

**HAMMOCK RESERVE HOA
ROOF & ROOF TILE REPLACEMENT
GUIDELINES, STANDARDS AND RESTRICTIONS (GSR)
Rev. (8) 07.27.2026**

Two (2) roof systems are approved for use in Hammock Reserve: (i) the concrete roof tiles specified in Section I below, and (ii) the standing seam metal roofing system specified in Section II below. No other roofing material, system, profile, or color is permitted in Hammock Reserve.

SECTION I. APPROVED ROOF TILES

All approved roof tiles are Westlake Roof Tiles. A Unit Owner may select either flat tile or barrel tile in one of the approved colors listed below, which may be obtained from multiple distributors in the area. All Unit Owners must select one of the approved tiles listed below, and only these approved tiles are permitted in Hammock Reserve.

A. Flat Roof Tile Colors:

1. Café Sand Blend – 1FMCS3360
2. Sterling – 1FMCS57590
3. Mottled White Blend – 1FMWS8010

B. Barrel Roof Tile Colors:

1. Sterling – Estate – 1GOCS5759
2. Desert Tan – White Antique – Estate – 1GOCS0312BU

*All approved tiles may be viewed in the Clubhouse.

SECTION II. APPROVED STANDING SEAM METAL ROOFING SYSTEM

A. Approved System.

Approved metal roofs shall consist solely of the Metal Ops, LLC F-15 Mechanical 1.5" mechanically seamed standing seam roofing system, or an equivalent product expressly approved in writing by the Board, installed with concealed clips and concealed fasteners and finished with factory-applied, low-gloss or matte PVDF-coated panels. Metallic, high-gloss, sparkle, mill-finish, galvanized, unfinished, and highly reflective finishes are prohibited.

B. Minimum System Requirements. Every approved metal roof shall satisfy each of the following requirements:

- 1. Profile.** 1.5" mechanically seamed standing seam panels installed with concealed clips. Snap-lock, exposed-fastener, and through-fastened metal panel systems are prohibited.
- 2. Panel Gauge.** Minimum 24-gauge steel. Panels of 26-gauge or lighter are prohibited.

3. Panel Style. Striated, double-ribbon bead, or flat panel styles are permitted. Striated panels are recommended in order to minimize oil canning on the longer panel runs typical within Hammock Reserve.

4. Panel Coverage. Panel coverage width shall be 12", 16", or 20".

5. Finish. Factory-applied 70% PVDF (Kynar 500®) coating in a low-gloss or matte finish, in one of the approved colors listed in Section II.D below. The finish shall carry a manufacturer's warranty of not less than forty (40) years.

6. Code Approval. The system shall hold a current Florida Product Approval (or Miami-Dade County Notice of Acceptance) for the roof slope, design wind loads, and exposure category applicable to the Unit under the Florida Building Code then in effect, and shall be installed in strict accordance with that approval and the manufacturer's published installation instructions. Minimum roof slope shall be as required by the applicable product approval.

7. Roof Deck. Minimum 15/32" plywood or 3/4" wood plank sheathing, repaired or replaced as required by applicable code.

8. Underlayment. Either of the following underlayment systems is permitted:

a. **Two-Layer System (recommended).** A mechanically attached base sheet with a self-adhered top layer.

b. **Direct-to-Deck System.** A single layer of self-adhered underlayment. Unit Owners are advised that a direct-to-deck installation will permit only one (1) additional roof system to be installed over that system during the life of the roof deck, after which the entire roof deck must be re-sheathed before another roof may be installed.

A secondary water barrier consisting of 6" self-adhered seam tape installed over the roof deck seams is permitted and is recommended with either option.

9. Vents, Boots, and Flashing. The manufacturer's matching, factory-finished vent covers, lead stacks, and gooseneck vents shall be used. Standard rubber pipe boots and field-painted vent covers are prohibited. All roof-to-wall flashing shall be replaced as part of the installation; existing wall flashing shall not be re-used.

10. Decorative Foam Bands. Where necessary to permit complete replacement of the roof-to-wall flashing, the Unit's decorative foam bands shall be removed and replaced. Replacement bands shall match the original profile, dimensions, and finish and shall be painted in accordance with the Hammock Reserve HOA Approved Paint Colors & Materials GSR.

11. Fabrication. On-site fabrication of panels is permitted and is encouraged in order to reduce the risk of scratches and dents occurring during transportation and handling.

12. Trim, Flashing, Gutters, and Downspouts. All exposed drip edge, valley metal, ridge, hip, gable, and other trim and flashing shall be of the same material, gauge, finish, and color as the roof panels. Gutters and downspouts shall comply with the GUTTERS section below and with the Hammock Reserve HOA Approved Paint Colors & Materials GSR.

13. Uniformity. Where a roof is shared by, or is continuous across, two (2) or more attached Units, the roof system, panel profile, and color shall be uniform across the entire building.

C. Approved Metal Supplier:

Metal Ops, LLC (Metal Ops Custom Roofing Systems)
3091 Waller Street
Stuart, FL 34997
Phone: (772) 278-6654

D. Approved Metal Roof Colors:

1. Slate Gray
2. Regal White

*Only the two (2) colors listed above are approved. Any other color, including any custom or special-order color, is prohibited.

SECTION III. GENERAL REQUIREMENTS — ALL ROOFS

ALL PROPERTY OWNERS requesting a new roof, replacement roof, add-on roof, roof alteration, permanent structure roof or any other structure roof must submit a completed ACF (Architectural Change Form) application for review identifying the approved roof system to be installed and, for a tile roof, the approved tile and tile number to be used, or, for a metal roof, the approved panel profile and color to be used. Failure to submit a properly completed ACF identifying an approved roof system as permitted by this GSR will be grounds for automatic denial of the Owner's project or application by the ACC.

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, and slope of the Unit as originally constructed. Only the roof systems, materials, and color(s) and color scheme(s) approved in this GSR are permitted, as this GSR sets forth the approved style and appearance allowed in Hammock Reserve for new roofs, replacement roofs, add-on roofs, roof alterations, permanent structure roofs, and all other structure roofs within the community as contemplated and set forth by the Community-Wide Standard.

BE ADVISED: Roofing or other construction materials or debris, equipment, and any and all other contractor or property owner items related to any new roof, replacement roof, add-on roof, or other roof addition, alteration, or structure roof project are NOT allowed in or on any Unit's driveway apron, or on any sidewalk, street, or other common area within Hammock Reserve.

PROHIBITED ROOFS: Except for the standing seam metal roofing system expressly approved in Section II above, all metal roofs are prohibited. Metal shingles and metal shakes, asphalt shingle, slate, flat clay tile, green/living roofs, rolled roofing, membrane roofing, built-up roofing, wood roofing, rubber, synthetic, snap-lock, exposed-fastener, and through-

fastened metal panel systems, and all other similar roof systems and materials are prohibited. Only the roofing systems, materials, and colors approved in this GSR are permitted in Hammock Reserve.

GUTTERS: A property owner who plans to replace gutters at the same time as the roof must submit Certificates of Liability insurance for any additional contractor with the roof ACF or must submit a separate ACF (application) for the contractor performing the gutter installation. All replacement gutters must be white or must be painted in accordance with the Hammock Reserve HOA Approved Paint Colors & Materials GSR, which sets forth the Community-Wide Standard for Hammock Reserve HOA.

Article XII – The ACC shall regulate the external appearance, use, and maintenance of the General Plan of Development and of improvements thereon in such a manner as to comply with and meet the Community-Wide Standard, to best preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography.

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 specifically prohibited.

EVEN IF THE ACC APPROVES YOUR PROJECT, YOU WILL NEED NECESSARY PERMITS/APPROVALS FROM FEDERAL, STATE, COUNTY, LWDD, UNDERGROUND UTILITIES, OTHER SERVICE 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