

WINDJAMMER HOMEOWNERS ASSOCIATION
ROOFING POLICY AND PROCEDURES
16 OCTOBER 2025

Authority: Declaration of Covenants- Article I: Section 205: Roofs; Amendments to Covenants-Dated 20th September 2003: Section 205: Roofs

Policy: This Policy outlines roofing materials allowed by the Windjammer Homeowners Association (“**Association**”), now to include new materials that did not exist when Covenants were originally written or amended. 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 roofing must be approved using the Approving Authority process.

Procedures: Current revised Covenants state, under Amendment to Covenants Section 205 Roofs, that roofing material type must be of thick premium design and architecturally compatible with the house on which they are to be used. All materials must be approved by the Approving Authority prior to installation.

Roofing materials have improved significantly since the Covenants and Amendment to the Covenants were enacted. As such this policy is used to help determine which materials are appropriate for installation within the boundaries of the Association.

Acceptable replacement roofing material are as follows:

- Laminated asphalt or fiberglass shingles commonly known as architectural or asphalt shingles.
- Hail resistant architectural or asphalt shingles also known as class 4 shingles.
- Higher grade premium architectural or asphalt shingles will be reviewed upon request.
- Other high end architectural materials will be reviewed upon request.

In addition, the color of the roofing material must match the old roofing color or be complimentary to the current house color. Solar panels are allowed, but company and installation information must be provided to the Approving Authority.

All modification requests must be submitted via the Approving Authority process. Initial submissions can be made via email or on the Association’s website (wjhoa.org) under the Documents tab on the Approving Committee Forms page.

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 16 October 2025.

Windjammer Homeowners Association is a Colorado Non-profit Corporation.



Mark Hrdlichka
President
Windjammer Homeowners Association