

# **Hammock Reserve HOA**

## **ROOF TILES, ROOF REPLACEMENT, ROOF ADDITIONS AND GUTTERS**

### **GUIDELINES, STANDARDS AND RESTRICTIONS (GSR)**

Rev. (4) 2024.03.22

The following roof tiles to be used for all structure roofs. These are Westlake/Boral and Eagle tiles that can be obtained from multiple distributors in the area. Choose one of the below tiles.

### **The approved tiles can be viewed in the clubhouse.**

Eagle tile - Terracambra Range Capistrano #3664

Eagle tile - Sevilla Range Capistrano #39508

Westlake/Boral tile Barcelona Citrus Clay #1HBWS7656

Westlake/Boral tile - Galena Nevada Clay (no antique) #1GQWS6212NN

Westlake/Boral tile - Barcelona Gold Dust Blend #1HBCS7205

Westlake/Boral tile - Spanish Blend #1HBSS6789

Westlake/Boral tile - Desert Spice Blend #1HBCS6313

### **Homeowners can view a completed roof at the addresses listed below.**

4797 Preserve and 4774 Valencia - Eagle tile - Terracambra Range Capistrano #3664

2035 Valencia - Eagle tile - Sevilla Range Capistrano #39508

4798 Orchard - Westlake/Boral Barcelona Citrus Clay #1HBWS7656/7

4985 Garden Drive - Westlake/Boral tile- Barcelona Gold Dust Blend#1HBCS7205

Not used -Westlake/Boral tile - Galena Nevada Clay (no antique) #1GQWS6212NN

Not used - Westlake/Boral tile - Spanish Blend #1HBSS6789

4783 Valencia Drive - Westlake/Boral tile - Desert Spice Blend #1HBCS6313

**All PROPERTY OWNERS:** Requesting a new roof, replacement roof, add-on roof, additions, alterations, permanent structure roof and all other structure roofs must fill out an ACF (Architectural Change Form) application for review stating which tile and tile number they will be using.

**ALTERNATIVE TILE:** Due to changing styles and availability, a property owner can *request* the “HOA” to consider an alternative roof tile for approval, as long as it is in the original Divosta color scheme of homes in Hammock Reserve. Provide a tile sample alternative to the ACC for review.

**All:** New roofs, replacement roofs, add-on roofs, additions, alterations, permanent structure roofs and all other structure roofs on the property must maintain the original pitch (degree), pitch angles, slope and look as the originally constructed house. All new roofs, replacement roofs, add-on roofs, additions, alterations, permanent structure roofs and other structure roofs on the property must maintain the original look, pitch (degree), pitch angles and slope of the house as originally constructed.

**NO:** Roofing material, equipment, and all other contractor or property owner items are NOT allowed in or on the driveway apron, sidewalks, street or any other common areas in Hammock Reserve.

**PROHIBITED:** Roofs in Hammock Reserve are Metal (all), Metal Shingles/Shakes, Asphalt Shingle, Slate, flat concrete tile, flat clay tile, Green/Living Roof, Rolled Roofing, Membrane Roofing, Built-Up Roofing, Wood Roofing , Rubber, Synthetic and all other roof systems and materials. Only roof tiles in the original Divosta color scheme, style and look allowed in Hammock Reserve for new roofs, replacement roofs, add-on roofs, additions, alterations, permanent structure roofs and all other structure roofs.

**GUTTERS:** Property owners who are planning to replace gutters at the same time as the roof they must submit Certificates of Liability insurance for any additional contractors with the roof ACF or submit a separate ACF (application) for the contractor doing the gutter installation. All gutters must match the existing developers gutters found though-out Hammock Reserve. All aluminum and metals used must be white and/or they must be painted in accordance with the Hammock Reserve Paint and Material GSR that are published, posted and found on the Community Bulletin Board. You may also request a copy from the Property Manager.