

# **Hammock Reserve HOA**

## **DOOR & WINDOW GUIDELINES, STANDARDS, AND RESTRICTIONS**

Version (1) 05.15.2024

### **DEFINITION:**

Replacement, Changes, Renovation or Modifications made to the Unit's exterior fenestrations (Openings) of windows, doors and all other exterior openings in the original Unit design by the Developer, DiVosta.

### **GENERAL DESCRIPTION OF AND REQUIREMENTS FOR OPENINGS:**

**All Openings of the original Unit design must be contained in the original openings with NO changes to the original openings dimensions or any other opening. Sliders must be replaced with sliders and windows with windows. Florida Building Code (FBC) being enforced - All windows and doors must be in the form of impact-resistant windows & doors, or have shutters that are impact rated and have a current Florida Product Approval number or Miami-Dade Notice of Acceptance (NOA).**

### **Front Door with Side Panel Window:**

All front doors must be in accordance with the current Florida Building Code (FBC) and the City of Delray Beach Building Code.

All front doors must have a side panel and must be installed on the right side (facing from the outside of the front door).

No Storm doors, screened doors or attachments to Front Door.

All materials used must be in accordance with the current Paint and Materials Guidelines, Standards, and Restrictions (GSR)

### **Garage Door:**

Garage Doors must be in accordance with the current Florida Building Code (FBC) and the City of Delray Beach Building Code. Garage doors must consist of 4 raised panels up and 8 raised panels across. No vents, openings, windows or attachments. The garage door must match existing Garage doors in Hammock Reserve.

All paint and materials used must be in accordance with the current Paint and Materials Guidelines, Standards, and Restrictions (GSR) for Hammock Reserve.

### **Sliding, Folding, Pivot, French Doors:**

Must be in accordance with the current Florida Building Code (FBC) and the City of Delray Beach Building Code. All paint and materials used must be in accordance with the current Paint and Materials Guidelines, Standards, and Restrictions (GSR) for Hammock Reserve.

### **Windows:**

Windows must be replaced in accordance with this GSR, current Florida Building Code (FBC) and City of Delray Beach Building Code. All windows must match existing windows, existing grid pattern and aesthetic features in Hammock Reserve. All paint and materials used must be in accordance with the current Paint and Materials Guidelines, Standards, and Restrictions (GSR) for Hammock Reserve. No skylights, greenhouse window, garden window, box window or any other type of window or material allowed in any opening or the front entry portico.

**Screens:**

Removable or non-removable screens may be installed with any Window or Sliding Door. The screen must be Black ( Invisible) Charcoal or Grey and the frame white.

**Glass Block Windows:**

Glass Block Windows were installed by the Developer on the Lot Perimeter Wall to provide light to the Primary Bathroom, Guest Bathroom, and Utility Room. These Glass Block Windows may be replaced AS A WHOLE REPLACEMENT by either new glass block of the same style OR Impact glass with non-design etching for the purpose of privacy. All paint and materials used must be in accordance with the current Paint and Materials Guidelines, Standards, and Restrictions (GSR) for Hammock Reserve.

**ANY ALTERATIONS, PROJECTS OR REQUESTS** not specifically addressed herein or elsewhere in any other HRHOA Documents, Guidelines, Standards and Restrictions (GSR) or in the Association's rules and regulations are hereby prohibited.

**Article VIII** - Each Owner shall maintain his or her own Unit and structures, driveway, sideways and other improvements in good condition and repair and in like condition, appearance and quality **as originally constructed.**

**Even if the ACC approves your project, you will need necessary permits/approvals from Federal, State, County, LWDD, underground utilities, other serviced agencies and the City of Delray Beach.**

**Hammock Reserve's Governing Documents, Guidelines, Standards & Restrictions (GSR) and Forms can be accessed from:**

**<https://www.hammockreserve.org> or <https://portal.campbellproperty.com>  
**Or Contact the Property Manager 561-510-6070****