

WINDJAMMER HOMEOWNERS ASSOCIATION
CONFLICT OF INTEREST POLICY AND PROCEDURES
16 October 2025

Authority: CRS 38-33.3-209.5, Responsible Governance Policies, Paragraph (1)(b)(II);
CRS 38-33.3-209.5(4), Required content of Conflict-of-Interest Policy;
CRS 38-33.3-310.5, Executive Board -Conflicts of Interest;
CRS 7-128-501, Conflicting Interest Transactions
Bylaws, Article X, Section 10.2 Conflicts of Interest

Purpose: This Policy defines the procedures when conflict of interests occurs between Board Members, Board Decisions

Definitions:


- a. **Common Area** means any real property designated as such on a properly recorded plat of any portion of the Subdivision. Common areas include the area within the turning circle ("roundabout") and median at the main entrance to the Subdivision, ends of cul-de-sacs, and the walk-through at the northwest corner of the Subdivision as shown on recorded plats. All Owners shall have a nonexclusive easement for use and enjoyment of the Common Area, which is subject to the restrictions contained in the Covenants and such reasonable rules and regulations as the Association may adopt.
- b. **Prohibited Devices** are any item whose use within the Common Area would pose an elevated risk to the safety of Tenants and their invited guests, as well as increase the legal liability for the Windjammer Homeowners Association. Prohibited devices include the following:
 - **Motorized devices:** Motorized bicycle, motorized scooter, Go-Kart, all-terrain vehicle (ATV), hoverboard, or similar devices

Policy:

- a. Prohibited devices may not be operated by any person on any Common Area. These areas are not designed for such use and have inherent hazards such as proximity to arterial streets.
- b. Any Owner or Tenant who violates this policy shall subject the Owner to a notice of violation and a fining hearing. Each incident may be considered a separate violation for which a fine may be imposed. See Enforcement Policy: Special Notice of Violation for more details on these potential enforcement actions.

IN WITNESS WHEREOF, the undersigned certifies that this Policy and Procedures was adopted by resolution of the Board of Directors of the Association on this 16th day of October 2025.

Windjammer Homeowners Association is a Colorado Non-profit Corporation.



Mark Hrdlichka
President
Windjammer HOA