

FAQ SHEET

1. What are the steps in requesting synthetic turf for my home?

After reviewing all necessary information and deciding on synthetic turf, submit an Application for Installation Form requesting a site visit. The HOA's Landscape Contractor will meet with you to discuss your individual request.

2. Can I have my contractor install the synthetic turf?

No. To ensure consistency of standards within the Casta community, the HOA and Greenbelt Committee are requiring that homeowners use the HOA's Landscape Contractor.

3. Who do I go to for approval of the proposed installation of the synthetic turf?

Final approval for the installation of the proposed synthetic turf will be made by the Greenbelt Committee.

4. Are there different styles/types of synthetic turf?

Yes and No. Many types and styles of synthetic turf were reviewed by the Greenbelt Committee and Facilities Committee as part of the Pool 1 Renovation. The HOA and the Greenbelt Committee have selected ®S-blade 90 as the turf to be used by all homeowners when requesting synthetic turf installation.

5. Will I have to worry about my synthetic turf fading over time?

The product has an 8-10 year UV warranty. You can expect the product to last beyond the manufacturer's ten year general warranty. It is estimated that the product will fade two pantones (shades) every ten years. This is almost unnoticeable to the human eye.

6. Should I be concerned about pet urine?

No. Turf that is installed according to the manufacturer's guidelines and the design of the synthetic turf will help pet urine drain into the subbase of the turf. You may simply rinse off areas used by a pet.

7. What kind of maintenance does it require?

See manufacturer's Product Care and Maintenance page containing website and phone number.

8. Will the HOA maintain my new synthetic turf?

Yes and No. Routine maintenance, such as removing weeds and blowing of any grass materials and leaves, will be handled by the Landscape Contractor crews as part of their normal maintenance of surrounding natural turf and foundation areas. Product integrity, repairs and appearance are the sole responsibility of the homeowner beyond initial product warranty of materials or workmanship of the installation by the Landscape Contractor. See specific homeowner responsibilities outlined in Standards and Policies for Synthetic Turf Installation on Homeowner Property.

9. Will I have to worry about mold?

No. Present day synthetic turf has been designed to eliminate mold as a problem.

10. Is synthetic turf flammable?

Proper *infill* is used during installation and will help prevent a fire from spreading and will help to extinguish it.

11. Does my synthetic turf come with a warranty?

Yes. The manufacturer has a limited ten year warranty. (See warranty information page.)

12. What type of warranty is given by the HOA's Landscape Contractor?

The HOA assumes no liability for product installation. The Landscape Contractor is acting as an independent contractor for the homeowner and any installation warranty (Workmanship) will be set by contractor.

13. Will my newly installed turf be hot to the touch?

On hot sunny days during the summer, the surface temperature of the synthetic turf can be sufficiently hotter than a natural grass area. Individual turf location will play a role in the exact degree of temperature increase. It is recommended that during these times, care should be taken to cool off the area by using a garden hose to spray over the surface.

14. Where can I install synthetic turf?

Installation of synthetic turf is limited to homeowner property. Common area installation is prohibited. A parcel plot plan, part of the submittal package, will determine individual homeowner property lines and the areas where synthetic turf can be installed.

15. Will I receive any type of monthly reduction in HOA assessment fees if I install synthetic turf?

No. The installation of synthetic turf will not decrease any assessment fees that are currently established by the HOA.

16. Are there any expenses that the HOA covers for the installation of synthetic turf?

No. All expenses for the installation and removal of and for ALL future product maintenance, beyond Landscape Contractor's installation warranty, is the sole responsibility of the homeowner as well as any future homeowner.

17. What if a utility company or other vendor/contractor damages my synthetic turf?

The HOA assumes no responsibility for any damage arising out of the future maintenance or on-going regular maintenance of the property by association employees, utility companies, or other outside vendors/ contractors.

18. Will my foundation plants be affected by the installation of the synthetic turf?

No. Existing water lines to foundation areas are not affected by capping water to the original turf areas.

19. Will my front area tree be saved because I install synthetic turf?

No. Any existing trees in the proposed synthetic turf area will be removed. The purpose of this is to prevent the uplifting of the synthetic turf from existing tree roots.

20. Will any overspray from foundation water have a potential negative effect on my newly installed synthetic turf?

Yes and No. Excessive water may leave calcium deposits on the synthetic turf. Work with the Landscape Contractor to ensure correct water coverage in foundation areas. No system of water corrections can ensure 100% that overspray will not occur.