

Shadow Brook HOA Drought Landscaping Rule

The purpose of this Rule is to define the criteria that Owners are required to adhere to when installing and or changing existing landscaping. This Rule is Board approved in accordance with Davis-Stirling Act and Shadow Brook's existing CC&R's which require any Owner desiring to make changes to their existing front yard [or structure, painting, roofing etc.] to request review and approval of these plans from the Architectural Control Committee [ACC].

Native plant, low water landscaping

The ACC will require a plan describing the proposed changes including timeline and materials. The plan must include 1) a description of the plants/vegetation being used; 2) accommodation for mulching [or equivalent] between the plants and 3) a system for watering and maintaining the plants.

The Owner is required to maintain the aesthetic appearance of the landscaping over the lifetime of the approved design. The Owner is required to maintain the original look of the plants/vegetation and prevent overgrowth of weeds and other invasive plants.

Synthetic Turf Material & Installation for Front Lawns & Parking Strips

Before installing synthetic (artificial) turf, Shadow Brook Homeowners are required to submit an ACC Request Form that includes a description of the proposed material, preparation, and installation plans. A sample of the material is also required when the ACC Request Form is submitted. When the request is approved, the Homeowner must adhere to the specifications defined in this Rule.

Material

- Material - Polyethylene
- Turf Height - 1.5 inch minimum
- Pile Facing - 50 ounce (up-to-date, quality materials at 1.5 Inch height and higher)
- Color - Green
- California Lead Content - Per ASTM F2765 – 14(2021) – Current law requires artificial grass in the State to have lead levels at no more than 50 parts per million
- Drainage - Recommend 30" per hour minimum; quality products are much higher

Preparation and Installation

Minimum of 3 inches of Base / Foundation Aggregate Base or Equivalent (*see below).

***Base / Foundation Aggregate Base (AB)** is a construction aggregate typically composed of crushed rock capable of passing through a 20 millimeters (3/4 in) rock screen. The component particles will vary in size from 20 mm down to dust. The material can be made of newly mined rock, or of recycled asphalt and concrete.

***Equivalent** is specified as “**Class II Perm**” which is another term for the same AB above. It is $\frac{3}{4}$ rock (Class II) coupled with small particles and “dust” (Perm) from crushed granite, crushed rock, and sand. These small particles are known as “Fines.”

Two to three pounds per square foot of sand infill. This is the equivalent of three quarters of an inch of sand infill. The amount depends on the height and density of the blade. The sand can be regular and acrylic coated.

Recommend using an installer/contractor that has a California State Contractors License and is insured. Suggest that the installer/contractor’s license has a special D12 Attachment.

Recommend that the product has a ten year or longer warranty and preferably produced in the U.S.A.

Maintenance

The Homeowner is responsible to maintain the original appearance of the installation over the lifetime of the approved design. If the material becomes degraded in appearance, including but not limited to changes in color and/or structure, or evidence of poor installation and/or workmanship, the Homeowner will be required to reinstall or remove the material. The reinstallation or replacement of synthetic turf, or reversion to natural grass or other vegetation, will be done at the Homeowner’s expense.

If the original appearance is not maintained, the ACC and/or Board of Directors will determine if the synthetic turf needs to be repaired or reinstalled. The Homeowner will be notified of the decision and will have the opportunity to a hearing before the Board if the Homeowner disagrees with the decision. Homeowners are ultimately responsible and accountable for the synthetic turf material selected, proper ground preparation and installation. This Rule will be fully enforced by the Board of Directors.