

Hammock Reserve HOA

DOOR & WINDOW GUIDELINES, STANDARDS, AND RESTRICTIONS

Version (2) September 9, 2025

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 location or that of any other opening in the Unit. Sliders must be replaced with sliders and windows with windows. The only exceptions to the foregoing rule are as follows:

- After ACC approval, any Unit which is a "*Glenwood Model*" may adjust its dining room window height to match that of the kitchen window height, creating a more uniform exterior appearance and allowing for expansion of the interior kitchen footprint.
- After ACC approval, any Unit which is an "*Oakmont Model*" may relocate its sliding glass doors to support a larger interior kitchen space. Any such relocated doors **must** maintain the same dimensions as the original design and construction of the Unit and may only be moved horizontally.

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.

Front doors are not required to have a side panel window. If a side panel window is installed, it must be located on the right side (when facing the home from the outside).

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. Effective September 9, 2025, new hurricane impact windows no longer require grids or grid patterns. However, all new hurricane impact windows must match the Unit's original windows in size, shape, design, and placement. All hurricane windows must also conform with the overall aesthetic design and color schemes approved by Hammock Reserve, as 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.

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.

**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