

Home improvement Request Application for Artificial Grass

Summerset at Brentwood III

Approval Process:

1. Complete application form and include information and diagrams of the solar placement. Need contractor signature where indicated.
2. Contact neighbors affected by your installation. Have them sign the Neighbor Acknowledgement on page 2.
3. Made additional copies.
4. Submit 2 copies of all pages of this form to the ARC by placing the completed and signed forms in the ARC drawer in the Clubhouse, Include drawings, diagrams and/or other information.
5. The ARC has 30 days to respond to your request. They will return one copy of your application to you with the approved/NOT approved/conditionally approved pending changes indicated. They will retain one copy for their records.
6. Once the improvement is approved, contact your contractor to ok the project start date. You have _____ months to complete the project. If you do not complete the project within _____ months, you will need to reapply.
7. Within 5 days of completion of your project, submit 2 copies of the completion form to the ARC. They will inspect the project, sign off and return 1 completion form for your records.

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1. Plans should be submitted to the ARC at least a MINIMUM of 30 DAYS PRIOR TO THE START OF THE PROJECT.
2. No activity should begin prior to approval by the ARC. Approval must be written. Verbal approval is NOT valid.
3. This application MUST be submitted in duplicate, or it will be returned to you. Submit the 2 copies with scale drawings for landscaping. Applications without a clear plan will be returned without approval.

Owner Name _____ Date of Application _____

House Address _____

Mailing Address if different _____

Phone Number (s) _____

Email(s) _____

Expected Start Date _____ Expected Completion Date _____

Contractor _____ License Number _____

Artificial grass must comply with the standards approved by the Board of Directors. **Include a sample of the Artificial Grass with this application.** See the attachment for the standards.

Owner Signature _____ Date _____

Additional information about your improvements:

Neighbor Acknowledgement

Acknowledgement of all neighbors who will be affected by your alterations/improvements is suggested. This does not mean that the neighbor has to like or approve of your improvements. This acknowledgement demonstrates that your neighbor is aware that you will be doing work on your property Have them sign below.

I have reviewed the plans of _____ (homeowner) and am aware of their proposed changes as indicated on page 1 of this document. I have seen the plans that will be submitted to the ARC.

Name	Signature	Address
Phone Number	Email	
Name	Signature	Address
Phone Number	Email	
Name	Signature	Address
Phone Number	Email	

APPROVAL:

Conditions for Approval by the ARC:

1. All improvements must comply with the Summerset at Brentwood III CC&R's and Rules approved by the Summerset at Brentwood III Board of Directors.
2. All appropriate governmental permits must be obtained. Construction shall comply with applicable laws, ordinances, codes, and regulations within the City of Brentwood.
3. Construction waste or excavated materials shall be disposed of properly.
4. Adjoining properties are not to be disturbed.
5. No construction materials or debris of any type shall be stored or dumped on any street within Summerset III.

The undersigned applicant requests approval of the improvements as described on page 1 of this document. The applicant has included all plans, drawings and/or paint colors. The applicant understands and agrees to comply with the general conditions stated above.

Owner Signature _____ Date _____

Summerset at Brentwood III ARC

____ Approved ____ NOT Approved ____ Conditionally Approved Pending Changes

ARC Member Signature _____ Date _____

ARC Member Signature _____ Date _____

Artificial Grass Requirements

Summerset at Brentwood III

6.2.31 Artificial Grass

(a) A sample of the product to be installed and the manufacturer's product description (cut sheet or specifications) and product warranty must be submitted with the Artificial Grass Home Improvement Request Application. Warranties should provide a minimum of fifteen (15) years of protection against brittleness of materials and fading of colors.

1. Carpet backing material must be porous, allowing vertical drainage to an adequate existing drainage system.
2. Carpet face colors must be of a natural blend of colors, not a single-color blade, and should generally blend with the colors of neighboring natural grasses.
3. The blade length must resemble natural front grass length – approximately two inches (2") in length. The only exception to blade length will be a back yard putting green.
4. Any thatch should be physically woven into, or bonded into, the carpet backing during manufacturing of the artificial grass. No product that uses an "in fill" or "back fill" type of thatch will be approved.

(b) Installation

1. Installation in front yard should be such that the artificial grass nap faces the street, i.e., the nap is perpendicular to and facing the street, not parallel to the street.
2. Installations involving a visible side yard and front yard should generally have the nap perpendicular to and facing the street which fronts the house.
3. The installer should follow standard industrial guidelines such as ASGI (Association of Synthetic Grass Installation).
4. In-ground vaults should be raised, if required, prior to installation of the substrate. No bender boards should be visible around any in-ground valves after installation.

(c) Border materials proposed between neighboring properties must be submitted for approval with the Architectural Application.

1. Stones, bricks, precast concrete, extruded-in-place concrete, and polymer bender board are acceptable materials if not carried to an extreme.
2. Wood may not be used as a border material.

- 3. The top of the border material, other than stones, must not exceed the height of the artificial grass.
- 4. The color of the border material must harmonize with earth and grass tones (browns, grays, greens, etc.).
- (d) The installation of artificial grass must not require the removal of trees from a lawn. Artificial grass systems (substrate and artificial grass) installed as required provide a drain rate of four inches (4") per hour which is sufficient for the root system of trees.

Contractor Sign-Off

I am the contractor for the installation of artificial grass and can comply with all of the above requirements. I will submit proper documents to verify compliance.

Contractor Signature _____ Date _____

OR

I can comply with all of the above requirements except # _____. I will submit proper documents to verify this compliance.

Contractor Signature _____ Date _____