



STAFF REVIEW

Pre-Approved Artificial Turf

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Purpose

Our goal in preparing this document is to clarify the neighborhood Landscape Review Process so that it becomes familiar to all residents of Beverlywood. It is intended to make the process positive and user- friendly. It is a tool that we can use to conserve the character and feeling of our residential neighborhood.

Alternative artificial lawns are preferred by some home owners seeking to simplify their landscape care. Faux grass does require care, such as raking and cleaning, and must be installed correctly to ensure a quality final product. The association has selected ten (10) pre-approved Artificial Turf products for a staff review. If you choose to go with an option outside of these pre-approved items a Landscape Design Application must be submitted for approval.

Staff Review Process

In order to qualify for a Staff Review process for artificial turf you must meet the following requirement:

No other design element of the front landscape or parkway will be changed, with the exception for flowers and traditional grass (i.e., Bentgrass, Bermuda, Bluegrass, Buffalo, Fescue, Rye, and/or Zoysia) as described in section 2.3(m) of the Rules & Regulations

If you qualify,

1. Fill out Staff Review application, which can be found at BeverlywoodHOA.com, Applications page. You will receive a submittal confirmation by email within 48 hours.
2. Turn in signed submittal confirmation along with a check in the amount of the fee defined on submittal confirmation.
3. Email all of the below items to BeverlywoodDRC@gmail.com:
 - a. Proposed Site Plan
 - b. Photos of existing front yard and parkway
4. Once the above items are received, they will be sent to a committee member for review.
5. Once application is approved, Proof of purchase must be submitted

Landscape Review Process

Specific requirements must be met before turf will be approved through the Landscape Committee. Variations in color, blade shape, and textured layers are essential to mimic a real lawn. Specifications of the type of grass to be used must be submitted with landscape materials. Below are a few specifications to keep in mind:

- Turf Pile Height: 1.5" or 2" blades look and feel the most realistic.

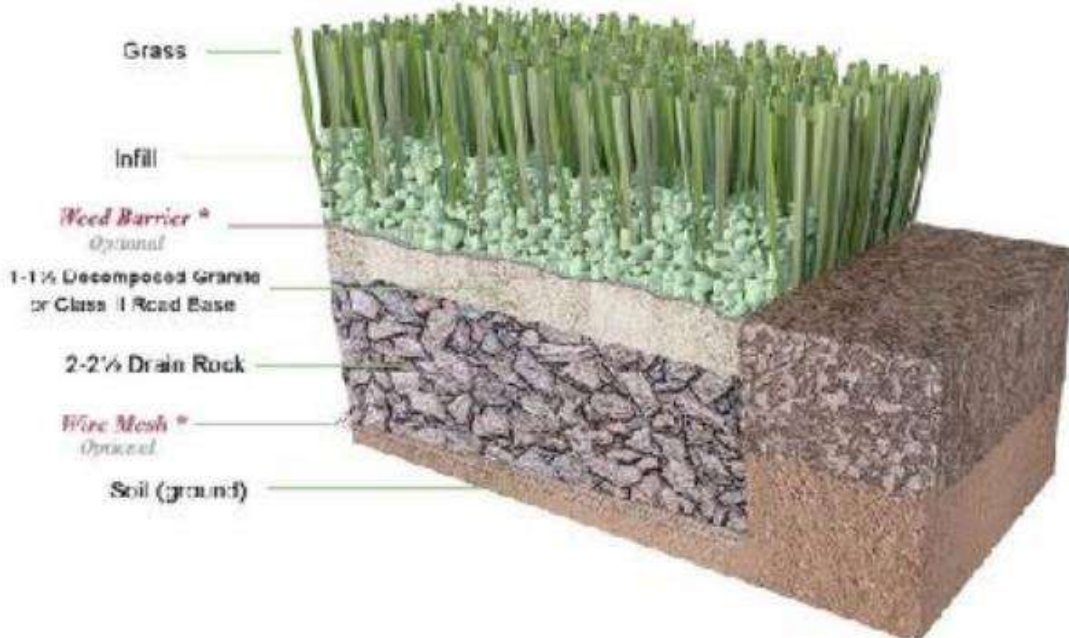
- Permeability: It's important that water be able to pass through. Most all higher quality turf has holes throughout the roll that allow for water to flow through it and into the gravel below.
- Color Variation: getting a grass with two different blade colors and a tan curly under carpet to mimic natural withering grass below the healthy green grass adds to the realism.



Notice the multi color, irregular shaped blades with varying lengths. This mimics nature's imperfections and gives a freshly mowed look.

The curly green and yellow infill layer below the main stalks imitates new growth and dry blades. This also adds cushion to the structure, making boundaries softer and more organic.

Installation by professionals ensures edges and joints have clean finishes, making borders against hard- scape or other planting seem natural. Layers below the grass are needed to make the surface comfortable to walk on, and to ensure a long-lasting fit, lasting 10 to 15 years with proper care. Home owners are encouraged to share this diagram with their landscaping installer to get the most out of their turf.



Necessary layers below artificial turf to ensure a proper installation

Pre-Approved Artificial Turf

ENVY LAWN: Clover Premium



CLOVER PREMIUM
 Face Weight: 69.0 oz.
 Pile Height: 1.6225"
 Backing: ENVYFLO®
 Fiber Type: 100% Polyethylene

| PROPERTY | IMPERIAL UNITS | DESCRIPTION |
|--------------------------------------|----------------|---|
| Fiber Type | | 100% Polyethylene |
| Fiber Mass (denier) | 8000 | |
| Fiber Shape | | OMEGA |
| Thatch Zone Yarn & Color | | 500G |
| Tufted Pile Height* | 1.6225 | |
| Finished Face Weight | 69.0 | |
| Tufting Gauge | 3/8 | |
| Primary Backing | 9.1 | K29 stabilized multi-layered woven polypropylene with Action Bac. |
| Secondary Backing | 18.0 | EnvyFlo® with Perforations |
| Total Weight* | 96.1 | |
| Tufted Roll Width | 15 | |
| Face Fiber Colors | | Field / Apple |
| Infill Recommended | | Yes |
| Tuft Bind | > 8 lbs | ASTM D1335 |
| Flammability (Pill Test) | Pass | ASTM D2859 |
| Flammability (Critical Radiant Flux) | N/A | ASTM E648 |
| Lead Levels | Compliant | ASTM F1765 |
| ADA Wheelchair Accessibility | N/A | ASTM F1951 |
| Hic & Fall Attenuation | N/A | ASTM F1292 |
| Water Permeability | > 820 in./hr | ASTM F1551 |
| Applications | | Landscape, Playground, Golf, Pet |

SGS TURF: Sage Series

SAGE-55



SAGE 55

Functionality: All Landscape Applications, Rooftop, Commercial Use, Golf-Fringe.

Core Attributes

- 16 Year Manufacturers Warranty
- Poly-Complex Fiber System
- 1.75 Inch blade height helps to achieve a natural appearance.

Ultra Low Sheen

- Ultra UV Stabilized Plastic
- Toxicity and Lead Free
- Non-Flammable, Olefin Fiber Core
- Max Drainage
- Herroe 2X Heloc Backing

Turf Production Details

- Color: High Summer, 6-Color System
- Fiber Type: 100% Polyethylene, TXT PE/Thatch
- Fiber Mass: 11,000 Denier, 6000 Denier (Thatch Zone)
- Tufted Pile Height: 1.75 Inch
- Tufted Face Weight: 55 Ounces
- Tufting Gauge: .5 Inch
- Primary Backing: 7 oz./sq. yd. Stabilized Dual Layered
- Polypropylene Thatch
- Secondary Backing: 16 oz./sq. yd. Urethane
- Total Weight: 78 oz./sq. yd.
- Tufted Roll Width: 15 ft.
- Drainage Rate: 30" inches of rain per hour per sq. yard
- Infill: 2 lbs per sq ft recomended



3rd Party Independent Tested

*For high wear applications consult SGS Turf



SAGE-55 DARK BLEND



SAGE

DARK BLEND 55

Functionality: All Landscape Applications, Rooftop, Commercial Use, Golf-Fringe.

Core Attributes

- 16 Year Manufacturers Warranty
- Poly-Complex Fiber System
- 1.75 Inch blade height helps to achieve a natural appearance.

Ultra Low Sheen

- Ultra UV Stabilized Plastic
- Toxicity and Lead Free
- Non-Flammable, Olefin Fiber Core
- Max Drainage
- Herroe 2X Heloc Backing

Turf Production Details

- Color: Dark-Blend, 6-Color System
- Fiber Type: 100% Polyethylene, TXT PE/Thatch
- Fiber Mass: 11,000 Denier, 6000 Denier (Thatch Zone)
- Tufted Pile Height: 1.75 Inch
- Tufted Face Weight: 75 Ounces
- Tufting Gauge: .5 Inch
- Primary Backing: 7 oz./sq. yd. Stabilized Dual Layered
- Polypropylene Thatch
- Secondary Backing: 16 oz./sq. yd. Urethane
- Total Weight: 78 oz./sq. yd.
- Tufted Roll Width: 15 ft.
- Drainage Rate: 30" inches of rain per hour per sq. yard
- Infill: 2lbs per sq ft recomended



3rd Party Independent Tested

**For high wear applications consult SGS Turf*





Functionality: All Landscape Applications, Rooftop, Commercial Use, Golf-Fringe.

Core Attributes

- 16 Year Manufacturers Warranty
- Poly-Complex Fiber System
- 2.0 Inch blade height helps to achieve a natural appearance.

Ultra Low Sheen

- Ultra UV Stabilized Plastic
- Toxicity and Lead Free
- Non-Flammable, Olefin Fiber Core
- Max Drainage
- Herroe 2X Heloc Backing

Turf Production Details

- Color: High Summer, 6-Color System
- Fiber Type: 100% Polyethylene, TXT PE/Thatch
- Fiber Mass: 11,500 Denier, 4500 Denier (Thatch Zone)
- Tufted Pile Height: 2.0 Inch
- Tufted Face Weight: 70 Ounces
- Tufting Gauge: .5 Inch
- Primary Backing: 7 oz./sq. yd. Stabilized Dual Layered
- Polypropylene Thatch
- Secondary Backing: 16 oz./sq. yd. Urethane
- Total Weight: 93 oz./sq. yd.
- Tufted Roll Width: 15 ft.
- Drainage Rate: 30" inches of rain per hour per sq. yard
- Infill: 2lbs per sq ft recommended



3rd Party Independent Tested

**For high wear applications consult SGS Turf*



SAGE-70 DARK BLEND



Functionality: All Landscape Applications, Rooftop, Commercial Use, Golf-Fringe.

Core Attributes

- 16 Year Manufacturers Warranty
- Poly-Complex Fiber System
- 2.0 Inch blade height helps to achieve a natural appearance.

Ultra Low Sheen

- Ultra UV Stabilized Plastic
- Toxicity and Lead Free
- Non-Flammable, Olefin Fiber Core
- Max Drainage
- Herroe 2X Heloc Backing

Turf Production Details

- Color: Dark-Blend, 6-Color System
- Fiber Type: 100% Polyethylene, TXT PE/Thatch
- Fiber Mass: 11,000 Denier, 6000 Denier (Thatch Zone)
- Tufted Pile Height: 2.0 Inch
- Tufted Face Weight: 70 Ounces
- Tufting Gauge: .5 Inch
- Primary Backing: 7 oz./sq. yd. Stabilized Dual Layered
- Polypropylene Thatch
- Secondary Backing: 16 oz./sq. yd. Urethane
- **Total Weight: 93 oz./sq. yd.**
- Tufted Roll Width: 15 ft.
- Drainage Rate: 30" inches of rain per hour per sq. yard
- Infill: 2lbs per sq ft recomended



3rd Party Independent Tested

**For high wear applications consult SGS Turf*



www.sgsturf.com ph: 909-682-8400 690 Rideway St. Pomona CA 92879 info@sgsturf.com



Functionality: All Landscape Applications, Rooftop, Commercial Use, Golf-Fringe.

Core Attributes

- 16 Year Manufacturers Warranty
- Poly-Complex Fiber System
- 2.1 Inch blade height helps to achieve a natural appearance.

Ultra Low Sheen

- Ultra UV Stabilized Plastic
- Toxicity and Lead Free
- Non-Flammable, Olefin Fiber Core
- Max Drainage
- Herroe 2X Heloc Backing



Turf Production Details

- Color: Dark-Blend, 6-Color System
- Fiber Type: 100% Polyethylene, TXT PE/Thatch
- Fiber Mass: 14,000 Denier, 7,000 Denier (Thatch Zone)
- Tufted Pile Height: 2.1 Inch
- Tufted Face Weight: 100 Ounces
- Tufting Gauge: .5 Inch
- Primary Backing: 7 oz./sq. yd. Stabilized Dual Layered
- Polypropylene Thatch
- Secondary Backing: 16 oz./sq. yd. Urethane
- **Total Weight: 123 oz./sq. yd.**
- Tufted Roll Width: 15 ft.
- Drainage Rate: 30" inches of rain per hour per sq. yard
- Infill: 2lbs per sq ft recomended

3rd Party Independent Tested

**For high wear applications consult SGS Turf*





Product Specification Sheet

Super Natural-80

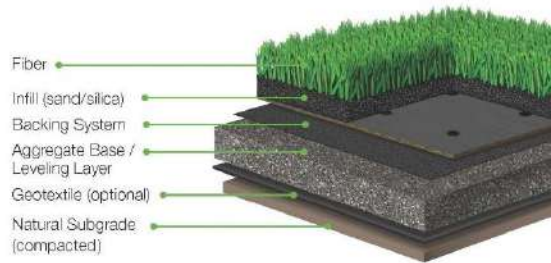
USES:

Playgrounds
Parks
Soccer Field
Football Field
General Sports Fields
Commercial or Residential
Medium-Heavy Traffic

SPECIFICATIONS:

Pile Height: 2"
Turf Gauge: 3/8"
Face Weight: 80 oz./yd²
Backing Weight: 31 oz./yd²
Total Weight: 111 oz./yd²
Stitch Rate: 14/10cm
Stitches/m²: 14700
Material/Dtex: PE 14000 + PP 4500
Color: Lime Green, Field Green, Light
Brown and Emerald Green
Type Of Fiber: PE Monofilament and PP
Curled Thatch

SHAWGRASS: 184sg Fresh Rye



shawgrass®

184SG Fresh Rye

| | Property | Imperial Unit | Metric Unit | Description |
|------------------------|----------------------|-------------------------|-------------------------|---|
| PRODUCT | Fiber Type | | | PP/PE |
| | Fiber Mass | 8000 denier | 8800 dtex | 8 Ply PE Mono |
| | | 4500 denier | 5000 dtex | 8 Ply PP Mono |
| | Finished Pile Height | 1.625 in | 41 mm | |
| | Color(s) | 00300 Natural Green | | |
| | Tufting Gauge | 3/8 in | | |
| | Backing Matrix | 23.3 oz/yd ² | 790 g/m ² | Stabilized Dual Layered Woven Polypropylene/ Urethane |
| PERFORMANCE PROPERTIES | Total Weight | 73.3 oz/yd ² | 2485.3 g/m ² | ASTM D418 |
| | | | | |
| PACKAGING | Item Number | | | 184SG |
| | Roll Width | 15 ft | 4.57 m | |
| | Standard | 100 ft | 30.48 m | |
| | Roll Length | | | |

15 YEAR LIMITED RESIDENTIAL WARRANTY. 10 YEAR LIMITED COMMERCIAL WARRANTY.
 *For full terms, please see the complete 15 year limited residential warranty and the 10 year limited commercial warranty.

All specifications subject to a manufacturing tolerance of +/-5%.
 Backing matrix is 17.3 oz sq yd.
 Tufting gauge is the manufacturing standard. Values will change slightly during the secondary backing process.
 Custom roll lengths and cuts are available upon request.

For reference purposes only if printed or downloaded.

2/28/17



Pro 70 Natural

Pro 70 Natural is an economical option that still holds true to a natural looking design. Showcasing a mix of three different blade shapes, each with their own distinct color.

Product Specs:

Approximate Total Weight: 74 oz.

Approximate Pile Height: 1.5 in.

Backing: Polyurethane

Fiber: Polyethylene

Infill: 1 lb/psf

Warranty: 16 Years

Roll Width: 15 ft

Blade Type: Wave, Mini C

SYNTHETIC GRASS WAREHOUSE: Natures Best

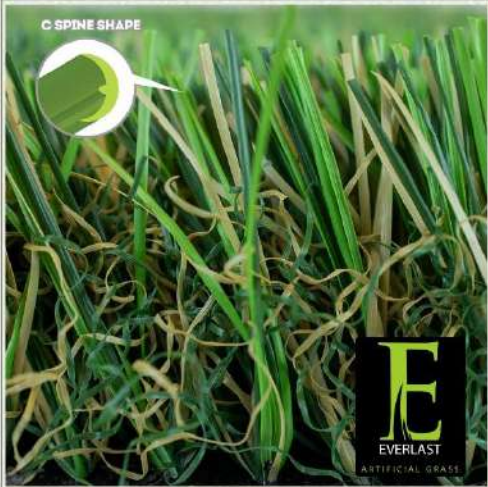


Nature's Best

A 1.75 inch pile, polyethylene monofilament with thatch construction. Designed specifically for landscape application to enhance recovery.

Recommended Use: Moderate Traffic
 Main Application: Landscape
 Colors: Field Green/Light Green/Brown

LEAD FREE PRODUCTS:
 • All of our products undergo rigorous stringent testing to ensure safety and non-toxicity.
 • Our products contain no detectable traces of lead or other RCRA hazardous waste heavy metals.



Main Advantage

- Designed to truly replicate grass
- A 1.75 inch blade height helps to achieve a natural appearance
- Uniquely formulated polyurethane coated backing provides greater seam strength and durability
- Not water soluble
- Heat and frost resistant
- UV stabilized
- No harmful environmental effects
- Non-flammable, ant-acid yarn resistant to chemical attack



Yarn Characteristics

Type: Monofilament PE
 Composition/Structure: Polyethylene
 Denier: 10,800/4,400
 Colors: Field Green/Light Green/Brown

Manufactured Rolls

Width: 15 feet
 Length: 100 feet
 Shipping Weight: 1020 pounds*
 Roll Diameter: 24 inches
 Total Product Weight: Approximately 94 ounces per square yard

Additional Info

Recommended Maintenance:
 Rinse and groom as needed to limit matting

Drainage Rate:
 30+ inches of rain per hour per square yard

*Approximate Weight

Turf Characteristics

Pile/Face Weight: Approx. 67 ounces
 Pile Height: Approx. 1.75 inches
 Machine Gauge: 3/8 inch
 Thatch: Field Green/Brown

Particulate Infill

Type: Quality Infill
 Weight: 1.5-2.5 pounds per square foot*
 Height: Approximately .5 inch to .75 inch
 Colors: Green, Black or Natural

Backing Characteristics

Primary Backing 1
 Composition/Structure: 13 Pic
 Weight: 3.5 ounces per square yard*
 Finish Coating: Polyurethane 20 ounces per square yard*

Primary Backing 2
 Composition/Structure: 15 Pic
 Weight: 3.5 ounces per square yard*
 Tuft Bind: 10+ pounds

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