

WINDJAMMER HOMEOWNERS ASSOCIATION
FENCING POLICY AND PROCEDURES
16 October 2025

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:

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. In 1982, cedar fencing was chosen to ensure uniformity of the community.

Due to advancements in technology, in May of 2021, the Association Board of Directors determined composite fencing meets the standards set by Covenants and approved composite fencing as an alternative to cedar fencing. Composite fencing maintains color and appearance, while enduring Colorado Springs' harsh climate.

The following standards 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 due to not enduring the harsh climate of our region and the various options do not support the unified look of the community as dictated in the Covenants.

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 Directors of the Association on this the 16th of October 2025.

Windjammer Homeowners Association is a Colorado Non-profit Corporation.



Mark Hrdlichka
President
Windjammer HOA