

**REQUIREMENTS AND WORKSHEET FOR ARTIFICIAL TURF INSTALLATION APPROVAL**  
**WITH WORKSHEET INSTRUCTIONS**

**Approved 6/14/23**

Based on helpful feedback from several of our fellow homeowners plus new learnings about artificial turf, the Colonia Encantada Landscape Committee and Board have developed this Worksheet for artificial turf installation to help guide homeowners and expedite their requests to install artificial turf in the front yard, courtyard and/or back yard. The requirements reflect the community's desire to maintain landscaping with a consistent and cohesive look in our front yards throughout the neighborhood, to recognize the interdependence of all plots, given our shared irrigation system, and to accommodate the water scarcity situation facing all Scottsdale homeowners. In filling out this Worksheet, please refer to the attached Artificial Turf Worksheet Instructions, as well as to the Colonia Encantada Rules Regarding Artificial Turf and Xeriscaping in the Landscape Guidelines found on the Colonia Encantada website ([www.coloniaencantada.net/gov-docs](http://www.coloniaencantada.net/gov-docs)).

This document must be accompanied by a signed and completed Request for Approval of Architectural and/or Landscape Changes Form.

1. Please check only one of the following for each artificial turf application:

- Front Yard
- Courtyard
- Back Yard

2. Square footage of area to be covered by artificial turf: \_\_\_\_\_

3. Turf Vendor/Installer: \_\_\_\_\_

4. Turf Product: \_\_\_\_\_

5. Turf Installation - Detailed description of installation specifications:

- Stone base: \_\_\_\_\_ (must be 1.5"–2.5" of compacted, crushed stone)
- Infill composition and density: \_\_\_\_\_ (must be at least 3-4 pounds per square foot; no rubber infill allowed)
- Blade direction: \_\_\_\_\_ (in front yard, must face the street)
- Flat installation:  Yes  No
- Undulating installation details: \_\_\_\_\_

Will there be landscape rock used in your yard?  Yes  No

6. Rock Vendor: \_\_\_\_\_

7. Rock Product: \_\_\_\_\_

Will there be pavers along your neighboring property lines or in your yard? \_\_\_ Yes \_\_\_ No

8. Paver Vendor: \_\_\_\_\_

9. Paver Product: \_\_\_\_\_

10. Plant List, including number and types of plants (if in front yard, must include at least one from the Mandatory Plant List):

_____	_____
_____	_____
_____	_____

11. Irrigation Change Vendor: \_\_\_\_\_

12. Irrigation/Drainage Final Review and Written Acknowledgement: CLM

13. PLEASE INITIAL THE FOLLOWING TO INDICATE THAT YOU UNDERSTAND AND CONFIRM THAT YOUR ARTIFICIAL TURF INSTALLATION WILL MEET THE REQUIREMENTS:

\_\_\_ My turf installation will include only the Approved Products and will be completed in accordance with the installation rules.

\_\_\_ My turf installation will include at least one plant on the Mandatory Plant List if in the front yard. All other plants to be installed are on the Colonia Encantada Plant Palette with the exception of the following low-water plants for which I am seeking Landscape Committee approval.

_____	_____
_____	_____

\_\_\_ My artificial turf area \_\_\_ does \_\_\_ does not abut another homeowner's lot.

\_\_\_ I confirm that my artificial turf spacing, irrigation and drainage modifications will not jeopardize the health of any existing trees and shrubs.

\_\_\_ I have attached a written acknowledgement from CLM that CLM has reviewed and been informed of all proposed changes to irrigation in this project.

\_\_\_\_ I understand that I am responsible for the accuracy of all information and documentation submitted with this application.

\_\_\_\_ I understand and acknowledge that no work may commence prior to approval of my project by the Landscape Committee and, if required, by the Board.

Homeowner Signature: \_\_\_\_\_

Villa #: \_\_\_\_\_

Date: \_\_\_\_\_

In an effort to identify reputable vendors for artificial turf projects, the Landscape Committee would appreciate it if homeowners would share the following information about their providers and products:

1. Landscape Designer: \_\_\_\_\_

2. Plant Vendor: \_\_\_\_\_

3. Plant Installer: \_\_\_\_\_

Thank you!

Disclaimer: This form is to assist homeowners who wish to install artificial turf on their lot. Approval by the Landscape Committee and the Board of the homeowner's application to install artificial turf does not constitute approval or endorsement of the soundness of the proposed project. Neither the Landscape Committee nor the Board nor the Association shall incur any liability with respect to any apparent or latent defects and errors in the plans, specification or installation of the proposed project or the impact of the landscape and irrigation changes on the homeowner's or neighboring properties.

## ARTIFICIAL TURF WORKSHEET INSTRUCTIONS

To complete your artificial turf approval application, please turn in all of the following items to the Landscape Committee:

- A completed Worksheet for Artificial Turf Installation Approval
- A completed Request Form for Approval of Architectural and/or Landscape Changes
- A diagram of your artificial turf project with details about location of existing trees and shrubs, area to be covered by artificial turf (including cut outs for existing trees, etc.), area to be covered by rock, placement of plants, exactly which plants will be used, placement of pavers, and all proposed irrigation changes
- A turf sample from the turf manufacturer with the manufacturer's label attached
- A sample from your vendor of the landscape rock to be used, if applicable
- A paver sample, if applicable
- Written acknowledgement from CLM that CLM has reviewed all proposed changes to the project's irrigation and drainage.

NOTE: IF THERE IS ANY CONTIGUOUS ARTIFICIAL TURF ALREADY INSTALLED ON A NEIGHBORING PROPERTY, YOU MAY BE REQUIRED TO MATCH THAT PRODUCT SO AS TO RETAIN VISUAL CONTINUITY IN THE COMMUNITY.

NOTE: The Landscape Committee cannot process your application for approval without all of these items.

3./4.      Approved Turf Vendors and Products

(A)      XGrass, LLC (dba Artificial Grass Superstore)

221 East Willis Road, Suite A2

Chandler, AZ 85286

Tom Stuckenschneider, Representative (480-726-2411)

Mike Alexander, Vice President (602-625-4846)

Smart Turf: Spring Pro

Blade colors: Field Green/Clover Green

Thatch colors: Tan/Olive

Face weight: 70 ounces/yard

Pile height: 2"

For Courtyards and Back Yards only:

Smart Turf: Smart Pet Plus

Blade colors: Field Green/Clover Green

Thatch colors: Tan/Olive

Face weight: 60 ounces/yard

Pile height: 1.125"

(B) Southwest Greens of the Valley  
7625 East Redfield Road, #900  
Scottsdale, AZ 85260  
Dave Finks, Owner (480-664-9417)

SWG Natural 80 (165SW )  
Color: Olive Blend (301)  
Face weight: 80 ounces/yard  
Pile height: 1.75"

For Courtyards and Back Yards only:  
SWG Natural 65 (164SW )  
Color: Olive Blend (301)  
Face weight: 65 ounces/yard  
Pile height: 1.75"

SWG Natural 50 (163SW )  
Color: Olive Blend (301)  
Face weight: 50 ounces/yard  
Pile height: 1.25"

(C) Legacy Green Solutions  
528 West 3<sup>rd</sup> Avenue  
Mesa, AZ 85210  
Carl D. Gille, Sales Consultant (480-650-3374 [C], 480-827-7878 [O])

SGW TigerTurf Diamond Pro Spring  
Color: Field Green/Clover Green  
Face weight: 75 ounces/yard  
Pile height: 1.875"

SGW TigerTurf Everglade Spring Pro  
Color: Field Green/Lime Green  
Face weight: 75 ounces/yard  
Pile height: 1.75"

(D) Turf Monsters  
21602 N 2<sup>nd</sup> Avenue, Unit 6  
Phoenix, AZ 85027  
Michael Freeland 623-780-7535 (O), 480-432-8999 (C)

SGW Everlast Cascade Spring Pro  
Color: Field Green/Apple Green

Thatch colors: Tan & Green  
Face weight: 90 ounces/yard  
Pile height: 1.875"

5. Turf Installation - Detailed description of installation specifications
  - Stone base (must be 1.5"–2.5" of compacted, crushed stone)
  - Infill composition and density (must be at least 3-4 pounds per square foot; no rubber infill allowed)
  - Blade direction (if front yard, must be facing the street)
  - Undulation plan if installation is not flat
  
6. Approved Rock Vendor

Pioneer Landscape Centers  
1638 Deer Valley Drive  
Phoenix, AZ 85024  
623-869-7400
  
7. Approved Rock Product
  - Front Yards: Navajo Brown ½" screened decomposed granite
  - Courtyards and Back Yards: Navajo Brown ½" or 1" screened decomposed granite
  
8. Approved Paver Vendor

Home Depot
  
9. Approved Paver Product

Pavestone's RumbleStone Mini (7" long x 3.5" wide x 1.75" high) Yukon Concrete Paver (SKU# 1001 100 521)

If this does not match current pavers/bricks installed on your property, please submit to the Landscape Committee for approval a sample that may be a better match.

10. Approved Plants (See Colonia Encantada Plant Palette)
  - Only plants on the Colonia Encantada Plant Palette will be allowed. If you would like the Landscape Committee to consider approving any additional low-water-use plants that you may want to include in your project, please so indicate on the Worksheet.

Mandatory Plants

---To ensure community consistency, front yard plantings must include at least one plant from the following Mandatory Plant List.

Northern Exposure

Nandino, Heavenly Bamboo  
African Poinsettia

Eastern and Afternoon Shade

Nandino, Heavenly Bamboo  
African Poinsettia

Southern Exposure

Little Ollie  
Yellow Bells, Orange Bells (Tecoma)

Western Exposure

Little Ollie  
Yellow Bells, Orange Bells (Tecoma)

Full Shade

Japanese Boxwood  
Slipper Plant

11. Irrigation and Drainage

- All irrigation changes and adjustments must be made or reviewed by CLM and documented on an email, text or written note from CLM that is submitted with the worksheet.
- Irrigation must be adequate and appropriate to maintain the health of existing trees and shrubs.
- Any trees that become dead or dying will need to be removed at the homeowner's expense, subject to prior Board approval. Additionally, dead or dying trees may need to be replaced at the homeowner's expense, if required by the Board.
- If your artificial turf project includes the removal of any trees, please so note on your application so that the Board will review and, if appropriate, approve your request at a regularly scheduled Board meeting.
- Drainage must be sufficient to avoid pooling and flooding.