

HIGHLANDS COMMUNITY ASSOCIATION
SYNTHETIC TURF APPLICATION & AGREEMENT

HOMEOWNER'S DECLARATION:

By completing, signing and submitting this Application for the installation of synthetic turf, the Homeowner declares that (1) he/she agrees to comply with the requirements the Synthetic Turf Products section of the Standards, (2) he/she has examined the Standards available at www.myhoa.com/highlands or by calling the Community Association Manager, and (3) he/she agrees to comply with the Standards and the requirements of this Application.

SYNTHETIC TURF SELECTION

- Front Yard, Side Yard and Rear Yard (check one): _____ SYN^{Lawn} 958 _____ SYN^{Fescue} 354 _____ Other Product: _____ (product submittal required)

INSTALLATION, MAINTENANCE AND REPLACEMENT

- No synthetic turf shall be installed immediately adjacent to (abutting) regular turf on the same or adjoining property, including Association and City property.
- A minimum separation of forty-eight inches (48") is required between synthetic turf and regular turf on the same or adjoining property, including Association and City property.
- Installation of substrate and approved synthetic turf shall be per manufacturer's best practices
- Installation shall result in the tips of the turf blades pointing toward the street
- Installation shall occur during Association-approved days and hours, per Architectural Standards
- Drainage shall comply with Architectural Standards, Section Three, Drainage
- Maintenance shall be per manufacturer's recommended intervals and shall include
 - Hosing, cleaning and brushing, removal of surface debris including pet hair, excrement, trash, weeds
 - Removal of bacteria, microbes, algae, mold and fungus; deodorizing and disinfecting especially where pets are allowed access
 - Filtering contaminants from existing infill, followed by infill replacement and leveling
- Replacement of the entire synthetic turf area will be required when, in the opinion of the Association, the synthetic turf loses its ability to hold itself in a natural, upright appearance, and/or the color fades or changes, regardless of the length of time the synthetic turf has been in service and/or the maintenance practices implemented by the Homeowner

SUBMITTAL REQUIREMENTS

- All applications shall include a plan diagram indicating where the synthetic turf is proposed to be installed, including property lines, dimensioned separation between synthetic turf and any grass, regardless of which residential lot the adjacent grass is located
- Signatures from adjoining and adjacent neighbors
- Product submittal requirements of any non-pre-approved synthetic turf product:
 - Minimum 12"x12" sample, color brochure and specifications with the following information:
 - Face weight (min. 60 oz.), blade color(s), multi-height blades, tan blades added to the thatch layer, product thickness not less than 1 ½ inches to a maximum of 2 inches
- Return completed Application & Agreement and product information to the Community Association Manager.

HOMEOWNER SUBMITTING APPLICATION

ADJOINING (attached) NEIGHBOR

ADJACENT NEIGHBOR

Name

Name

Name

Address

Address

Address

Signature

Date

Signature

Date

Signature

Date

MAIL COMPLETED DECLARATION AND EXHIBIT TO:
Keystone Pacific Property Management: Architectural Desk
16775 Von Karman Ave., Suite 100 Irvine, CA 92606
Email: architectural@keystonepacific.com