

THE ENCLAVE AT VAL VISTA LAKES HOMEOWNERS ASSOCIATION


Rules Regarding the Installation of Artificial Turf in Front Yards

The Board of Directors ("Board") of the Enclave at Val Vista Lakes Homeowners Association ("Association"), an Arizona nonprofit corporation, hereby authorizes Members to install artificial turf in their front yards subject to the following rules. These rules are adopted by majority vote of the Board and effective as of the Board meeting held on the 20th day of November, 2017 and as recorded in the minutes of such Board meeting.

1. Owners desiring to install artificial turf in their front yards must first, prior to beginning work on the installation, submit a written request to the Architectural Control Committee ("ACC") describing the artificial turf to be installed, outlining the expected timeframe for the installation, and including the seller's and installer's names or company names, phone numbers, and addresses ("Project"). A 12" x 12" sample of the exact artificial turf must be provided. Owners may not begin installation of artificial turf in their front yards unless and until they receive the ACC's written approval of their Project.
2. Owners desiring to install artificial turf in their front yards are required to pay for the cost of the artificial turf and the installation thereof, including any site work required prior to the installation of the artificial turf.
3. Owner must also submit an irrigation map and have all irrigation lines capped for possible future turf conversion.
4. Owner must provide a copy of the bid/proposal from installer showing scope/cost of work. Along with an address for reference from a recent installation of the same proposed materials for reference. A copy of the installer license and insurance bond along with complaint status information of the contractor which can be located on the Arizona Registrar of Contractor website must be provided.
5. Following installation, the Association agrees to assume the maintenance responsibility for the artificial turf as required by the Declaration.
6. Owners agree to provide the Association copies of all paperwork associated with the care and maintenance of the artificial turf, including any warranty information.
7. Owner agrees to either assign the warranty to the Association, or cooperate with the Association in the event a claim needs to be tendered through the warranty. The warranty must be a minimum of 10 years and transferable to new owner upon sale of the home. A copy of the warranty and proof of transfer must be provided.

8. The artificial turf to be installed must be:
 - a. Turf must be installed by a licensed professional installer;
 - b. A minimum pile height of 20 mm and a maximum pile height of 40 mm;
 - c. Normal to high density;
 - d. Minimum face weight of 70 ounces or higher;
 - e. A Bermuda or Bluegrass blend, natural and realistic in color;
 - f. Surface must look natural, not shiny, with no seems and well groomed;
 - g. Acceptable materials include Polyethylene (PE), Polypropylene (PP), Nylon is not recommended as it fades and degrades quickly;
 - h. VVL MAC and Enclave installation guidelines must be complied with at the time of installation.
9. Turf must be professionally installed. The installation process must involve removing the grass lawn, excavating the yard surface, installing a sub-base, and adding silica sand or other infill material on top of the installed turf.
10. If you have overlapping lawn with your neighbor does not wish to install artificial turf, then it is your responsibility to locate the legal lot line and install a border on the lot line to separate your artificial turf from the neighbor's grass lawn.

The foregoing rules are hereby adopted by the Board of Directors in a Board meeting this 20th day of November, 2017.



Bill Brown, President