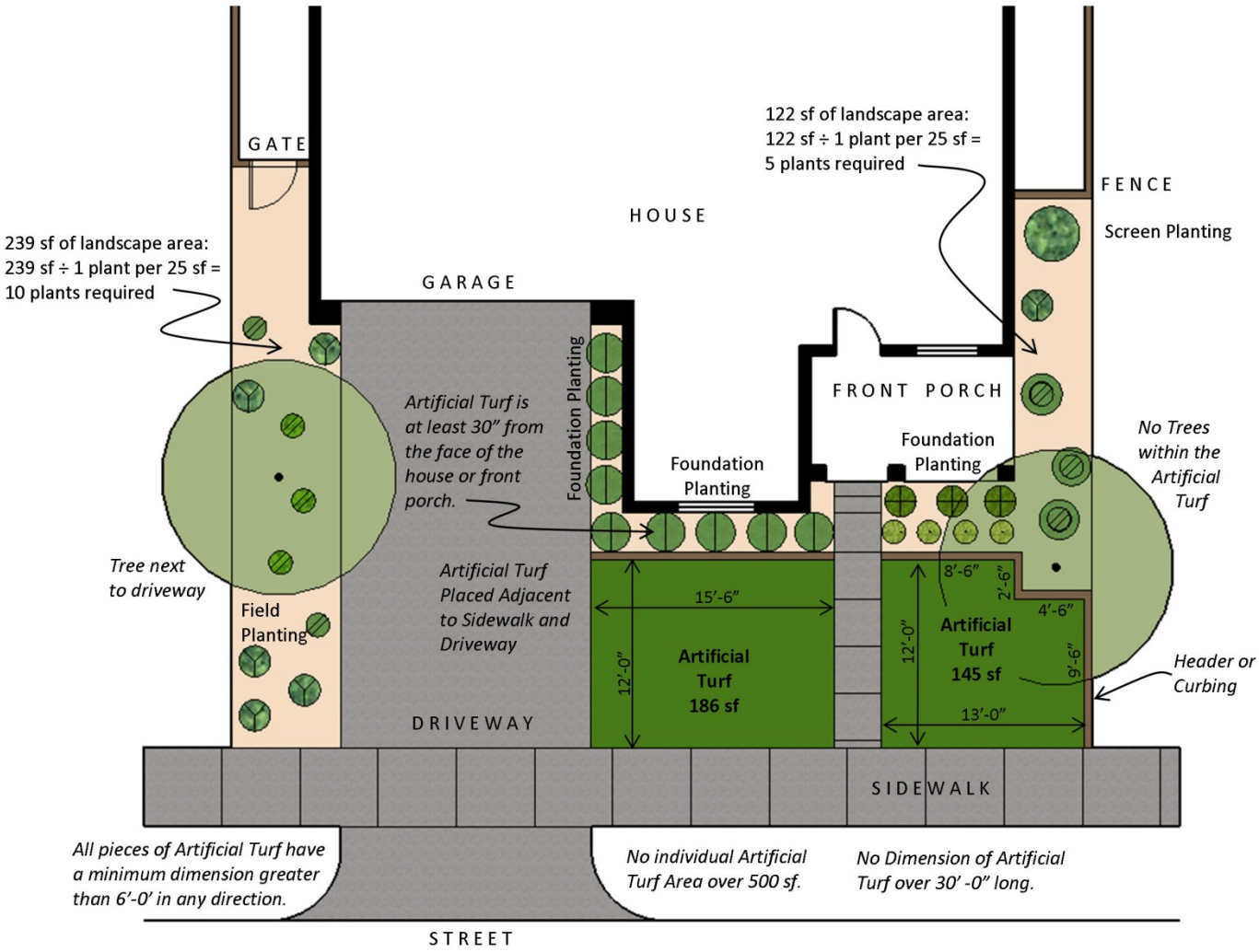
- ***Allowed: 495 sf***
  (50' wide lot x 9 sf per lineal foot = 450 sf)
- ***Provided: 233 sf*** *(complies)*

Maximum Coverage of Artificial Turf:

- ***Total Front Yard Landscape Area = 542 sf***
  (not including sidewalk, walkways and driveway)
- ***Max. Coverage Allowed for Artificial Turf = 55%***
- ***Provided: 233 sf = 43%*** *(complies)*

Example: 50' wide Lot with 12' Front Building Setback

Appendix "I"
Artificial Turf Design Guide



Artificial Turf Calculations:

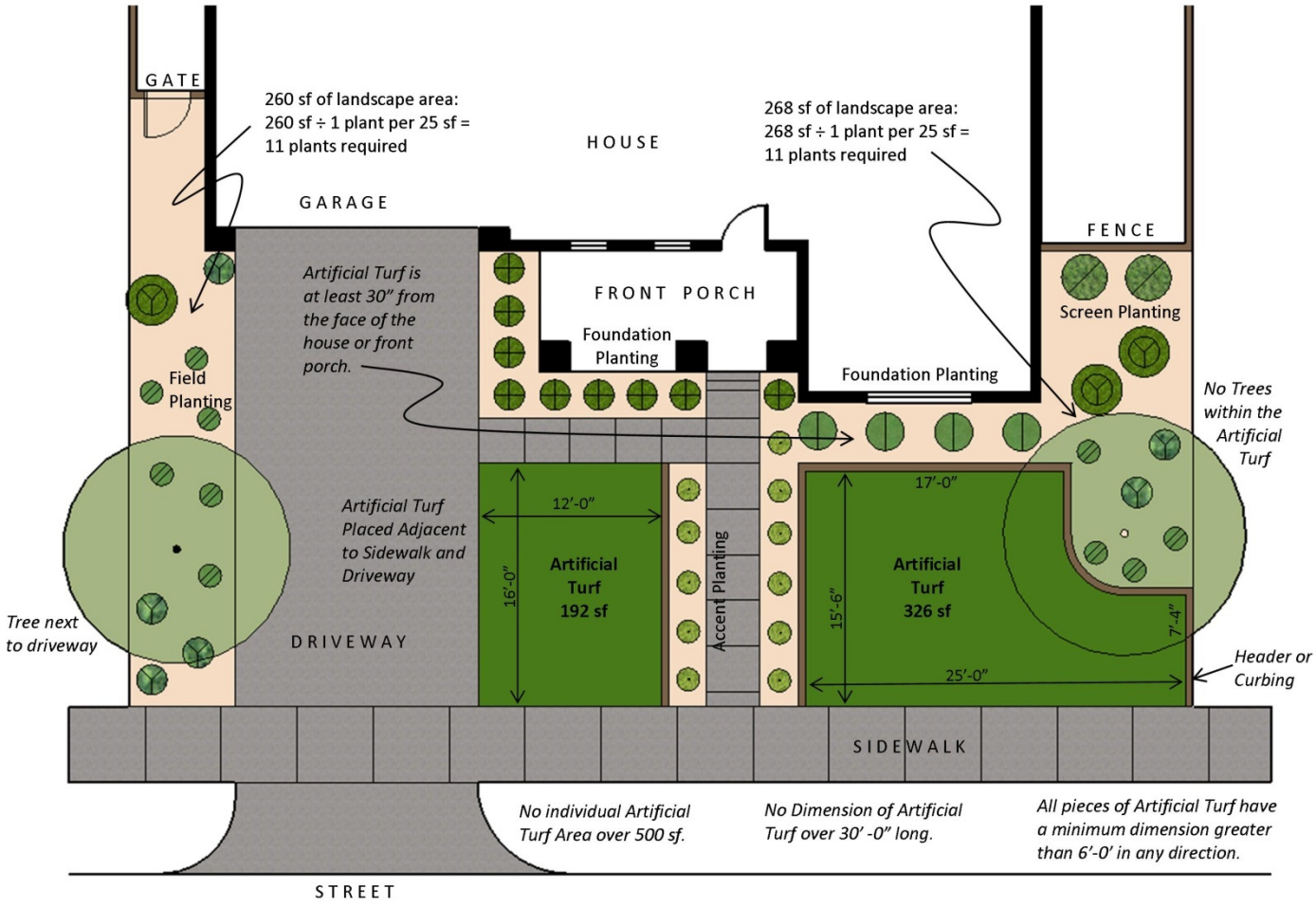
- ***Allowed: 495 sf***
  (55' wide lot x 9 sf per lineal foot = 495 sf)
- ***Provided: 331 sf*** *(complies)*

Maximum Coverage of Artificial Turf:

- ***Total Front Yard Landscape Area = 816 sf***
  (not including sidewalk, walkways and driveway)
- ***Max. Coverage Allowed for Artificial Turf = 55%***
- ***Provided: 331 sf = 41%*** *(complies)*

Example: 55' wide Lot with 15' Front Building Setback

Appendix "I"
Artificial Turf Design Guide



Artificial Turf Calculations:

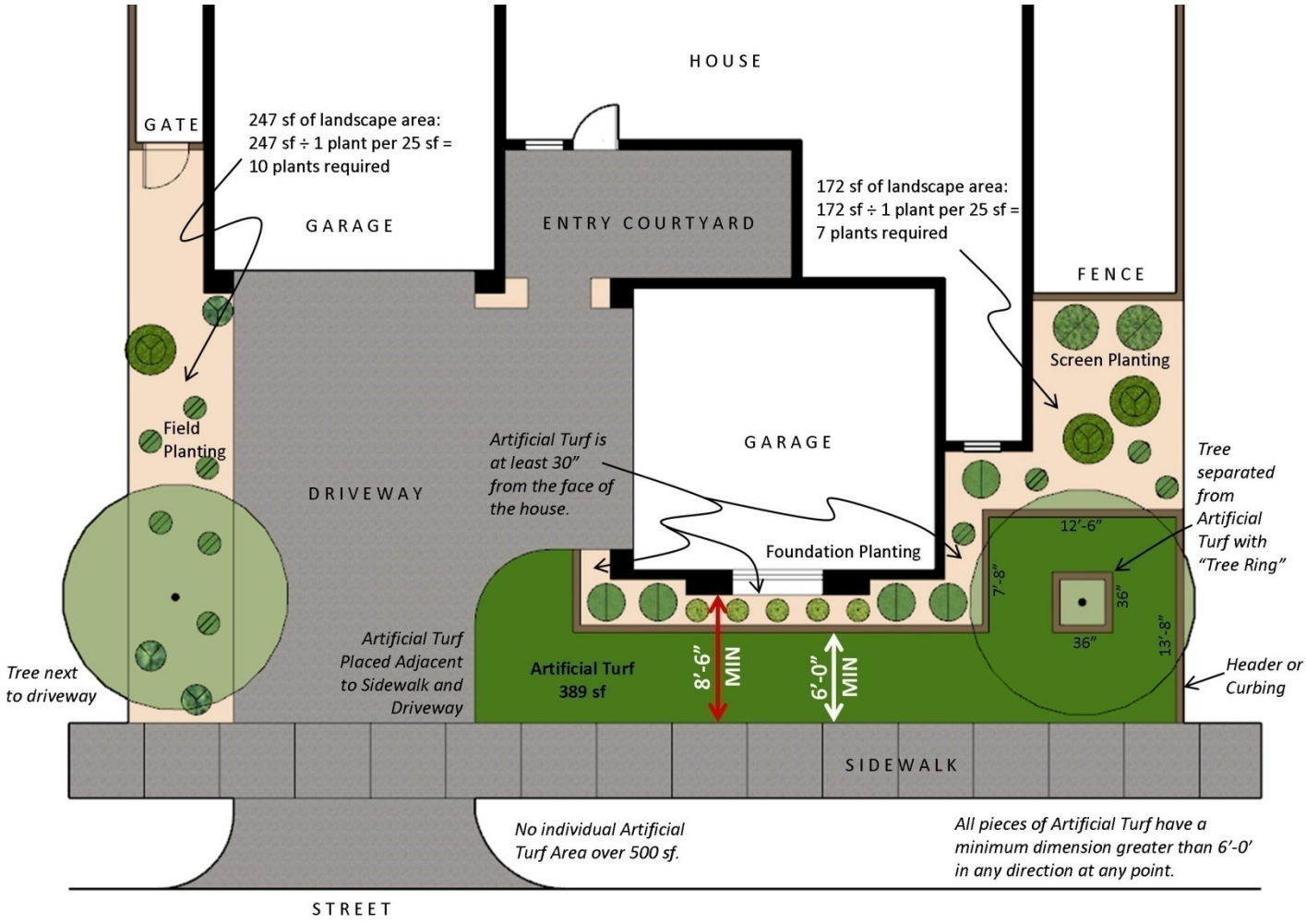
- ***Allowed: 630 sf***
  (70' wide lot x 9 sf per lineal foot = 630 sf)
- ***Provided: 518 sf*** *(complies)*

Maximum Coverage of Artificial Turf:

- ***Total Front Yard Landscape Area = 1252 sf***
  (not including sidewalk, walkways and driveway)
- ***Max. Coverage Allowed for Artificial Turf = 55%***
- ***Provided: 518 sf = 41%*** *(complies)*

Example: 70' wide Lot with 20' Front Building Setback

Appendix "I"
Artificial Turf Design Guide



Artificial Turf Calculations:

- ***Allowed: 630 sf***
  (70' wide lot x 9 sf per lineal foot = 630 sf)
- ***Provided: 389 sf*** *(complies)*

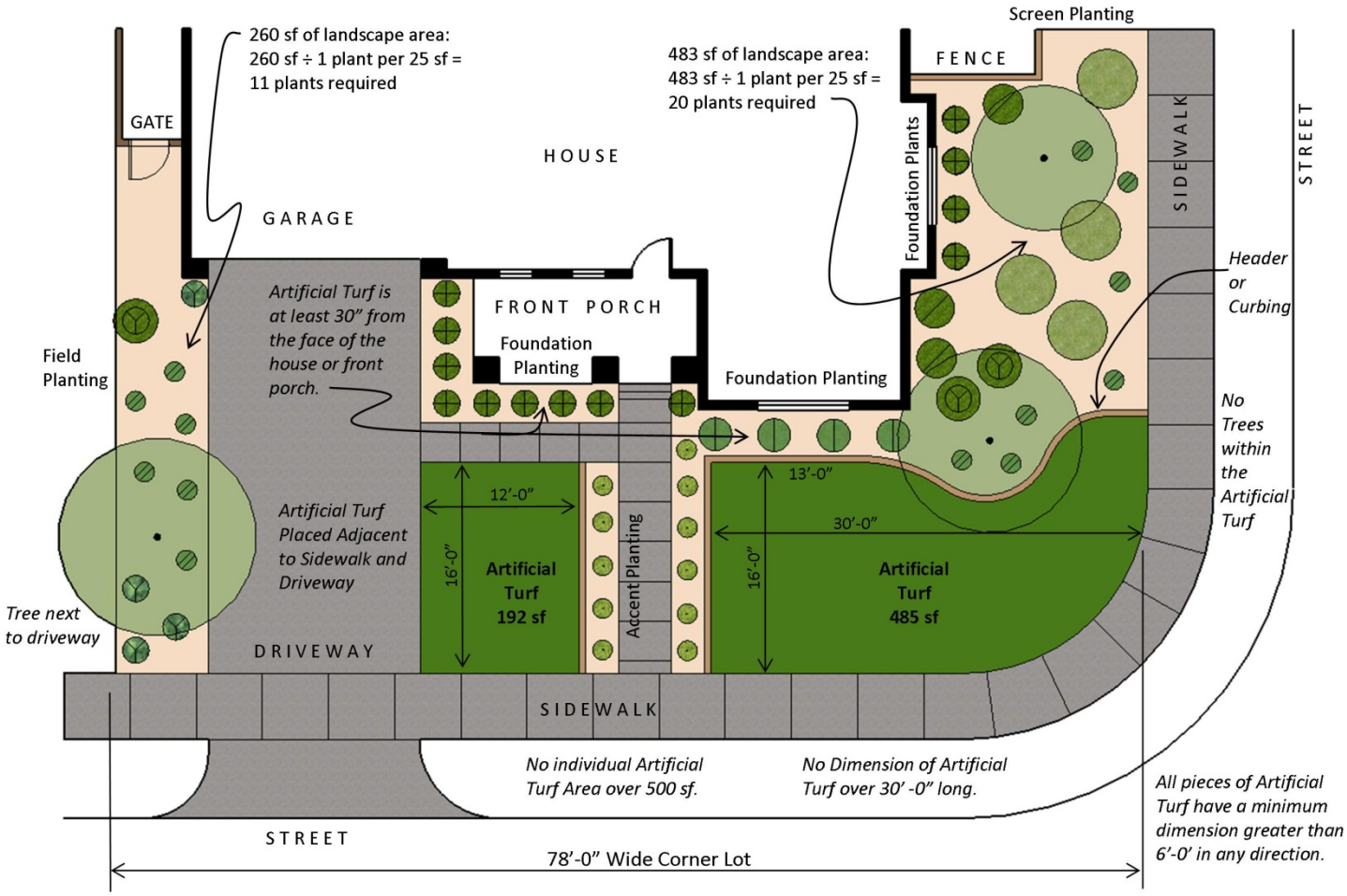
Maximum Coverage of Artificial Turf:

- ***Total Front Yard Landscape Area = 928 sf***
  (not including sidewalk, walkways and driveway)
- ***Max. Coverage Allowed for Artificial Turf = 55%***
- ***Provided: 389 sf = 42%*** *(complies)*

Example: 70' wide Lot with 8'-6" Front Building Setback

A home must have a Front Building Setback of at least 8'-6" in order to have Artificial Turf (Section 16.6(b) in Appendix "I")

Appendix "I"
Artificial Turf Design Guide



Artificial Turf Calculations:

- ***Allowed: 702 sf***
  (78' wide lot x 9 sf per lineal foot = 702 sf)
- ***Provided: 677 sf*** *(complies)*

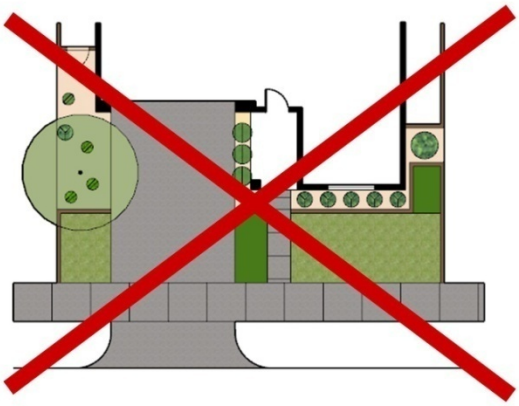
Maximum Coverage of Artificial Turf:

- ***Total Front Yard Landscape Area = 1678 sf***
  (not including sidewalk, walkways and driveway)
- ***Max. Coverage Allowed for Artificial Turf = 55%***
- ***Provided: 677 sf = 41%*** *(complies)*

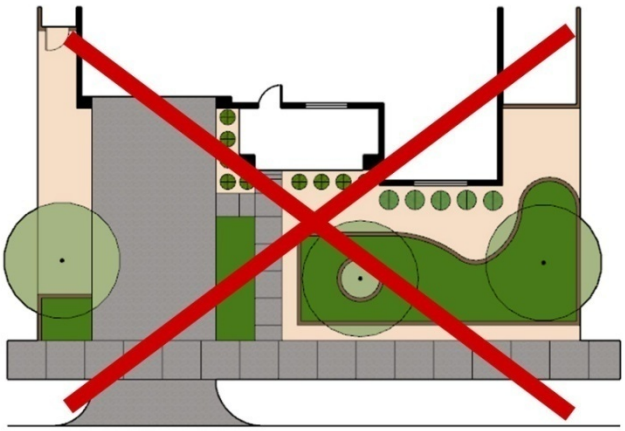
Example: 78' wide Corner Lot with 20' Front Building Setback

Appendix "I"
Artificial Turf Design Guide

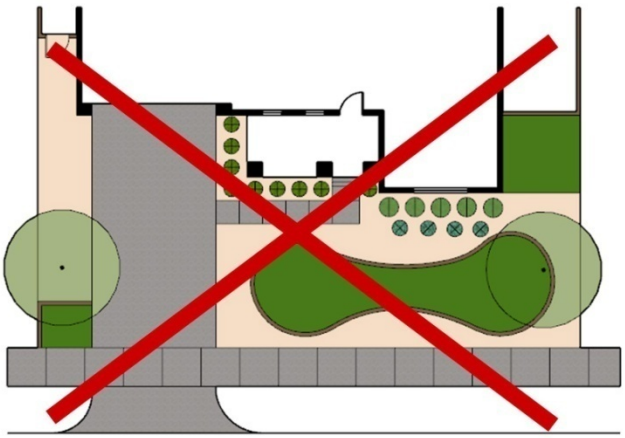
What NOT to do.



- **NO** *Artificial Turf with a dimension of 6'-0" or less in any direction.*
- **NO** *Artificial Turf located closer than 30" to the house, porch or yard wall.*
- **NO** *Artificial Turf between the front walkway and the driveway if less than 6'-0" wide.*



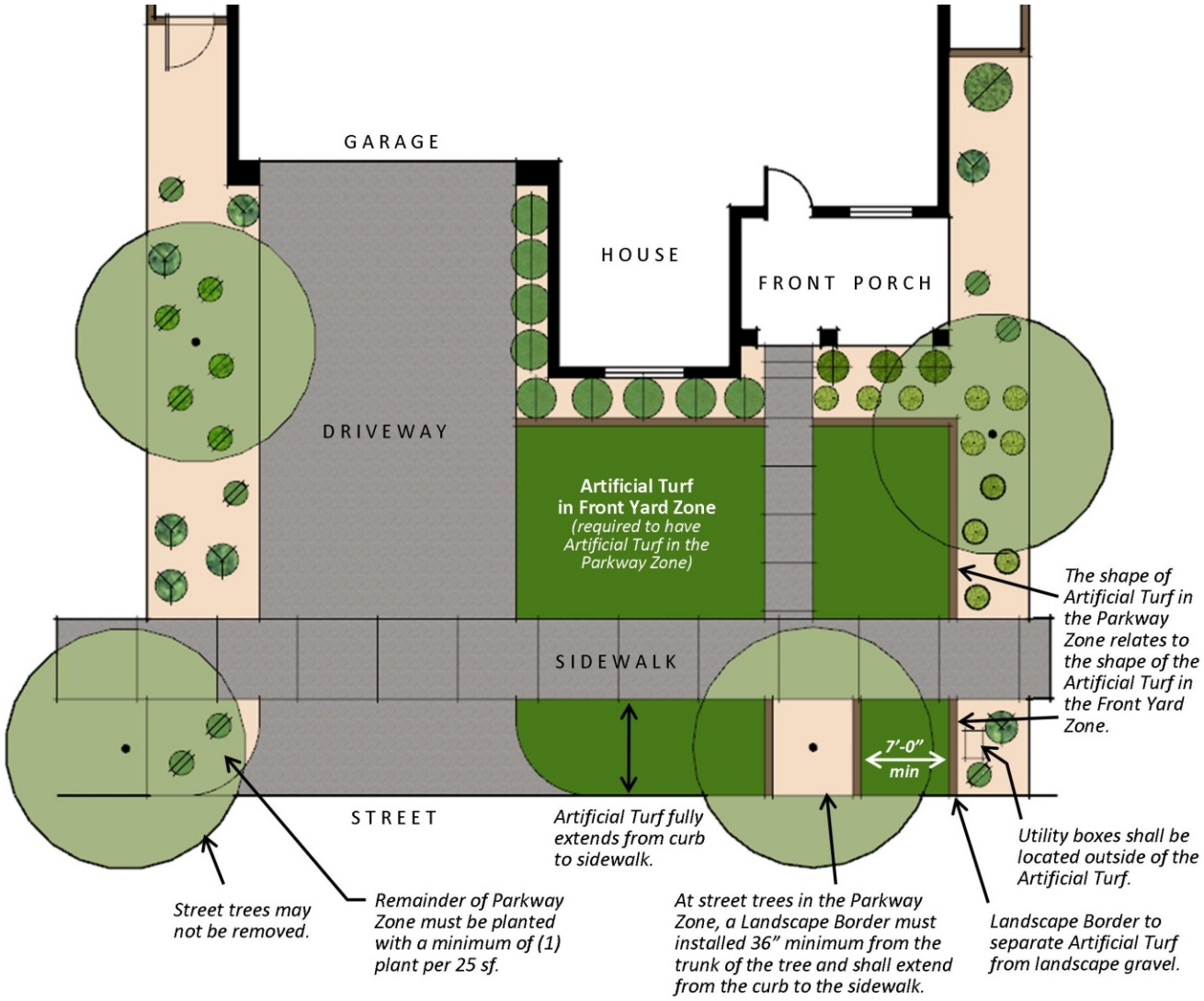
- **NO** *Artificial Turf with a single dimension longer than 30'-0".*
- **NO** *Artificial Turf that is surrounded by decomposed granite and does not connect to sidewalks and driveways.*
- **NO** *Artificial Turf patterns, shapes or layouts that are undulating, curvy and wavy.*
- **NO** *small patches of Artificial Turf with a dimension of 6'-0" or less in any direction.*
- **NO** *raised headers or curbing around the Artificial Turf.*
- **NO** *Artificial Turf that wraps around the trunk of a tree.*
- **NO** *Artificial Turf between the front walkway and driveway if less than 6'-0" wide.*
- **NO** *spare or bare planting areas around the Artificial Turf.*



- **NO** *Artificial Turf with a dimension of 6'-0" or less.*
- **NO** *Artificial Turf located closer than 30" to the house, porch or yard wall.*
- **NO** *Artificial Turf that is not surrounded by a Landscape Border.*
- **NO** *Artificial Turf patterns, shapes or layouts that are undulating, curvy and wavy.*
- **NO** *Artificial Turf that is surrounded by decomposed granite and does not connect to sidewalks and driveways.*
- **NO** *Artificial Turf that wraps around the trunk of a tree.*
- **NO** *spare or bare planting areas around the Artificial Turf.*
- **NO** metal, wood, plastic or scallop edging.

Appendix "I"
Artificial Turf Design Guide

Example: Artificial Turf in the Parkway Zone/Streetscape Zone



Coverage of Artificial Turf in Parkway Zone / Streetscape Zone:

- ***Minimum coverage = 65% of landscape area in Parkway Zone/Streetscape Zone.***
  (not including sidewalk and driveway)
- ***Artificial Turf fully extends from back of curb of street to edge of public sidewalk.***
- ***An individual panel of Artificial Turf may not be less than 7'-0" wide.***
- ***Artificial Turf must be located at least 3'-0" from the trunk of a tree.***

Artificial Turf in the Parkway Zone/Streetscape Zone must comply with the design criteria outlined in Section 16.7 of Appendix "I" of these Design Guidelines.