

Looking Glass Owners Association, Inc.

Policy Regarding Vehicle Parking and Recreational Vehicles

The following procedures have been adopted by the Looking Glass Owners Association, Inc. (the "Association"), at a regular meeting of the Board of Directors (the "Board").

Purpose: To adopt a standard policy for owners, residents, guests, and visitors to follow when parking vehicles, including recreational vehicles.

NOW THEREFORE, BE IT RESOLVED THAT the following policies and procedures are established regarding recreational vehicles:

1. Prohibition. Except as permitted by law, no vehicle, including without limitation cars, trucks, sports utility vehicles, house trailers, camping trailers, boat trailers, hauling trailers, jet skis, boats, or accessories thereto, or other type of vehicle or equipment, may be parked, stored or left unattended within the Community in any area within fifteen (15) feet of a fire hydrant or in any area designated as a fire lane, including, without limitation, those areas designated in red in the attached Exhibit A. Except as expressly provided herein or permitted under the Colorado Common Interest Ownership Act, C.R.S. §38-33.3-101, et seq., as amended, regarding the parking of emergency vehicles, no house trailer, camping trailer, boat trailer, hauling trailer, jet ski, boat, or accessories thereto, truck (excluding, except as hereinafter provided, pickup trucks that are 1 ton or less), self-contained motorized recreational vehicle, or other type of recreational or commercial vehicle or equipment, may be parked or stored on a Lot (as defined in the Master Declaration of Covenants, Conditions and Restrictions for Looking Glass Owners Association, Inc. (the "Declaration")) unless such parking or storage is entirely within the garage area of any Lot or will be suitably screened from view in accordance with the requirements, and prior written approval of, the Design Review Committee (as defined in the Declaration).

2. Recreational Vehicles. An Owner (as defined in the Declaration) shall register all recreational vehicles with the Association prior to the vehicle entering such Owner's Lot. A "recreational vehicle" includes motor homes, pick-up trucks with camper shells, trailers, self-contained recreational vehicles, motorcycles, motorbikes, snowmobiles, jet skis, all-terrain vehicles, and other apparatus intended for use on land, water, or in the air, and the trailers used for their transportation.

3. Registration. To register a recreational vehicle, the following information shall be provided to the Association in writing (email correspondence is acceptable):

- (a) Owner Name;
- (b) Owner Address;
- (c) Type of vehicle (make, model, color), license plate number; and
- (d) Date the recreational vehicle will arrive and date it will be removed.

4. Owner Parking Variance. Each Owner shall be entitled to one 48-hour period per month to park a recreational vehicle owned by the Owner that is not sufficiently garaged or

screened as provided in paragraph 1 of this policy (a “Visible Vehicle”). An Owner who wishes to have more than one 48-hour period in any given month for a Visible Vehicle must first apply to the Association for a parking variance. If the Association grants the parking variance, such a variance will permit the Owner to park its Visible Vehicle for two 48-hour periods in a given month, but under no circumstances will such Owner be permitted more than twelve 48-hour periods in a twelve-month period.

5. Guest Parking Variance. If an Owner’s guest wishes to park a recreational vehicle in the community governed by the Association (the “Community”) such Owner shall register such vehicle in accordance with paragraph 3 of this policy. If the Owner’s guest wishes to park a recreational vehicle for a period in excess of twelve hours, such guest must also obtain a guest parking variance from the Association prior to parking such vehicle.

6. Enforcement. If the Association determines a recreational vehicle is parked in the Community in violation of this policy, then the Association may ticket, fine and/or tow the vehicle at the owner’s expense.

7. Supplement to Law. The provisions of this policy shall be in addition to and in supplement of the terms and provisions of the Declaration and of the laws of the State of Colorado governing the Community.

Exhibit A

No Parking Areas

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