

Amendment to Landscape Guideline Policy- 2023

Amend “Required Square Footages (SF)” to: Required Square

Footages (SF)

- Total SF of mulched beds not to exceed 40% of the total landscape area
- Total SF of irrigated turf and/or artificial turf to be 60% of landscape area or greater
- Turf/Lawn grass to be sod or hydro-seeded—Specify type and variety on design application.
- Artificial Turf requirements as noted below in “Artificial Turf”

Artificial Turf

Artificial turf may be considered in side and rear yard and should not be an area visible from public streets. The design intent is for artificial turf to emulate natural grass.

Allowable Products

The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. The following products have been approved by the Pioneer Ridge HOA. Any product not listed below will require a sample be submitted along with a manufacturer’s cut/specification sheet.

- A. Easy Turf – Ultimate Natural Artificial Turf 2” height.
- B. Easy Turf – Pedigree 1 1/2” height.
- C. Next 2 Natural – Natural Envy 2” height.
- D. Next 2 Natural – Sense 2” height.
- E. Mile High Synthetic Turf – Colorado Blend Pro 2” height.
- F. Mile High Synthetic Turf – Colorado Blend King 2 3/8” height.
- G. Purchase Green – Arizona Platinum Olive 2” height.
- H. Purchase Green – Arizona Platinum Spring 2” height.
- I. Plush Lawn
- J. SynLawn

Installation Considerations

- A. Professional installation is required and must include a weed barrier and a porous, aggregate road base for drainage.
- B. Proper infill for residential application, such as silica sand or “Envirofill” for kid and

pet areas must be used. Infill must not be toxic to humans or pets and must blend into the turf and not be visually distracting.

C. The established drainage pattern may not be blocked or altered by the installation of artificial turf.

D. A weed suppressor must be used under seams and the seams must be properly secured.

E. If an artificial turf area will meet a native area, it must be separated with a barrier of at least four inches of hardscape or planting area.

Maintenance Considerations

Artificial turf must be cleaned as necessary and periodically groomed to maintain its appearance. The board or ARC reserves the right to inspect and require replacement after the life expectancy recommended by the manufacturer has been reached, or if the turf is not maintained in good condition.

Xeriscape Policy

A. Homeowners may select from any of the pre-planned water-wise garden "downloadable designs that are available from the CSU extension website at <https://plantselect.org/downloadable-designs/>. These designs are preapproved for installation in all front yards without ARC approval.

B. Other Xeriscape plans may be permissible with ARC approval.

C. Vegetable gardens are permissible in any portion of the yard with ARC approval.

D. A front yard design consisting of up to 80% drought-tolerant plantings will be allowed.

Certification

The undersigned, being duly elected and acting President of the PIONEER RIDGE COMMUNITY (the "Association" certifies that the foregoing policy amendment was approved by the vote of at least a majority of the Association's Directors at a meeting of the Association held on 11/16, 2023.

Dated this Nov 16, 2023

PIONEER RIDGE COMMUNITY

By: Karl Hagman

President