

HAMMOCK RESERVE HOA

ROOF & ROOF TILE REPLACEMENT

GUIDELINES, STANDARDS AND RESTRICTIONS (GSR)

Rev. (7) 09.09.2025

The following roof tiles **must** be used for all roofs in Hammock Reserve. All approved tiles are *Westlake Roof Tiles*. Unit owners can choose to use either flat or barrel tiles in the below-listed approved colors, which can be obtained from multiple distributors in the area. All Unit owners **must** choose from one of the below, approved tiles, 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 Tile Roof Color:

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

**All approved tiles can be viewed in the Clubhouse.*

All PROPERTY OWNERS: Requesting a new roof, replacement roof, add-on roof, roof alterations, permanent structure roof and all other structure roofs must fill out an ACF (Architectural Change Form) application for review stating which approved tile and tile number will be used. Failure to submit a properly completed ACF with an approved tile number as permitted by this GSR will be grounds for automatic denial of the owner's project/application by the ACC.

All: New roofs, replacement roofs, add-on roofs, alterations, permanent structure roofs and all other structure roofs on the property must maintain the original pitch (degree), pitch angles, and slope as the original construction of the Unit. All new roofs, replacement roofs, add-on roofs, additions, alterations, permanent structure roofs and 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 tiles and color(s) and color scheme(s) approved in this GSR are permitted as this GSR sets for the approved style and look 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 material or debris, equipment, and any or all other contractor or property owner items related to any new/replacement roof installation, 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 any sidewalk, street or other common area within Hammock Reserve.

PROHIBITED ROOFS: All Metal Roofs, Metal Shingles/Shakes, Asphalt Shingle, Slate, Flat Clay Tile, Green/Living Roof, Rolled Roofing, Membrane Roofing, Built-Up Roofing, Wood Roofing, Rubber, Synthetic, and all other similar roof systems and materials are prohibited. *Only the tile materials and colors approved in this GSR are permitted in Hammock Reserve.*

GUTTERS: Property owners who are planning to replace gutters at the same time as their 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 replacement gutters must be white and/or they must be painted in accordance with the Hammock Reserve Paint and Material (GSR) which set 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 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](https://www.hammockreserve.org) or [https //portal.campbellproperty.com](https://portal.campbellproperty.com)
or Contact the Property Manager 561-510-6070