

MORRISON ESTATES OWNERS ASSOCIATION

ARTIFICIAL TURF GUIDELINES

Artificial Turf. The applications for the use of artificial turf will be reviewed on a case-by-case basis with restrictions as noted and the following information is to be submitted with each application:

- A scaled plan of the entire site noting the area of existing lawn and planting in relation to the area proposed for artificial turf.
- A brochure of the proposed product, along with a sample of the actual turf and a description of the installation process.
- Photos of the proposed area that correspond to the plan.
- Square footage calculation for the total landscape area along with the proposed square footage of artificial turf and remaining planter areas. Plans submitted with front yards exclusively of turf will be denied.

Design and/or sample criteria

- Plan must show the form of delineation between adjacent yards, either a low lying planter or if the turf is to be rolled over and properly fastened to a maximum 1 ½” tall, properly staked bender board.
- Front and rear yards that do not currently have a tree and wish to install artificial turf, should include (1) minimum 24” box tree.
- Turf sample must include thatching or secondary brown fibers to give it a more real appearance.
- Turf blade length must be long enough to resemble natural grass. (Minimum 1 5/8” inch blade, Minimum 65 ounce face weight, 90 ounce product/total)

Homeowner shall be required to maintain the artificial turf in an attractive condition and repair or replace as necessary due to aging and/or deterioration. All requests for artificial turf installations are subject to approval by the Architectural Committee and/or the Board of Directors.