

# **Hammock Reserve HOA**

## **LANAI, SCREEN PATIO, PORTICO GUIDELINES, STANDARDS, AND RESTRICTIONS**

**Version (1) 05.15.2024**

### **GENERAL DESCRIPTION OF AND REQUIREMENTS**

**Lanai, Screened Patio, Portico** - Alternation, Additions, Replacement, Changes, Renovation, Modifications, Removal or Demolition must be in accordance with the “Oakmont Option List or Glenwood Option List” of the Developer, DiVosta.

### **LANAI**

**Oakmont Model** - Allowed - A conversion of the covered screened lanai approximate dimensions of 10' x 22' to a conditioned interior space per code. Must be in accordance with the Oakmont Option List of the Developer, DiVosta.  
The provisions of the *Florida Building Code* apply.

**Glenwood Model** - Allowed - A conversion of the covered screened lanai approximate dimensions of 9' x 16' to a conditioned interior space per code. Must be in accordance with the Glenwood Option List of the Developer, DiVosta.  
The provisions of the *Florida Building Code* apply.

### **SCREENED PATIO or SCREEN PATIO WITH POOL (Addition or Removal)**

**Oakmont Model** - Allowed - Screen enclosed patio with or without pool approximate dimensions of 25' x 40' matching existing screened patio's style, architectural engineering, design and aesthetics in Hammock Reserve by the Developer, DiVosta. Screen is the ONLY material allowed. No other attachments, fixtures, alterations, changes or decorations to the enclosed screen patio allowed. Screen are to be Black (Invisible) or gray and all exterior framing and material white.  
All provisions of the *Florida Building Code* shall apply.

**Glenwood Model** - Allowed -Screen enclosed patio with or without pool approximate dimensions of 20 x 33' matching existing screened patio's style, architectural engineering, design and aesthetics in Hammock Reserve by the Developer, Divosta. Screen is the ONLY material allowed. No other attachments, fixtures, alterations, changes or decorations to the enclosed patio allowed. Screen are to be Black (invisible) or gray and all exterior framing and material white.

All provisions of the *Florida Building Code* shall apply.

### **PORTICO**

The front door portico (Entrance Area) can ONLY be screened-in. No other alteration or modification allowed. Screens must be Black (invisible) or grey and all decorative features and framing must be white matching existing architectural engineering, design and aesthetic in Hammock Reserve. 12" maximum height white kick plate allowed.

### **ADDITIONALLY:**

**Florida Building Code (FBC) - All windows and doors must be in the form of impact resistant windows, doors, or shutters that are impact rated and have a current Florida Product Approval number or Miami-Dade Notice of Acceptance (NOA). Pools must meet or exceed all Florida Department of Health regulations regarding pools and pool safety and the City of Delray Beach Engineering Plan Review.**

**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.**

**When 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****

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