

WINDJAMMER HOMEOWNERS ASSOCIATION

FENCING POLICY AND PROCEDURES

29 Oct 2021

Authority: Declaration of Covenants- Article I: Section 112: Installation of standard fences;
Article II: Section 210: Fences

Policy: This Policy outlines fencing materials allowed by the Windjammer Homeowners Association (“**Association**”), now to include new materials that did not exist when Covenants were originally written. For the purpose of this Policy, *Owners* refers to both resident and non-resident owners of any property subject to the Association’s Covenants and Policies. All modifications to fencing must be approved using the Approving Authority process.

Procedures: Current covenants state under Article I Section 112 that each Owner may construct a fence to provide adequate privacy. Article II Section 210 states that all fences shall be constructed of natural rough cedar wood, or other comparable fence as may be approved by the Approving Authority. Cedar fencing was chosen to ensure uniformity of the community.

Today there are many alternatives to just cedar fencing. A recent experiment with “composite” fencing showed it works well, maintaining color and consistency and held up well against Colorado climate. For that specific reason, the Board of Directors determined in May of 2021 that Owners could install composite fencing.


Owner’s requesting to alter their fencing must follow Approving Authority procedures. The following standards will apply to any new composite material fence.

- Composite fencing must be of color similar to current cedar fencing
- Fence posts may be cedar, composite, or steel
- Steel fence posts must be covered or painted a similar color to the fence.

Vinyl fencing is not permitted as styles and colors vary, not supporting the unified look of our community. Additionally, vinyl is not well suited to the Colorado climate.

All modification requests must be submitted via the Approving Authority process.

IN WITNESS WHEREOF, the undersigned certifies that this Policy and Procedures was revised by resolution of the Board of Directors of the Association on this 25 October 2021



Daniel Bailey, President