

Architectural Guideline

Artificial Turf and Synthetic Ground Cover

Parc Bethany Homeowners Association

This document establishes enforceable standards for the appearance, consistency, drainage integrity, and long-term maintenance of artificial turf and synthetic ground-cover materials within Parc Bethany, while allowing reasonable flexibility in landscaping materials.

1. Purpose

The purpose of this guideline is to preserve the overall appearance, consistency, drainage integrity, and long-term maintenance standards of the community while allowing reasonable flexibility in landscaping materials.

2. Applicability

This guideline applies to all requests submitted on or after January 1, 2026. It does not apply retroactively to installations approved or installed prior to that date.

3. Prior Approval Required

The installation of artificial turf, synthetic grass, or similar synthetic ground-cover materials on any Lot requires prior written approval from the Landscape Committee.

4. Standards for Approval

Artificial turf installations may be approved only if all of the following standards are met.

4.1 Appearance

- Turf color and texture must reasonably resemble healthy natural grass.
- Bright, glossy, reflective, or unnatural coloration is prohibited.
- Turf must be visually compatible with surrounding landscaping and adjacent Lots.

4.2 Installation Quality

- Installation must be performed in a professional and workmanlike manner.
- Proper base preparation is required to prevent rippling, settling, separation, or uneven surfaces.

4.3 Edging and Transitions

- All edges must be clean, secure, and well-defined.
- Transitions to sidewalks, driveways, planting beds, or hardscape areas must be neat and visually consistent.

4.4 Drainage

- The installation shall not alter existing drainage patterns.
- Turf shall not create pooling, runoff, or water diversion affecting neighboring Lots or Common Areas.

4.5 Maintenance

- Artificial turf must be kept clean, level, and weed-free.
- Fading, matting, damage, odor retention, or visible deterioration is not permitted.
- Turf that becomes worn, discolored, or unsightly must be repaired or replaced.

5. Prohibited Installations

The following installations are expressly prohibited:

- Indoor/outdoor carpeting or non-turf synthetic materials
- Artificial turf used as a substitute for proper landscaping in non-yard areas
- Installations that create glare, drainage problems, or maintenance issues
- Partial or temporary installations intended to bypass landscaping requirements

6. Enforcement and Removal

If an artificial turf installation fails to comply with this guideline or falls into disrepair, the Owner shall, upon notice from the Association, promptly repair, replace, or remove the installation at the Owner's expense.

7. No Precedent

Approval of any artificial turf installation does not constitute approval of future installations and does not waive the Association's right to enforce this guideline or other applicable provisions of the CC&Rs.