



A Resort Golf Community by Castle & Cooke

**ARCHITECTURAL DESIGN COMMITTEE (ADC)
DECISION NOVEMBER 17, 2014**

The Saddle Creek Architectural Design Committee has reviewed the Saddle Creek Architectural Design Guidelines for Landscaping Design Standards to allow artificial turf to be installed on Saddle Creek homesites.

Considering the ongoing California drought, the Governors Emergency Declaration to curtail water use in a meaningful way and the apparent future shortage of available water in California, we have changed the requirement to install natural sod lawn/turf only. Natural lawn/turf requires significant irrigation water in our climate zone. Artificial turf will now be acceptable, subject to the below conditions. It will not be mandatory to install or re-landscape with artificial turf as natural lawn/turf or artificial turf installation will be at the homeowners discretion.

We will approve the installation of artificial turf, subject to the following requirements;

1. At this time the only acceptable artificial turf brand and type is PreGra Cascade. Owners should submit samples of other manufactures products, if desired, to the ADC for review and approval. Installation shall be in accordance with the manufactures specifications.
2. All edges of artificial turf shall have 2 layers of binder board or other ADC approved materials. This will provide separation between turf and adjacent landscape products and provide a more realistic look.
3. Overall character of front and side yards and those rear yards visible to the public or golf course areas shall be designed in a natural country character landscape theme. Plant palette shall be in accordance with the Landscape Design Guidelines. If artificial turf is selected, it shall be placed with meandering smooth edges without straight runs or sharp angles.
4. Maximum square feet of artificial turf that can be installed in front yards is 300 square feet, corner lot side yards 150 square feet and rear yards visible to the public or golf course areas is 250 square feet. Turf shall be placed to direct the blades towards front streets.
5. Artificial turf areas shall not extend to within two feet of public front or corner sidewalks or if no sidewalk, back of curb. In addition artificial turf shall not extend within 2 feet of any hardscape, adjacent parcels or home exterior walls.
6. All other areas within the lot landscape area shall be installed in a natural landscape concept. Large boulders, dry-creek, shrubs, wild grasses, accent trees, planted ground cover and stone terraced walls are acceptable. Ground cover areas shall be barked until ground cover grows to maturity within 2 years and cover the ground area by 80% with the balance left in bark.
7. Irrigation should be water efficient drip or bubbler heads to each plant or tree materials.
8. Artificial turf can be hot during the summer months. Caution should be considered when locating shrubs so that they will not burn by the turf.
9. Homeowners shall, prior to installing or re-installing landscaping whether it includes artificial turf or not, submit to the ADC a 1/8" = 1' or 1' = 10' scale plane view of the area of lot being planted. This plan view shall include the home footprint along with all hardscape, sidewalks or curbs and existing landscaping if planted. All plant materials and or artificial turf shall be clearly identified.

Date: 11-17-14

By: 
Dave Haley, Committee Chair