

# MOUNTAIN VIEW COMMUNITY ASSOCIATION

March 26, 2010

APPROVED RULES/GUIDELINES FOR  
(1) ARTIFICIAL TURF RULES AND GUIDELINES  
(2) SITE DEVELOPMENT GUIDELINES  
(3) FINE POLICY

Dear Owners:

The Board of Directors (“Board”) of the Mountain View Community Association (“Association”) strives to help members and ensure that the homes and improvements within Mountain View meet the standards of our community and that the election process runs smoothly. For this reason, at the March 24, 2010 Board meeting the Board approved to adopt the enclosed rules.

The Board has determined to clarify the guidelines for improvements within the community. We included a black and white copy of the “redlined version” of the proposed guidelines that show the changes from what is currently in the Association’s Design Guidelines.

REVISED GUIDELINES

I. Fine Policy

Currently, the published Rules & Regulations for the Mountain View Community Association fine policy state:

Violation	Fine Amount
Hazardous Activities	\$100.00
Use restrictions	\$50.00
Vehicle & parking restrictions	\$50.00
Unauthorized improvements to property	\$100.00
Failure to apply for and obtain approval from ARC prior to commencing work on exterior modifications, alteration or color change	\$100.00
Any Violation of the Bylaws, CC&R’s or Rules & Regulations not specifically mentioned	\$50.00

The new fine policy is as follows:

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Violation	Fine Amount
Any violation of the CC&R's, Bylaws and Rules & Regulations (excluding architectural submittals)	1 <sup>st</sup> fine-\$50.00
	2 <sup>nd</sup> fine-\$100.00
	3 <sup>rd</sup> fine-\$150.00
	4 <sup>th</sup> fine-\$200.00
	Next step send to the Association's Legal Counsel
Architectural Submittals-non compliance	1 <sup>st</sup> Send a cease & desist letter-7 days to comply
	2 <sup>nd</sup> Invite to a hearing, fine \$250.00
	3 <sup>rd</sup> Send to the Association's Legal Counsel

## 2. Procedural Standards, Article, IX, Section A., Application Procedure and Requirement of the Architectural Guidelines

*"All requests are to be made to the Mountain View Community Association and brought to the attention of the ARC on the standard Mountain View Community Association Structure and Landscape Improvement application which is included in this manual. Additional copies may be obtained in the Community Library, downloaded from the Community Website at [www.mountainviewhoa.org](http://www.mountainviewhoa.org), or by contacting the Management Company.*

## 3. Article X. General, A. Enforcement

### A. Enforcement

#### Unapproved improvements

Commencing work without ARC application approval or proceeding with work after ARC disapproval and/or continued non-compliance are subject to fines and or other disciplinary action layed out in the HOA's Fine Schedule which is mailed to members on an annual basis. Remedies will be pursued to the fullest extent permitted by the CC&R's and the law.

## 4. Article XI. E Minimum Front Yard Requirements and Responsibilities

### E. Minimum Front Yard Requirements and Responsibilities

The following are minimum requirements for Homeowner Front Yards:

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See Landscape Guidelines, Section B., entitled "Trees".

## NEW GUIDELINES

As the community did not have the below listed rules and guidelines in place before, a redline version of the document showing changes is not included.

## ARTICLE XI

### G. Front Yard Landscape Alternatives

Front yard landscape can consist of a combination of natural grass, synthetic grass, rock and natural vegetative landscape. Homeowners may replace existing grass areas with a quality synthetic turf. The steps listed below will ensure a quality looking grass substitute.

The ARC strongly recommends that installation of artificial turf be done by a licensed contractor with prior experience with synthetic grass. The ARC also notes that special care needs to be addressed when placing turf around trees, planters, flower bed, borders and concrete edging to insure the turf looks like natural grass against these common abutments. Discuss with your contractor how he/she plans to address these areas.

#### I. Artificial Grass/Turf

Artificial turf is a multi-step process that requires knowledgeable installation. Listed below is the minimal installation process that is acceptable.

- a. Removal of existing grass or ground cover followed by an application of grass/weed killer.
- b. Additional excavation and removal of 3-6 inches of soil to remove weed and grass roots and create space for a crushed rock base.
- c. Application of a 3-5 inches base of crushed aggregate such as Class 2 Road Base, to provide longer lasting drainage and stability.
- d. Installation of weed barrier (weed cloth).
- e. Installation of artificial turf using 6" galvanized steel landscape nails.
- f. Any turf seams must be sealed with indoor/outdoor carpet seaming tape or recommended sealing adhesive.
- g. Application of infill should not be mandatory as there are many products that do not require infill or require only a small application of sand. There should be a warning that some infill materials, such as crumb rubber, are deemed to contain unsafe levels of carcinogens, such as Carbon Black.

#### Minimum Specifications for Artificial Turf/Grass

Synthetic Grass must be made of Polyethylene and/or Polypropylene, with preferably a Polyurethane backing for strength and durability. Nylon turf products contain lead and should be avoided.

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- Synthetic grass must be natural in appearance.
- Turf uniformity must be maintained for all areas that are visibly linked.
- Pile height must be a minimum of 1 ½" (one and one half inches).
- Pile weight must be a minimum of 48 ounces per square yard/face weight.
- Turf must have U.V. (ultra violet) protection.
- Adequate drainage must be incorporated with Homeowner's design plan.
- Turf should have at least 1 year installation warranty and 8 years product warranty.
- It is suggested that homeowners check out the installers BBB rating and length of experience

## Artificial Turf Application Requirements

Applications for artificial turfs by Homeowners must contain the following information:

- Artificial turf product specifications sheets.
- One square foot sample of turf.
- Photograph or detailed drawing of the area to be covered by synthetic turf and photo of proximity areas.
- Complete description of installation procedures for Homeowner's project.

## 2. Landscape Alternatives

Homeowners may remove approximately 30%\* of their front yard grass and replace it with a 30%\* more water conscious landscape that would include rock or other ground cover. Listed below are acceptable guidelines to making the change.

### Minimum Specifications for Landscape Alternatives

- Rock shall be a minimum of 2" in diameter and earth tone in color.
- Rock projects should have a design/plan conducive with the Homeowner's front yard area and must be appropriate in size and scale.
- Removal of existing grass or ground cover followed by an application of grass/weed killer.
- Approximately two inches (2") of dirt removed and weed barrier (cloth) installed prior to the placement of rock.
- In the case of two Homeowners joint agreement to remove the portion of grass opposite of their main lawns, the "new" rock area is too large for solid rock. Plants must be included in the design.

### Landscape Alternatives Application Requirements

- Photo and/or detailed drawing of the project area.
- Sample of rock and/or natural plant alternative specification sheet.

\*Please note that the 30% used as a replacement number is at the discretion of the Architectural Review Committee. Each application will be evaluated on its own merit,

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the size of the yard and the design submitted by the Homeowner. ARC will make the percentage evaluation based on its benefit to the Community's attractiveness.

## NOTICE OF PROPOSED RULE CHANGE

Pursuant to California *Civil Code* section 1357.130 the membership must be notified 15 days after adoption from the Board of Directors.

Should you have any comments regarding the new approved guidelines please contact the Community Manager, Deanna Gonzales, at [dgonzales@meritpm.com](mailto:dgonzales@meritpm.com).

Sincerely,  
Board of Directors  
Mountain View Community Association