

June 2019

## Artificial Turf Policy for Coral Point, dba The Falls

**Overview:** with an eye to providing homeowners some options, the Architectural Review Committee has been researching artificial turf for use in back yards in The Falls.

Artificial turf offers some advantages: it provides a green surface in areas where grass is difficult to grow, reduces water consumption and eliminates portions of the irrigation system. Properly selected and installed, it has the potential to lower the runoff into our lagoons and Lake #2. It also has some disadvantages: it degrades over time, it is difficult to keep clean (leaves and twigs catch in the blades), it is not pet friendly, nor does it cool the air or improve air quality by generating oxygen.

One significant concern is environmental – early versions of artificial turf were constructed with inferior materials that contained lead and other contaminants. They also broke down over time, releasing dust into the air, and color fading and curling occurred with subpar brands. Newer products available in the market have addressed some of these issues, hence the stipulations below regarding high quality materials and installation practices.

**Installation locations:** the ARC will consider proposals to install artificial turf in side yards (behind your gate(s)), and in the back yard. Front yards shall remain natural living grass.

**Colors and height:** the ARC will consider proposals of a range of green shades, and height can be selected to be pleasing to the homeowner. Note that artificial turfs with greater height may be more difficult to keep clean and may show walking patterns over time.

**Materials:** Only materials that are certified as lead-free and that will avoid leaching contaminants will be considered, given our proximity to lakes and lagoons. Polyurethane backed artificial turf is preferred. Latex backing infill is discouraged due to break-down and runoff concerns. Crumb rubber infill is not permitted.

**Installation:** We request that you work with professional installers, preferably [ASGi](#) certified or [STC](#) members, as they well-versed in proper preparation, installation and infill to achieve a long-lasting and stable turf area.

**Sprinkler changes:** the homeowner is responsible at their expense to alter the sprinkler system to accommodate artificial turf.

**Maintenance:** the homeowner is responsible at their expense to clean and maintain the artificial turf on their property. Although our contractors take reasonable care, the artificial turf area will incur increased wear as crews access the lake, the lagoon and lagoon islands.

**Next step:** If you are interested in converting a portion of your property to artificial turf, follow the normal requirements of submitting an [ARC request](#) (<http://thefalls-hoa.org>, Welcome|Community Information) with a description of the proposed product (base layer prep, turf selection and infill), and a drawing of proposed location. After approval by the Falls ARC, you will also need to submit to the Islands HOA ARC for their approval (this is normal practice in the Falls as you are within two HOAs).