



DESIGN
GUIDELINES

LOOKING GLASS OWNERS ASSOCIATION

ADOPTED OCTOBER 30, 2023



LOOKING GLASS

PARKER • CO

A brown leather book cover with a dried plant stem on the right side. The cover has a textured, slightly worn appearance and is bound with visible stitching around the edges. The plant stem is thin and has several small, dried, light-brown seed heads or flower heads at the top. The text "A FORWARD-LOOKING COLORADO RANCH COMMUNITY" is printed in white, uppercase letters across the center of the cover.

A FORWARD-LOOKING COLORADO RANCH COMMUNITY

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SECTION 1

INTRODUCTION

1.1 Basis for Design Guidelines and Rules and Regulations

These Design Guidelines and Rules and Regulations (the “Guidelines”) are intended to assist Owners living in the Looking Glass community (the “Community”). Pursuant to Article 9 of the Master Declaration of Covenants, Conditions and Restrictions for Looking Glass (“Declaration”), recorded at Reception No. 2020126228 in the office of the Clerk and Recorder of Douglas County, Colorado, the Looking Owners Association, Inc. (“Association”) is authorized to adopt rules, regulations and Design Guidelines for the Community.

These guidelines do not supersede the Town of Parker’s architectural design requirements. All conditions and requirements for the Town of Parker must be met.

1.2 Definitions

All capitalized words and phrases used in these Guidelines shall have the meaning provided in the Declaration unless otherwise defined herein. Of particular note, the term “Improvement” is defined in the Declaration, and shall mean:

All structures and any appurtenances thereto of every type or kind, including, but not limited to, dwellings, buildings, outbuildings, swimming pools, patio covers, awnings, garages, carports, privately maintained roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, fixtures, painting of any exterior surfaces of any visible structure, additions, walkways, outdoor sculptures or artwork, “tot lots”, sprinkler pipes, landscaping, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs, exterior tanks, solar equipment, and exterior air conditioning and water softener fixtures.

“Improvement to Property” or “Improvements to Property” requiring approval of the Design Review Committee shall mean and include, without limitation: (a) the construction, installation, erection, or expansion of any building, structure, or other Improvement, including utility facilities and fences, (b) the demolition or destruction, by voluntary action, of any building, structure, or other Improvement, (c) the landscaping, grading, excavation, filling, or similar disturbance to the surface of the land including, without limitation, change of grade, change of ground level, change of drainage pattern, change of stream bed or change of established grade, and (d) any change or alteration of any previously approved Improvement to Property, including any change of exterior appearance, material, color, or texture.

1.3 Contents of Guidelines

In addition to the introductory material, these Guidelines contain (A) a summary of procedures for obtaining approval from the Design Review Committee (“DRC”) (see Section 2); and (B) a listing of specific types of improvements that Owners might wish to make with specific information as to each of these types of improvements (see Section 3).

1.4 Design Review Committee or Representative

The DRC consists of persons, representatives or a committee appointed to review requests for approval of proposed Improvements, modifications, architectural or site changes.

1.5 DRC Contact Information

The contact information of the DRC, persons, committee or representative authorized to administer the design review process is:

Centennial Consulting Group, LLC

reviews@ccgcolorado.com

(970) 484-0101 ext. 657

www.livellookingglass.com/hoa

1.6 Effect of Declaration

The Declaration governs the Community. Each Owner should review and become familiar with the Declaration. Nothing in these Guidelines supersedes or alters the provisions or requirements of the Declaration and, if there is any conflict or inconsistency, the Declaration will control.

1.7 Effect of Governmental and Other Regulations

Use of property within the Community and any Improvements must comply with any applicable building codes and other governmental requirements and regulations. Owners are encouraged to contact Douglas County (“County”) and the Town of Parker (“Town”) for further information and requirements for Improvements they wish to make. An Owner may not submit applications to the Town until the DRC has issued an approval certificate for the proposed Improvement.

Approval by the DRC does not constitute assurance that improvements comply with applicable governmental requirements or regulations or that a permit or approvals are also not required from applicable governmental bodies.

1.8 Interference with Utilities

In making Improvements to property, Owners are responsible for locating all water, sewer, gas, electrical, cable television, or other utility lines or easements. Owners should not construct any Improvements over such easements without the consent of the utility involved, and Owners will be responsible for any damage to any utility lines.

All underground utility lines and easements can be located by contacting:

Utility Notification Center of Colorado (UNCC) - 1-800-922-1987 or dial 811



1.9 Goal of Guidelines

Compliance with these Guidelines and the provisions of the Declaration will help preserve the inherent architectural and aesthetic quality of the Community. It is the responsibility of the DRC to review all proposed Improvements for compliance with the requirements of these Guidelines and to promote design quality for the neighborhood. It is important that Improvements to property be made in harmony with the rest of the Community. A spirit of cooperation with the DRC and neighbors will go far in creating an optimum environment, which will benefit all Owners. By following these Guidelines and obtaining prior written approval for Improvements to property from the DRC, Owners will help ensure that Improvements to property are compatible with standards established for the Community. If a question ever arises as to the correct interpretation of any terms, phrases or language contained in these Guidelines, the DRC's interpretation shall be final and bind

SECTION 2

PROCEDURES FOR DRC APPROVAL

2.1 General

The approval of the Design Review Committee shall be required for any Improvement to Property on any Lot, except: (a) for any Improvement to Property made by Declarant or by a homebuilder that is designated a “Builder” hereunder by the Declarant and who has received electronically transmitted or written approval for such Improvement from the Declarant, and (b) where prior approval of Improvements to Property may be waived or certain Improvements to Property may be exempted in writing or under written guidelines or rules promulgated by the Design Review Committee. The Design Review Committee of the Association may delegate some or all its authority under this Declaration to such agents, committees, or subcommittees as the Association may designate for such purpose from time to time.

2.2 Submission of Drawings

Prior to commencement of work to accomplish any proposed Improvement to Property (other than landscaping consistent with a landscaping plan previously approved by the Design Review Committee), the Person proposing to make such Improvement to Property (“Applicant”) shall submit to the Design Review Committee at its offices such applications, fees, descriptions, surveys, plot plans, drainage plans, elevation drawings, construction plans, specifications, and samples of materials and colors as the Design Review Committee shall reasonably request showing the nature, kind, shape, height, width, color, materials, and location of the proposed Improvement to Property. The Applicant shall be entitled to receive a receipt for the same from the Design Review Committee or its authorized agent. The Design Review Committee may require submission of additional plans, specifications, or other information prior to approving or disapproving the proposed Improvement to Property.

The fillable Design Review Form can be found at: www.liveloookinglass.com/hoa

Until receipt by the Design Review Committee, in its sole discretion, of all required materials in connection with the proposed Improvement to Property, the Design Review Committee may postpone review of any materials submitted for approval. If a Subassociation design review committee exists as to the Lot for which an application is submitted, the Design Review Committee may require that, as a condition to the review of the application, the application previously has been submitted to and approved by a Subassociation design review committee. If a Subassociation design review committee exists as to the Lot for which an application is submitted and has approved the application, and if the application is for a remodeling or renovation or addition to an existing Improvement, the Design Review Committee may waive the requirement of Design Review Committee approval of the Improvement.



2.3 Action by DRC

The Design Review Committee shall approve any proposed Improvement to Property only if it deems in its reasonable discretion that the Improvement to Property in the location indicated will not be detrimental to the appearance of the surrounding areas of the Community Area as a whole; that the appearance, exterior design, materials and color of the proposed Improvement to Property will be in harmony with the surrounding areas of the Community Area and will be substantially consistent with the specific provisions or intent of the Design Guidelines; that the Improvement to Property will not detract from the beauty, wholesomeness, and attractiveness of the Community Area or the enjoyment thereof by Owners; that the proposed changes in topography properly relate to adjacent Lots and the Community Area as a whole; and that the upkeep and maintenance of the proposed Improvement to Property will not become a burden on the Association. The Design Review Committee may condition its approval of any proposed Improvement to Property upon the making of such changes therein as the Design Review Committee determines, in its judgment, reasonably exercised, are necessary to comply with this Section 2.3.

2.4 Requirements for Initial Installation of Landscaping

Within nine (9) months after the occupancy or completion of the dwelling on a Lot, subject to applicable “force majeure” delays as determined by the DRC, the Owner of each Lot (other than Developer or a Builder) shall install landscaping on all portion of the Lot, including the back yard and side yards, which is not covered by a building or other Improvement, as well as on the tree lawn areas adjacent to such Lot, if applicable.

Landscaping plans must be submitted to the DRC for review and approval (which may be with conditions and/or requirements), and such approval must be obtained prior to the installation of landscaping. Except for those portions of a Lot maintained by the Association, each Owner shall maintain all landscaping on such Owner’s Lot, and on adjacent tree lawn areas, in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping.

See 3.22 Drainage, 3.37 Landscaping

2.5 Review Fees

Please refer to **Exhibit A** for a list of fees that may be charged by type of submittal.

2.6 Inspection of Work

The Design Review Committee or its duly authorized representative shall have the right to inspect any Improvement to Property prior to or after completion; provided that the right of inspection shall terminate thirty (30) days after the Design Review Committee has received a Notice of Completion from Applicant and the Design Review Committee has been provided access to inspect the Improvement to Property.

2.7 Notice of Non-Compliance

If, as a result of inspections or otherwise, the Design Review Committee determines that any Improvement to Property has been made without obtaining the approval of the Design Review Committee or was not made in complete conformity with the description and materials furnished to, and any conditions imposed by, the Design Review Committee or was not completed within the time periods specified in Section 9.10, the Design Review Committee shall notify the Applicant in writing of the noncompliance (the “Notice of Noncompliance”), which shall be given, in any event, within thirty (30) days after the Design Review Committee receives a

Notice of Completion from the Applicant. The Notice of Noncompliance shall specify the particulars of the noncompliance and such action to be taken to remedy the noncompliance, which may include demolition of the Improvement to Property or remodeling of the Improvement to Property to comply with the plans for such Improvement to Property, if any, approved by the Design Review Committee.

2.8 Correction of Non-Compliance

The Association may seek action according to the Policy Regarding Enforcement of Covenants and Rules to remedy findings of non-compliance.

2.9 Amendment

These Guidelines may at any time, from time to time, be added to, deleted from, repealed, amended, modified, reenacted, or otherwise changed by the DRC, with the approval of the Person(s) authorized to appoint the DRC, as changing conditions and/or priorities dictate.



SECTION 3

SPECIFIC TYPES OF IMPROVEMENTS / SITE RESTRICTIONS

3.1 General

The following is a listing, in alphabetical order, of a wide variety of specific types of Improvements which Owners typically consider installing, with pertinent information as to each. Unless otherwise specifically stated, drawings for a proposed Improvement must be submitted to the DRC with written approval of the DRC obtained before the Improvements are made.

In some cases, where specifically indicated as “DRC approval is not required,” an Owner may proceed with the Improvement without advance approval if the Owner follows the prescribed criteria.

In some cases, where specifically stated, some Improvements are not allowed.

DRC review and approval are required on any exterior Improvements, including those which may not be listed below.

3.1.1 Approval for Variance

The DRC may, at its discretion, grant an Approval for Variance based on circumstances including but not limited to topography, natural obstructions, hardship, aesthetic or environmental considerations, as outlined in the Declarations.

3.1.2 Unsightliness

All unsightly conditions, structures, facilities, equipment, including, but not limited to, snow removal equipment and garden or maintenance equipment, and objects shall be enclosed within a structure (which may be the home, garage, or an approved shed/storage container) or appropriately screened from view, except when in actual use.

3.1.3 Waivers; No Precedent

No action or failure to act by the Design Review Committee or by the Board of Directors shall constitute a waiver or estoppel with respect to future action by the Design Review Committee or the Board of Directors with respect to any Improvement to Property. Specifically, the approval of the Design Review Committee of any Improvement to Property shall not be deemed a waiver of any right or an estoppel to withhold approval or consent for any similar Improvement to Property or any similar proposals, plans, specifications, or other materials submitted with respect to any other Improvement to Property.

3.1.4 Liability

There shall be no liability imposed on the Design Review Committee, any member of the Design Review Committee, any Committee Representative, the Association, any member of the Board of Directors, or Declarant or any Builder for any loss, damage, or injury arising out of or in any way connected with the performance of the duties of the Design Review Committee unless due to the willful misconduct of the party to be held liable. In reviewing any matter, the Design Review Committee shall not be responsible for reviewing, nor shall its approval of an Improvement to Property be deemed approval of, any Improvement to Property from the standpoint of safety, whether structural or otherwise, or conformance with building codes, approved subdivision plats and development plans, or other governmental laws or regulations. Members of the Design Review Committee shall be indemnified by the Association to the same extent as the Board of Directors of the Association, as set forth in Section 6.27 of the Declaration and the Articles of Incorporation or Bylaws of the Association.

3.2 Accessory Buildings (storage sheds, out-buildings, etc.)

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Accessory buildings shall be aesthetically compatible and consistent with the style and character of the home and other homes in the same general area of the Community.
- B. Accessory buildings shall not be more than 100 square feet in size and shall not be more than eleven (11) feet high at the peak.
- C. Accessory buildings shall be permanent in nature and installed on a permanent foundation, and located at least four (4) feet from property lines to allow for maintenance.
- D. Siding, roofing, paint and trim materials shall be consistent with existing house.
- E. No more than one Accessory Building (see Section 3.47, Playhouses) shall be permitted per Lot. Certain Lots may be limited to zero (0) Accessory Buildings by the DRC.
- F. Any utilities serving the Accessory Building shall be underground.

The DRC, in reviewing and approving or denying an application for approval of an Accessory Building, shall take into consideration lot size, grading, fence locations, landscape screening, etc.

3.3 Additions (Expansions, conversions, etc.)

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Additions shall be designed with the same architectural style as the existing building.
- B. Additions shall be constructed with materials and colors that are compatible with the existing building.

The DRC, in reviewing and approving or denying an application for approval of additions, shall take into consideration lot size, grading, etc.



3.4 Address Numbers

DRC approval is required to alter, replace or relocate address numbers.

DRC approval is not required to replace address numbers with the same style, color, finish, and size, per the original Builder-provided specification and location.

3.5 Air Conditioning (including evaporative coolers, swamp coolers, other exterior HVAC equipment, etc.)

DRC approval is required to install air conditioning equipment after initial construction; review criteria will include, but is not limited to, the following:

- A. Air conditioning equipment shall not be installed on rooftops or in windows.
- B. Ground mounted or exterior wall air conditioning equipment installed in the side yard shall be installed in a manner so as to minimize visibility from the street and minimize any noise to adjacent properties.
- C. Additional screening with fencing and/or landscape may be required.

DRC approval is not required for replacement of existing air conditioning equipment with the same equipment located in the same location.

3.6 Animal Enclosures (pens, houses, cages, etc.)

Not allowed. Animals, livestock (pigs, cattle, horses, goats, lamas, etc.) or poultry shall not be raised, bred, kept or boarded in or on the Lots except as permitted by, and in compliance with, the Declaration and the Town/County ordinances. In addition, no pet of any kind shall be permitted which is determined by the Board of Directors to make an unreasonable amount of noise or odor, to be offensive or hazardous, or to be a nuisance. An Owner's right to keep household pets is coupled with the responsibility for collecting and properly disposing of any animal waste and to pay for all damage caused by such pets.

3.7 Antennae and Satellite Dishes

3.7.1 Antennas, Permitted

DRC approval is not required for permitted antennas.

"Permitted Antennas" are:

- a) antennas which are less than one meter in diameter and is used to receive direct broadcast satellite service, including direct-to-home satellite services, or is used to receive or transmit fixed wireless signals via satellite
- b) antennas which are less than one meter in diameter and is used to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instruction television fixed services, and local multipoint distribution services or is used to receive or transmit fixed wireless signals other than via satellite
- c) antennas which are designed to receive broadcast television broadcast signals
- d) other antennas which are expressly permitted under applicable federal statutes or regulations. In the event a Permitted Antenna is no longer expressly permitted under applicable federal statutes or regulations, such antenna will no longer be a Permitted Antenna for purposes of this Section.

All Permitted Antennas shall be installed with emphasis on being as unobtrusive as possible to the Community. To the extent that reception is not substantially degraded or costs unreasonably increased, all Permitted Antennas shall be screened from view from any street and nearby Lots to the maximum extent possible, and placement shall be made in the following order of preference:

1. Inside the structure of the house, not visible from the street
2. Rear yard or side yard, behind and below the fence line where possible
3. Rear yard or side yard, mounted on the house, in the least visible location below roofline
4. Side yard in front of wing fence, screened by and integrated into landscaping
5. Back rooftop
6. Front yard screened by and integrated into landscaping

If more than one (1) location on the Lot allows for adequate reception without imposing unreasonable expense or delay, the order of preference described above shall be used, and the least visible site shall be selected.

Permitted Antennas shall not encroach upon common areas or any other Owner's property.

3.7.2 Installation of Antennae/Satellite Dishes

- A. All installations must comply with all applicable building codes and other governmental regulations and must be secured so they do not jeopardize the safety of residents or cause damage to adjacent properties. Any installation must strictly comply with FCC guidelines.
- B. Owners are responsible for all costs associated with the Permitted Antenna, including but not limited to costs to install, replace, repair, maintain, relocate, or remove the Permitted Antenna.
- C. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Permitted Antennas, masts and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.

3.7.3 Antennas, Not Permitted

Other antennas, not addressed above, must be submitted for DRC approval.

3.8 Awnings

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Awnings shall be integrated with the style and character of house and/or patio
- B. Awning color(s) shall be harmonious with existing exterior house colors.

See Section 3.41, Overhangs



3.9 Backyard Sport Pads (sport courts, play areas, etc.)

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Compatibility of sport pad size, Lot size and proximity to other Lots.
- B. Sport equipment shall be installed or stored on or around the pad must be maintained at all times in a neat and clean manner.

3.10 Balconies

See Section 3.17, Decks.

3.11 Barbecue Grills (gas grills, smokers, etc.)

DRC approval is required for permanent or built-in grills. DRC approval is not required for portable grills.

All barbecue grills, smokers, etc. must be stored in the rear yard or within an enclosed structure, not visible from the front of the home.

3.12 Basketball Backboards

DRC approval is not required for portable basketball backboards, subject to compliance with the following:

- A. Portable basketball backboards shall not be placed in the public rights of way, streets, sidewalks or street tree lawns.
- B. Portable basketball backboards shall be located in the driveway, at least half of the length of the driveway away from the street.
- C. Portable basketball backboards may be left out when not in use only if the backboard, hoop, and net are in good repair. Portable basketball backboards that are not in good repair, including the hoop and net, must be stored out of sight when not in use and may not be left out for more than 24 hours.

Permanent front yard garage or pole mounted basketball hoops are not permitted. Basketball backboards shall not be permanently attached to the street-facing side(s) of the house.

3.13 Birdbaths

DRC approval is required. Bird baths may not exceed a 3'x3' footprint and be no taller than 4'.

See Section 3.68, Statues or Fountains.

3.14 Birdhouses (bird feeders, etc.)

DRC approval is not required, subject to compliance with the following:

- A. Birdhouses shall be located in the rear yard
- B. Birdhouses are limited to one foot wide by two feet high
- C. Birdhouses are limited to a total of three (3) birdhouses and/or bird feeders on any Lot.

- D. Birdhouses may be mounted on a pole, not exceed a total of six (6) feet in height from the ground to the top of the birdhouse.

See Section 3.13 Birdbaths

3.15 Carports

Not permitted.

3.16 Clothes Lines and Hangers

DRC approval is not required, subject to compliance with the following limitations:

Clotheslines shall be placed in the rear yard. Fixed clotheslines and hangers are not permitted. Temporary drying structures will be permitted so long as such structures are used solely in the rear yard of a lot and are immediately removed from sight after each use. Retractable clotheslines with permanent fixtures require approval. Retractable clotheslines must be retracted when not in use.

3.17 Cloth or Canvas Overhangs

See Section 3.41, Overhangs.

3.18 Decks

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Decks shall be harmonious (in configuration, detail, material and color) with the architecture of the house.
- B. Modifications or additions to Builder-installed decks must be commensurate in material, color and detailing. With the existing deck.
- C. TREX or similar engineered composite wood type products are the preferred material for construction. Plastic, PVC or similar materials are prohibited.
- D. The appropriate jurisdictional permits shall be submitted to the DRC.
- E. The deck should be located so as not to create an unreasonable level of noise for adjacent property Owners.
- F. Changes in grade or drainage pattern shall not adversely affect adjoining properties and shall comply with drainage change requirements of the Declaration. Drainage alterations also require approval from the Town of Parker.
- G. Upper-level decks shall be attached directly to the house.
- H. Only ground level decks may be approved as freestanding decks. Depending on Lot location and orientation, decks should not project beyond the side walls of the house. The side walls of the house



are defined as the major (structural) side walls and do not include bay windows, chimney enclosures, porches or other such similar projections. In certain situations, stairs may extend up to 4' beyond the side walls.

- I. A solid trim board shall be provided on any open side of the deck to conceal the joists and cut ends of the decking. Underdeck screening should be compatible with the architecture of the house and deck. Any lattice must be properly framed and recessed.
- J. Railings and other features such as privacy screens shall be complimentary to the deck and overall design of the home.

3.19 Dog Houses

DRC approval is not required, subject to compliance with the following:

- A. Dog houses shall not have a footprint greater than ten (10) square feet and must be located in the rear yard.
- B. Dog houses shall be installed at ground level and must not be visible above the fence.
- C. Dog houses shall have a color harmonious with the existing house.
- D. Doghouses shall be limited to two (2) per Lot.

3.20 Dog Runs

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Dog runs shall be located in the rear or side yard, abutting the home and substantially screened from view by landscaping or fencing.
- B. Dog runs shall be limited to a maximum of two hundred (200) square feet.
- C. Dog run fences shall match the standard community fencing, wood, wire mesh, and stain color, including height requirements for fencing. Open Rail Fencing is encouraged.
- D. The DRC may adopt approved heights, stains and configurations for fencing, or adjoin onto existing fencing where applicable.
- E. Covers such as tarps, blankets, sheets etc. on dog runs are not allowed. Covers which compliment the home and are integrated into the design of the run to create a small portion of shade may be allowed. The covered portion can be no greater than half the total size of the run.

See Section 3.8 Awnings and Section 3.41 Overhangs.

3.21 Doors, Exterior

DRC approval is not required for replacing an exterior door that matches the original Builder-provided specification.

DRC approval is required to add a door, or replace a door (color, size, or configuration); review criteria will include, but is not limited to, the following:

- A. Materials and style shall be similar to the other original Builder-provided specification.

- B. Color shall match or be generally accepted as a complimentary color to that of existing doors on the house.

DRC approval is required for storm/security doors. Storm/security doors must match another existing exterior house color and be complimentary with the color scheme of the home. Iron scrollwork doors are not permitted.

DRC approval is required for garage door replacement or modification. The garage door, including windows and materials must be complementary to the home. Garage doors must be painted a solid color which matches the body, trim, or accent color of the home as long as the accent is neutral. Wood doors or faux wood are permitted as long as they match elements on the home which may be existing or added. Windows are permitted, and opaque windows are required if not located across the top of the garage door.

3.22 Drainage

The Declaration requires that there be no interference with the grading of any Lot without the prior approval of the DRC. Grading and drainage on a Lot are established at the time final grading of a Lot by the Declarant or a Builder is completed. When installing your landscaping, it is very important to ensure that water drains away from the foundation of the house and that the flow patterns prevent water from flowing under or against the house foundation, walkways, sidewalks, and driveways into the street. The DRC may require a professional report from an engineer as part of landscaping or improvement plan approval. Landscaping and all drainage from downspouts off the house should conform to the established drainage pattern. Sump pump drainage should be discharged to a reasonable distance from the property line, on the Owner's property, to allow for absorption. Adverse effects to adjacent properties, including Association and District owned properties, sidewalks and streets, will not be tolerated. No changes in grading or drainage may be made without prior approval from the Town of Parker. See Section 3.17 of the Declaration for further information.

3.23 Driveways

DRC approval is required for any changes, replacement, expansions/extensions, or alterations to driveways. Driveways may only be expanded by a maximum of two (2) feet (or equivalent) on either side. Only clear sealant may be used on the driveway (no colors) and Owners will be required to maintain the driveways against oil spills, spalling/peeling/etc.

3.24 Evaporative Coolers

DRC approval is required. Rooftop or window mounted installations are not allowed.

See Section 3.5, Air Conditioning Equipment.

3.25 Exterior Lighting

See Section 3.37, Lights and Lighting.



3.26 Fences

3.26.1 General Statement

Fences constructed by the Developer or Builder along or abutting property lines, arterial streets, collector streets, and local streets shall not be removed, replaced, painted a different color or altered, including, adding a gate, without approval of the DRC. If any such fences constructed by the Developer or Builder which are located upon an Owner's property are damaged or destroyed, the Owner shall repair or recondition the same at the Owner's expense.

All lot owners must submit a yard fencing plan to the DRC for review and approval prior to installation of any fencing. Any lot line fencing installed by the Homeowner shall be in conformance with the Guidelines and the Master Fencing Plan for Looking Glass Filings 2-7 dated February, 2023. Any variance requests to the Master Fencing Plan requirements will be considered on a case by case basis.

3.26.2 Fence Designs

Please refer to **Exhibit B** for the approved Fence Specifications. Please review the approved fencing map in **Exhibit B** for your phase prior to submitting your design to the DRC, to ensure that your plan matches the designated fencing along your lot lines.

All fencing types shall be cedar and stained with semi-transparent Cape Cod Grey (Behr #ST-365).

All wing fencing and rear or side yard fences along property lines require approval of the DRC and shall comply with any fence specifications adopted by the DRC. Double fencing of property lines shall not be permitted. The required privacy fencing is designed and constructed such that each side looks the same. Gates shall be no greater than 4-feet wide.

Where privacy fencing adjoins onto split-rail fencing, privacy fencing shall be graduated down to meet split-rail fencing.

2" x 4" metal wire mesh is required to be installed on Open Rail fencing per the attached Fencing Exhibit.

For corner lot line-of-sight requirements, please contact Parker Traffic Services, Alex Mestdagh at scottbackusgh@parkeronline.org or by phone at (303) 840-9546 to ensure your fencing plan meets the required

3.26.3 Maintenance/Staining

All fences constructed on a Lot shall be maintained in good condition and repair by the Owner. All staining and sealing of fences will be in a color and in a manner approved by or adopted by the DRC.

3.26.4 Prior Approved Fencing

Replacement of any existing fencing must comply with the then current guidelines or DRC adopted standards related to fencing. Vinyl fencing is not permitted.

3.26.5 Pet Fencing

Pet fencing may include any invisible fence on or within the perimeter boundary of an Owner's Lot per the above fencing standards. 2" x 4" metal wire mesh, installed per the attached Fencing Exhibit, is required to be installed on the Open Rail Fence style.

See the attached Fencing Exhibit for specifications on fence design.

See Section 3.20, Dog Runs.

3.27 Fire Pits

DRC approval is required for all permanent or built-in structures.

DRC approval is not required for portable units.

Fire pits must conform to Town of Parker code and Covenants Section 3.9 (No Hazardous Activities) at all times. Fire pit placement must provide a setback of at least 4' from property lines.

3.28 Firewood Storage

Firewood and other materials must be stored out of view from any street or the ground level of any other Lot.

3.29 Flags/Flagpoles

DRC approval is required.

- A. Applications to display flags must include the following information and documents:
- B. A description of the flag, with a picture if possible;
- C. The dimensions of the flag; and
- D. The proposed location of the installation.
- E. Consistent with C.R.S. § 38-33.3-106.5, the DRC shall not base its approval or disapproval of an application based on the subject matter of the flags or signs. Notwithstanding the foregoing, the DRC shall not approve any flag or sign bearing commercial messages.

Each Lot shall be allowed to display no more than one (1) flag. Flags must be no larger than 3' tall and 5' wide. Flags must be displayed on a mounting bracket attached to the exterior of the home, next to the door frame, porch post, or on a flagpole with prior DRC approval.

Flags shall not be illuminated without prior written approval of the DRC. Any request for lighting must detail the type and location of lighting. Lighting shall be placed so as not to disturb Owners of neighboring Lots. Flags must be displayed and/or lighted in accordance with US Flag Code and Etiquette, found at: <https://www.almanac.com/us-flag-etiquette-rules-and-guidelines>

3.30 Gardens & Garden Boxes (flower, herb, vegetable, etc.)

DRC approval is required. Gardens shall be located in the rear yard. Garden boxes shall not be located in the front yard or in front of wing fencing in side yards. Gardens shall be weeded, cared for, and maintained.

3.31 Gazebos (arbors, pergolas, garden structures, etc.)



DRC approval is required; review criteria will include, but is not limited to, the following:

- A. A pergola, gazebo or similar garden structure shall be an integral part of the landscape design.
- B. Material and character shall be similar to the residence.
- C. Color shall be generally accepted as a complementary color to the exterior of the house and existing structures.
- D. Height is limited to 10' at the peak.

3.32 Grading and Grade Changes

See Section 3.21, Drainage

3.33 Greenhouses

DRC approval is required. Generally, greenhouses are discouraged due to the extensive maintenance required. DRC review will be based upon but not limited to general aesthetics, quality and durability of materials used.

3.34 Hanging of Clothes

See Section 3.15, Clothes Lines and Hangers

3.35 Hot Tubs and Jacuzzis

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Hot Tubs and Jacuzzis must be an integral part of the deck, patio and rear yard landscape design.
- B. Hot Tubs and Jacuzzis should be located on the ground level and so as to provide privacy and not be immediately visible (screened in some manner) to adjacent property Owners and not create an unreasonable level of noise for adjacent property Owners. In some instances, additional plant material, fencing, or shading around the hot tub may be required for screening. Non-vegetative screening materials should match or complement the house or deck structure. Screening walls may not exceed 6' in height.
- C. Prefabricated hot tub enclosures will be evaluated on a case-by-case basis and may require additional screening.
- D. Hot Tubs and Jacuzzis must be covered and locked when not in use.

3.36 Kennels

Not allowed. Breeding or maintaining animals for a commercial purpose is prohibited.

Also see Section 3.19, Dog Runs.

3.37 Landscaping

Within nine (9) months after the occupancy or completion of the dwelling on a Lot, subject to applicable “force majeure” delays as determined by the DRC, the Owner of each Lot (other than Developer or a Builder) shall install landscaping on all portion of the Lot, including the back yard and side yards, which is not covered by a building or other Improvement, as well as on the tree lawn areas adjacent to such Lot, if applicable.

Landscaping plans must include a plot plan and be submitted to the DRC for review and approval (which may be with conditions and/or requirements), and such approval must be obtained prior to the installation of landscaping. A landscape plan shall be provided to scale with all plant materials and species (plants, shrubs, trees, etc.), hardscape materials and building materials (stone, wood, edging, etc.) clearly labeled. Automated irrigation systems are required for both front and rear yards. Pink rock is not permitted.

Except for those portions of a Lot maintained by the Association, each Owner shall maintain all landscaping on such Owner’s Lot, and on adjacent tree lawn areas, in a neat and attractive condition, including periodic and horticulturally correct pruning, removal of weeds and debris, and replacement of landscaping.

Any trees or shrubs that die must be replaced within 30 days with similar type/species of tree or shrub unless otherwise approved by the DRC. If an Owner elects to not replace a tree or shrub, the Owner is still required to ensure that the tree and shrub count on the Lot do not fall below the Town’s standards in quantity and quality (see Parker Municipal Code 13.06.070 Landscape Regulations, sections (g)(2) and (n)). Owners are responsible for compliance with all applicable laws.

Please see **Exhibit A** for a list of any review fees that may apply.

Please visit the Town of Parker website to view lists of trees and plants recommended (and excluded) for the area: <https://www.parkerrec.com/295/Landscaping-Requirements-Resources>. Trees and plantings from the Town of Parker "Prohibited Species" list are not permitted.

The use of drought tolerant plant materials and xeriscaping for new or existing landscape changes is encouraged. Creative landscapes are highly advised and the use of non-living materials such as mulch or rock can be an ideal way to achieve this. Mulches modify the extremes of soil temperature, improve soil by producing humus, reduce evaporative loss and reduce weed growth and slow erosion. Examples of acceptable mulch (ground cover) are listed below as well. All plants must meet the American Association of Nurserymen Standards. Automated irrigation systems are required for both front and rear yards.

Front Yards: DRC approval is required for front yard landscaping and landscaping in similar locations (adjacent to public R.O.W., etc.). Front yard designs shall be thoughtful and designs including no living material will not be permitted. All Owners must comply with any applicable landscaping requirements of the Town which includes: one (1) tree (2” caliper size or greater, or 6’ for evergreens) and five (5) shrubs (5-gallon size or 18” spread for junipers) for every 30 feet in width of the lot. Front yards are installed by the builder according to development and county guidelines and may be enhanced upon approval from the DRC. Corner lots may not contain any plant material that exceeds 30” within height at maturity, within sight lines



HOMEOWNER FRONT YARD MINIMUM LANDSCAPE REQUIREMENTS					
LOT TYPE	TREE	EVERGREEN SHRUBS	DECIDUOUS SHRUBS	ORNAMENTAL GRASSES	PERENNIALS
45' FARMHOUSE	1	2	3	3	0
45' HILL COUNTRY	1	2	3	1	0
45' OLD MILL	1	3	3	0	0
45' SIERRA PACIFIC	1	3	3	0	0
45' COTTAGE	1	2	3	1	3
50' FARMHOUSE	1	3	5	3	0
50' HILL COUNTRY	1	3	5	1	2
50' OLD MILL	1	4	5	1	0
50' SIERRA PACIFIC	1	4	5	1	0
50' COTTAGE	1	3	5	1	5
60' FARMHOUSE	1	4	5	5	0
60' HILL COUNTRY	1	4	5	3	2
60' OLD MILL	1	5	5	1	0
60' SIERRA PACIFIC	1	5	5	1	0
60' COTTAGE	1	4	5	3	5
70' FARMHOUSE	1	5	5	5	3
70' HILL COUNTRY	1	4	5	5	5
70' OLD MILL	1	5	5	5	3
70' SIERRA PACIFIC	1	5	5	5	3
70' COTTAGE	1	4	5	3	10
PAIRED FARMHOUSE	1	5	5	5	3
PAIRED HILL COUNTRY	1	4	5	5	5
PAIRED OLD MILL	1	5	5	5	3
PAIRED SIERRA PACIFIC	1	5	5	5	3
PAIRED COTTAGE	1	4	5	3	10

AN ADDITIONAL (5) ORNAMENTAL GRASSES, EVERGREEN OR DECIDUOUS SHRUBS SHALL BE PROVIDED ON CORNER LOTS.

Back Yards: To maintain the integrity and aesthetics of our community, the DRC for Looking Glass Homeowners Association has implemented size minimums and quantity requirements for the rear yard landscaping. Xeriscaping, artificial turf, gravel, and substantial concrete or other hardscapes located in the back yard and designed to replace the natural landscape are permitted with DRC approval.

Backyard landscaping minimums include the following:

Note these are minimums; additional landscaping with waterwise plants is encouraged.

Plant Material Minimums Based on Lot Size:

- Small (up to 6,000 square feet): 3 Shrubs, 1 Deciduous Tree
- Standard (6,001-7,500 square feet): 6 Shrubs, 1 Deciduous Tree, and 1 Evergreen Tree OR 1 Evergreen Tree
- Large (7,501-9,000 square feet): 9 Shrubs, 1 Deciduous Tree, and 1 Evergreen Tree OR 1 Ornamental Tree
- Extra Large (> 9,000 square feet): 12 Shrubs, 2 Deciduous Trees, 2 Evergreen Trees OR 2 Ornamental Trees or combination.

Plant Material Size Requirements:

- Deciduous trees: 2" caliper
- Ornamental trees: 2" caliper
- Evergreen trees: 4' height
- Shrubs: 3-gallon container
- Mulch: 1 Cubic yard per 80 sq. ft. area and at 4" in depth.
- Groundcover (excluding mulch), annuals and perennials — 1 gallon and may consist of the following:
 - o Rock or Stone Mulch — 1.5" minimum to cobble size, minimum 3" in depth.
 - o Organic mulch of a 4" depth (wood or bark chips, pine needles, cones, sticks, straw or leaves).
 - o Breathable (non-plastic) weed barrier under all ground cover.
 - o Large Cobble of 3"-12" in diameter for designated drainage ways, 3:1 slopes and in water features.

Also see Section 3.83, Xeriscaping and Artificial Turf.

3.38 Lights and Lighting

DRC approval is not required for replacing existing lighting, with the same lighting style and color as the original Builder-installed specification.

DRC approval is required to modify or add any exterior lighting. As the Community is designed to generally support the International Dark-Sky Association guidelines.

DRC approval is required to install solar-activated and motion-activated lights; review criteria will include, but is not limited to, the following:

- A. Considerations will include, but may not be limited to, the visibility, style and location of the fixture.
- B. Exterior lighting for security and/or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties (bullet type light fixtures are recommended). These lights must be of low intensity as to keep the designed feel of a Dark Sky community.
- C. Ground lighting along walks must be maintained in a working and sightly manner. Low- voltage or solar powered ground lighting fixtures which are typically affixed by stakes or similar posts are to be maintained in good aesthetic repair, be functional, and remain generally vertical in their presentation.

3.39 Nuisances

Nuisances which are visible within or otherwise affect any portion of the Property are not permitted.

3.40 Ornaments (non-seasonal yard decorations, holiday lighting, etc.)

DRC approval is not required, subject to the following limitations.

- A. Ornaments which are installed in the rear yard and less than three (3) feet in height.
- B. Ornaments which are installed in front yard, limited to a total of three (3) small ornaments, less than 12 inches in height, installed at ground level and of a color and design that integrates with the landscape.

DRC approval is not required for holiday lighting and decorations, subject to the following limitations.

- A. Shall not be installed or illuminated more than thirty (30) days prior to the holiday.
- B. Shall be removed within thirty (30) days following the holiday.
- C. Permanent holiday lighting is allowed so long as the fixtures match the downward surface they are being attached to and may not be visible from the street. Lights may be displayed following the same standards as holiday decorations. Lights used for other occasions may be displayed for 48 hours. Lights for any occasion should be turned off at a reasonable hour so as not to be disruptive to neighbors.

DRC approval is required for ornament types and quantities not identified above.

See Section 3.68 Statues, Art, Fountains and Permanent Ornamental Features



3.41 Overhangs (sunshades, awnings, building-mounted shading devices, shade sails, etc.)

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Overhangs shall be an integral part of the house or patio design.
- B. Color(s) shall be the same as, or generally recognized as, a complementary color to the exterior of the residence.
- C. Samples of material to be used shall be provided with the review submittal.

3.42 Paint, exterior

DRC approval is required for any repainting, including original Builder-provided manufacturer and color(s). Color choices and design should reflect the overall feel of the neighborhood. DRC will review Owner requests to change from the original Builder-provided colors or subsequent paint change from a previous Owner; review criteria will include, but is not limited to, the following:

- A. Paint manufacturer
- B. Paint color and number (including paint chip and/or link)
- C. Paint application diagram or photo with labels.

As paint manufacturers, formulations and palettes change over time, it is recommended that Owners verify current resources and requirements with the DRC if the standards have changed. Paint schemes shall not be identical to any adjacent home, including across the street. Please see Section 3.21 for requirements on garage doors and paint specifications on garages.

See Section 3.21 Doors, Exterior

3.43 Patio Covers

See Section 3.41 Overhangs

3.44 Patios (open patios, unenclosed patios, uncovered patios, etc.)

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Open patios shall be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property Owners.
- B. Additional plant material around the patio may be required for screening or integration into the landscape design.
- C. All materials, including privacy walls shall be complementary to and colors shall be generally accepted as a complementary color to the existing house.
- D. Patios may not be more than twenty five percent (25%) of the entire rear yard of the Lot unless otherwise approved by the DRC.
- E. Privacy walls may not be taller than six (6) feet.

See Section 3.18, Decks and 3.3 Additions and Expansions

3.45 Paving (hardscape, walks, etc.)

DRC approval is required for walks, patio areas or other purposes, and constructed of any material (concrete, brick, flagstones, stepping-stones, pre-cast patterned, exposed aggregate concrete pavers, etc.). Asphalt paving anywhere on a Lot is not permitted.

See Section 3.23, Driveways.

3.46 Pipes (conduit, equipment, etc.)

DRC approval is required. DRC will review the addition of exterior pipes, conduits and equipment, etc. Adequate screening may be required.

3.47 Play Structures (playground sets, trampolines, swing sets and similar play equipment)

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Play structures shall be considerate of adjacent Lots/Common Areas and shall have a minimum five (5') foot setback from any adjacent property line to the nearest portion of the play equipment (including an extended swing, if utilized). This setback required for trampolines, swing sets, fort structures or any similar structures, etc. so as not to create an undue disturbance. Play structures shall take into account safety zone requirements from the manufacturer, including setbacks and ground material.
- B. Additional plant material around the equipment may be required for screening.
- C. It is recommended structures be made of wood; other materials that are neutral in color may be acceptable. Bright colors should be limited as much as possible.
- D. All materials shall be constructed of durable and weather resistant materials.
- E. All play equipment shall be maintained in a good and sightly manner.
- F. The use of multi-colored cloth/canvas tarps will not be approved.
- G. Height of any play structure or sports equipment shall not exceed twelve (12) feet.

3.48 Playhouses

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Playhouses shall have a footprint less than twenty-four (24) square feet
- B. Playhouses shall be less than six (6) feet high from highest point to the ground, or shall follow Accessory Building standards.

3.49 Poles

See Section 3.29, Flags/Flagpoles.



3.50 Ponds and Water Features

DRC approval is required. Must be an integral part of the landscaping and constructed so as to prevent leakage. Ponds and water features must be maintained and may not cause a nuisance to neighbors.

3.51 Pools

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Pools shall be setback a minimum of five (5') feet from all property lines.
- B. Pools shall not affect existing drainage patterns on or off the Lot.
- C. Pools shall be maintained at all times.
- D. Pools shall be located in the rear yard.
- E. Pools shall be permanently constructed and integrated into an overall landscape/hardscape design.
- F. Pools shall be located to minimize visibility from and minimize noise to adjacent properties. (i.e. screened with plant material).

DRC approval is not required for one (1) temporary children's wading pool, less than eighteen (18) inches high and eight (8) feet in diameter and located in the rear yard.

Above ground pools and temporary pools are not allowed.

See Section 3.35, Hot Tubs and Jacuzzis.

3.52 Radio Antennae

See Section 3.7, Antennae/Satellite Dishes.

3.53 Radon Mitigation Systems

DRC approval is required. Equipment, vents, etc. must be painted to match adjacent materials and located to minimize visibility. All plumbing must be located behind a wing fence along at least the back half of the residence.

3.54 Roofing

DRC approval is required, unless the replacement roofing is the exact match to the existing roofing in terms of manufacturer, color and style. DRC will review requests for all replacement roofing that intends to utilize a different manufacture, color or style than currently exists on the roof. Roofing materials shall be equal or greater in quality and durability to the original Builder-provided specification.

DRC approval is not required for repairs to an existing roof, provided the same building materials are to be utilized (manufacturer, color, specification, quality, etc.).

3.55 Rooftop Equipment

DRC approval is required. Rooftop equipment shall be painted with a color similar or generally accepted as complimentary to the roofing material of the house. All rooftop equipment shall be installed so as to minimize its visibility.

See Section 3.66, Solar Energy Devices.

3.56 Satellite Dishes

See Section 3.7, Antennae/Satellite Dishes.

3.57 Saunas

See Section 3.2, Accessory Buildings.

3.58 Screen Doors

See Section 3.20, Doors.

3.59 Seasonal Decorations

DRC approval is not required, subject to compliance with the following:

- A. Seasonal decorations shall be installed on a Lot within thirty (30) days before a holiday
- B. Seasonal decorations shall be removed within thirty (30) days after the holiday.
- C. Seasonal decorations shall comply with all other Community standards

See Section 3.37, Ornaments.

3.60 Security Devices

DRC approval is not required, subject to compliance with the following:

- A. Security devices, including cameras and alarms, shall be selected, located and installed so as to be an integral part of the house and not distract from the home's architecture and appearance.
- B. Cameras and housing sirens, speaker boxes, conduits and related exterior elements shall be unobtrusive and inconspicuous. Such devices should be located where not readily visible and should be a color that blends with or matches the surface to which it is attached.

3.61 Sheds

See Section 3.2, Accessory Buildings.

3.62 Shutters (exterior) and other architectural features

DRC approval is required. DRC review will include, but is not limited to, the following criteria; shutters and other architectural features shall be:

- A. Appropriate for the architectural style of the home.



- B. Appropriately proportioned to the windows they frame.
- C. Shutters should be the same color as the “trim or accent” color of the home (typically the same as the front door).

3.63 Siding (exterior materials, trim, fascia, etc.)

DRC approval is required. DRC will review Owner requests to repair or restore exterior materials with original Builder-provided specifications as well as requests to replace or revise any exterior materials. Permanent artwork is not permitted on homes. Submission information shall include, but is not limited to:

- A. Material samples
- B. Specification
- C. Color

3.64 Signs, temporary

DRC approval is not required, subject to compliance with the following:

Commercial signs: only one (1) temporary sign advertising property for sale or lease or one (1) open house sign, which shall be no larger than five (5) square feet in aggregate and which are conservative in color and style.

All other signs:

- A. Each Lot shall be allowed to display no more than one (1) sign.
- B. Signs must be no larger than 18” tall and 24” wide.
- C. Signs must be displayed only in front yards, no more than six (6) feet from the Units’ foundations.
- D. DRC approval is required for all other signs. Lighted signs are not permitted unless utilized by the Master Developer and/or a Builder.

Consistent with C.R.S. § 38-33.3-106.5, the ARC shall not base its approval or disapproval of an application based on the subject matter of signs (not including commercial signs).

3.65 Solar Energy Equipment / Electric Vehicle Charging

DRC approval is required. DRC review will include, but is not limited to, the following criteria:

- A. Photovoltaic (PV) panels shall be low-profile and match the roof slope
- B. Photovoltaic (PV) panels that meet all applicable safety, building codes and electrical requirements
- C. Photovoltaic (PV) panels shall minimize visual impact on the integrity of the architectural style.
- D. Solar thermal systems (solar water heaters) shall comply with the aforementioned criteria. Solar shingles are encouraged. The DRC may request changes to panel configuration while being conscious of system efficiency.
- E. Electric vehicle charging stations must be located inside the garage.
- F. No exterior plumbing may be visible from the street or adjoining properties.

3.66 Spas

See Section 3.35, Hot Tubs and Jacuzzis.

3.67 Statues, Art, Fountains and Other Permanent Ornamental Features

DRC approval required.

See Section 3.13, Birdbaths, See Section 3.40, Ornaments/Art, See Section 3.51, Ponds and Water Features

3.68 Storage Sheds

See Section 3.62, Sheds. See Section 3.2, Accessory Buildings.

3.69 Sun Shading

See Section 3.41, Overhangs/Awnings – Cloth or Canvas. See Section 3.43, Patio Covers.

3.70 Swamp Coolers

See Section 3.5, Air Conditioning Equipment. See Section 3.24, Evaporative Coolers. See Section 3.56, Rooftop Equipment.

3.71 Swing Sets

See Section 3.48, Play Structures and Sports Equipment.

3.72 Television Antennae

See Section 3.7, Antennae/Satellite Dishes.

3.73 Trash and Recycling Container Enclosures

Trash and recycling containers, including trash bags used for overflow trash, cannot be placed at the curb until the day preceding the trash pick-up and must be removed by the end of the day following trash pickup. After pickup, trash containers must then be properly stored and appropriately screened from view.

3.74 Tree Houses

Not permitted.

3.75 Vanes

See Section 3.80, Weathervanes and Wind Directionals



3.76 Vents

See Section 3.56, Rooftop Equipment

3.77 Walls

See Section 3.26, Fences and Section 3.79, Walls, Retaining

3.78 Walls, Retaining

DRC approval is required. New or reused creosote-treated timber railroad ties are prohibited.

3.79 Weathervanes and Wind Directionals

DRC approval is required.

3.80 Windows, Replacement and Additions

DRC approval is required; review criteria will include, but is not limited to, the following:

- A. Window size, color and specification
- B. Window compatibility with existing windows
- C. Compatibility with the architectural style

3.81 Windows: Tinting, Security Bars, Well Covers, etc.

DRC approval is not required for pre-manufactured window well covers of metal or plexiglass. Owners are responsible for confirming building, fire and other applicable code requirements.

DRC approval is required for any window tinting or aftermarket modification. Highly reflective and/or dark tinting is not permitted.

DRC approval is required for security bars and will not be approved on second story windows and/or other windows visible to the street. Owners are responsible for confirming building, fire and other applicable code requirements.

3.82 Xeriscaping & Artificial Turf

DRC approval is required. Using drought tolerant plantings and other water conservation methods of landscaping is encouraged. Owner shall verify that xeriscape complies with Town's or other jurisdictional requirements, if any. Artificial turf, gravel, and substantial concrete or other hardscapes located in the back yard and designed to replace the natural landscape are permitted with DRC approval. Both xeriscaping and artificial turf must follow applicable landscaping requirements, including regular maintenance of xeriscape and artificial

turf areas.

Please visit the Town of Parker website to view lists of trees and plants recommended (and excluded) for the area: <https://www.parkerrec.com/295/Landscaping-Requirements-Resources>

Artificial Turf:

Artificial turf that is located in front of the wing fences is not allowed. Total artificial turf may not exceed 70% of the total backyard area.

The design intent is for artificial turf to emulate natural grass. Please state the intended use of the turf on the application. If selecting one of the pre-approved artificial turf brands listed below, please submit the manufacturer cut sheet or informational sheet with the application. If a pre-approved artificial turf is not being proposed, the application must include a physical sample of the proposed material showing the color and pile height along with a manufacturer cut sheet or informational sheet.

A. Allowable Products

The color must be similar to the geographical area, preferably a blended, multi-color monofilament fiber. There are certain products that have been pre-approved by the DRC as meeting the requirements of these Guidelines. The pre-approved brands are listed below.

- Easy Turf – Ultimate Natural Artificial Turf 2” height.
- Easy Turf – Pedigree 1 1/2” height.
- Next 2 Natural – Natural Envy 2” height.
- Next 2 Natural – Sense 2” height.
- Mile High Synthetic Turf – Colorado Blend Pro 2” height.
- Mile High Synthetic Turf – Colorado Blend King 2 3/8” height.
- Purchase Green – Arizona Platinum Olive 2” height.
- Purchase Green – Arizona Platinum Spring 2” height.
- Plush Lawn
- SynLawn

Installation Considerations

- Professional installation is required and must include a weed barrier and a porous, aggregate road base for drainage.
- Proper infill for residential application, such as a silica sand or “Envirofill” for kid and pet areas must be used. If only for a pet use area, a product with less secondary thatch may be used. Infill must not be toxic to humans or pets and must blend into the turf and not be visually distracting.
- The established drainage pattern may not be blocked or altered by the installation of artificial turf.
- A weed suppressor must be used under seams and the seams must be properly secured.
- If an artificial turf area will meet an area where native landscaping has been established, it must be separated by a barrier of at least four (4) inches of hardscape or planting area.

B. Maintenance Considerations

Artificial must be cleaned as necessary and periodically groomed to maintain its appearance. The District reserves the right to inspect and require replacement after the life expectancy has been reached, typically 15 to 20 years, or if the turf is not maintained in good condition.



Xeriscaping:

Looking Glass encourages water-conservation and low-energy use in our community landscapes. Water-friendly landscapes provide beauty and enhance the aesthetics of our community along with benefiting the environment, wildlife and clean air. Keep in mind that turf areas cool our soils and clean our air. Xeric does not mean ‘no turf’ but limiting turf to where it is functional and water friendly. Established turf areas, dependent upon the type of turf, can survive on two days a week watering.

Recommendations:

1. The use of xeric/native and non-native perennials, shrubs, ornamental grasses that require low to medium water are encouraged. The use of ground cover shrubs and perennials is encouraged to shade large rock mulch areas that will generate high heat.
2. The use of shade, ornamental and evergreen trees is encouraged. Select species of trees that mature at a balance to the lot size. For example, selecting dwarf evergreen trees that spread to 8-20’ versus a tree such as a Colorado Blue Spruce that will mature to a width of 20-30’ and consume an overbalance of space. The same is true for deciduous trees, selecting those that mature to fit the space and not consume the space or spread its canopy over neighboring property lines.
3. A combination of plants that are deciduous (lose their leaves in the wintertime) and broadleaf evergreens and evergreen shrubs, and ornamental grasses to be balanced such that the yard provides interest year-round. Plants must be maintained to keep plant health and aesthetics. Plantings that die that and reduce the percentage of plant material in the area to less than 60% must be replaced with same or like planting.
4. Annuals do not qualify for xeriscape planting as they are short-lived (do not return the following year) and most have high water needs.

Large turf/lawn areas are discouraged when the turf area is not practical, functional or wastes water such as steep slopes and small areas where irrigation cannot be controlled to water just the turf/lawn. Conversely large areas of organic (wood mulch) or non-organic mulch (rock mulch) without adequate plantings and shade are not beneficial to our environment along with decreasing the value of the property and surrounding properties in the community.

The following requirements are set forth for non-turf/lawn areas to provide a healthy outdoor environment and enhance property values.

1. The area must be covered with landscape fabric excluding areas around groundcover/spreading plants.
2. Drip irrigation must be installed for plantings in the area.
3. Rock mulch may cover the area as long as it is installed to a minimum depth of 3” (three inches) to shade the surface from weed generation.
4. Wood mulch may cover the area as long it is installed to a minimum depth of 4” (four inches) to shade the surface from weed germination.
5. Rock and wood mulch must be maintained at these depths thereby requiring replacement of material due to wind, deterioration or other. The use of both rock and wood mulch together is highly recommended.
6. The use of boulders in the landscape also adds great topography and winter interest. Boulders should be in balance with the space (too big or too small will have an adverse effect).
7. 60% of the mulched area must have living plant material (perennial – those that return each year) maintained via drip irrigation.
8. Plants that, at full maturity, must cover at least 60 percent of the area. For example, if you convert 600 square feet of grass to a Xeriscape, then plants need to “cover” 360 square feet. This “coverage” is the area covered by a plant’s spread at full maturity.

9. Low water use plants save water and promote overall sustainability. This includes reducing heat island effect through plant shading. Plants also supply oxygen, provide wildlife habitat, and absorb carbon dioxide, among other environmental benefits.
10. Plant symbols on the landscape design must be shown as the actual size of the plant at its maturity.
11. Area must be maintained and weed free at all times.
12. Seeding of plant material is not permitted. Plants must be stock from nursery/garden center. It is not permitted to seed wildflowers or the like unless approved by the HOA. All plants must be labeled with species name on the landscape design, showing their scaled mature width and the installation size of the plant material (Examples, 1-gallon for perennials, 5-gallon for shrubs, 6' for evergreen trees and 2.5" caliper for deciduous trees). Seeding of turf areas requires constant irrigation versus the installation of established sod.
13. All areas must be installed with landscape fabric (excluding areas around spreading groundcover plants) drip irrigation, rock or wood mulch. Any variance to this condition must be approved by the HOA.



EXHIBIT A

REVIEW FEES

The following review fees will apply based on the type of plan listed below. The DRC recommends submitting multiple improvements at once in order to consolidate requests and minimize review fees.

- Architectural / structural changes or additions: \$200.00
- Major improvements, including new landscape and fencing installation: \$150.00*
*Note: this fee is typically collected at closing for new homeowners
- All other requests: \$100.00

The DRC accepts fee payments via check or online payment. Please contact us with any questions.

Centennial Consulting Group, LLC

reviews@ccgcolorado.com

(970) 484-0101 ext. 657

www.liveloookingglass.com/hoa

EXHIBIT B

FENCE SPECIFICATIONS

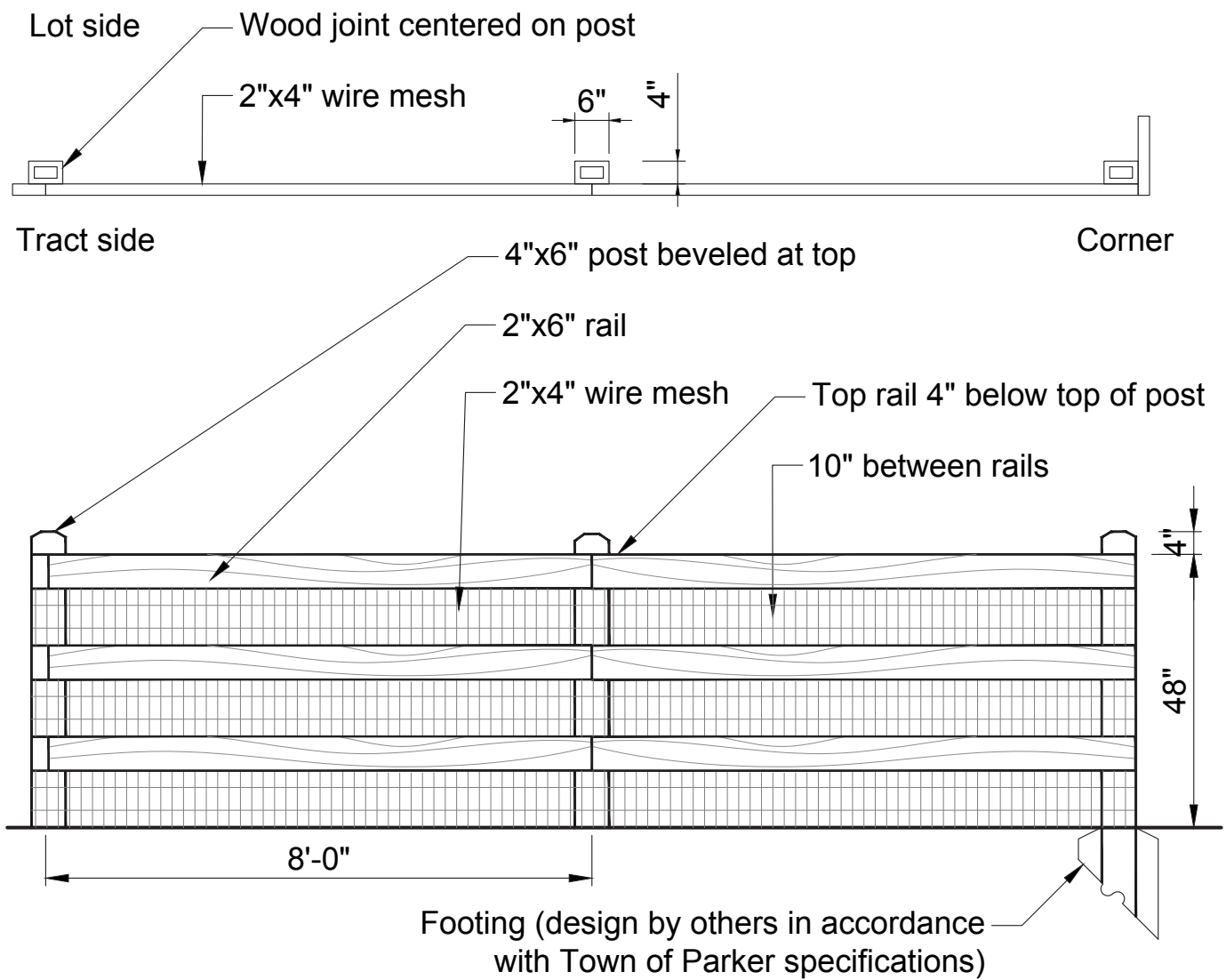
ALL FENCING TYPES SHALL BE cedar and stained semi-transparent Cape Cod Grey (Behr #ST-365), which will enhance the site with a modern weathered look. Open rail fencing will articulate the expansive open space corridors, while maintaining clear views of the spacious vistas. Perimeter privacy fencing will be constructed along rear lots that are adjacent to vehicular zones, enabling homeowners to preserve the privacy of their outdoor space. Internal privacy fencing along shared lot lines shall have matching front and back rail and trim, providing a seamless rear yard view.

In order to maintain a consistency throughout the community, privacy fencing for individual side and rear yards shall be a horizontal trim board version of the perimeter fence surrounding LOOKING GLASS and shall be of the same material and color. Front yard fencing is not permitted. "Double Fencing" with an adjacent lot is not permitted. This is the "first fence in" rule. Otherwise, homeowners are encouraged to communicate with their neighbor prior to deciding and requesting approval for a shared lot line fence, but ultimately the first submittal that is made and in compliance with these guidelines will take precedence. Cost sharing is appropriate and encouraged. Homeowners of corner lots with fences are required to maintain the area between the fence and right of way.



HOMEOWNER FENCING

Open rail fencing will articulate the expansive open space corridors, while maintaining clear views of the spacious vistas. Open rail fencing may be constructed along rear and side only as indicated on the Master Fence Plan. All fencing types shall be cedar and stained semi-transparent Cape Cod Grey (Behr #ST-365).

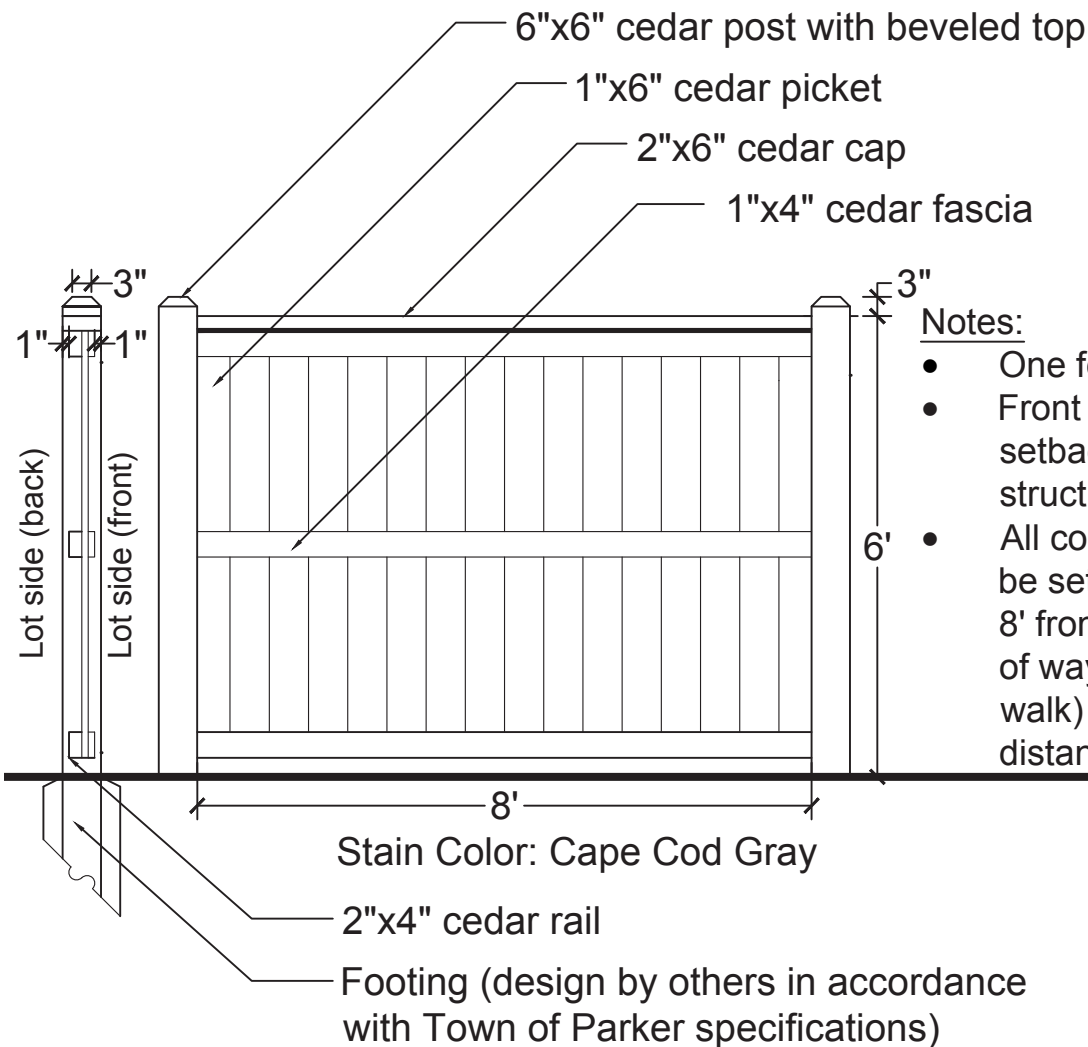
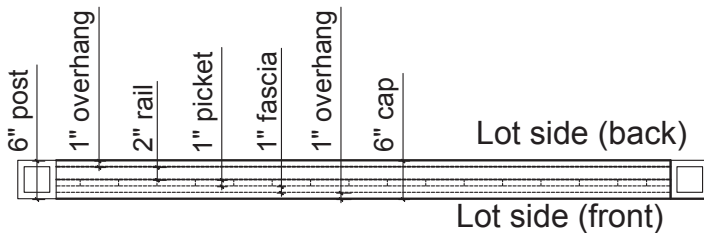


Stain Color: Semi-transparent Cape Cod Grey
 Wire Mesh: Galvanized 14 gauge installed between post and rail.

A. OPEN RAIL FENCE

HOMEOWNER FENCING

Internal privacy fencing may be constructed along rear and side shared lots, enabling homeowners to preserve the privacy of their outdoor space. All fencing types shall be cedar and stained semi-transparent Cape Cod Grey (Behr #ST-365).

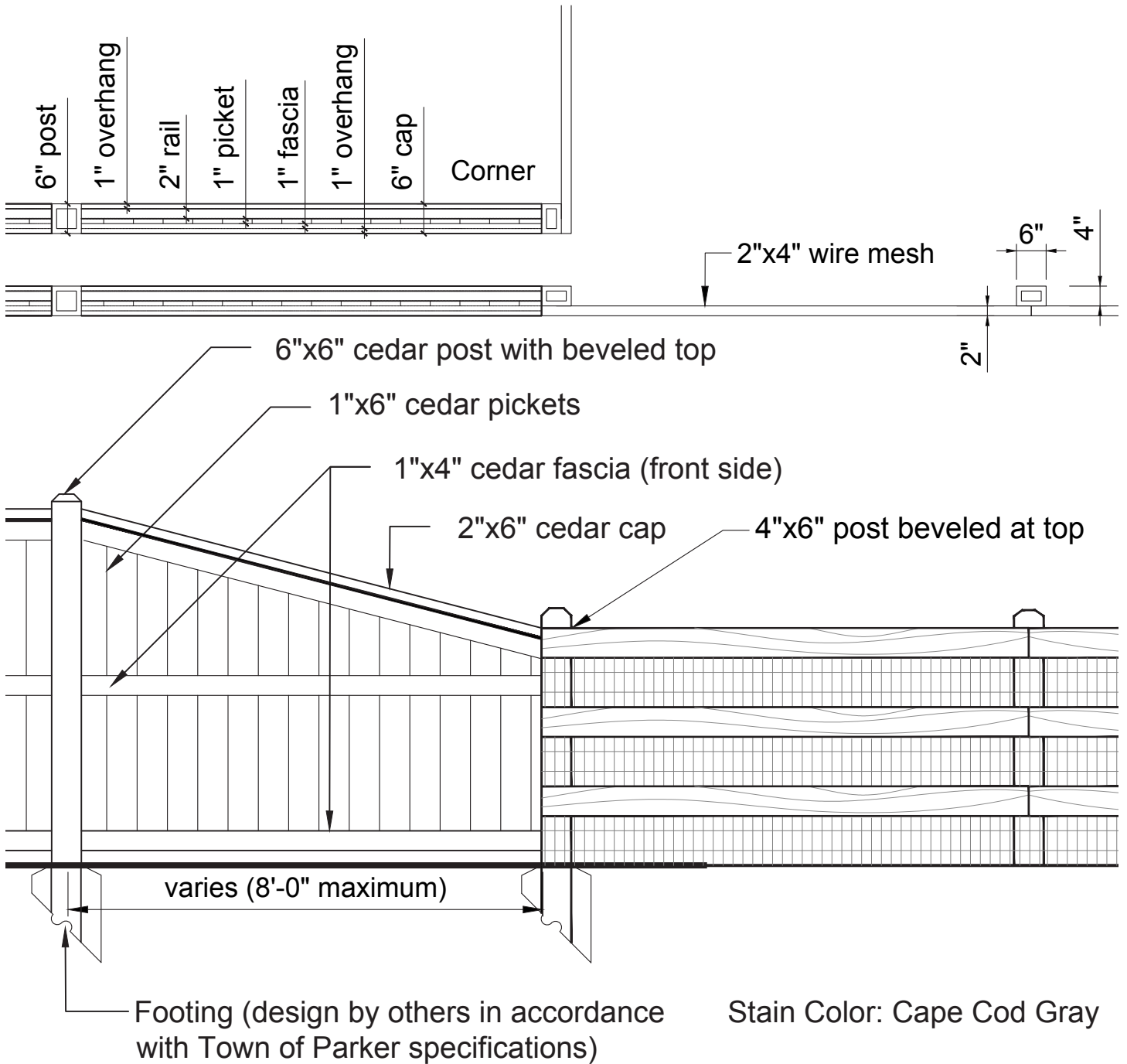


B. INTERNAL PRIVACY FENCE



HOMEOWNER FENCING

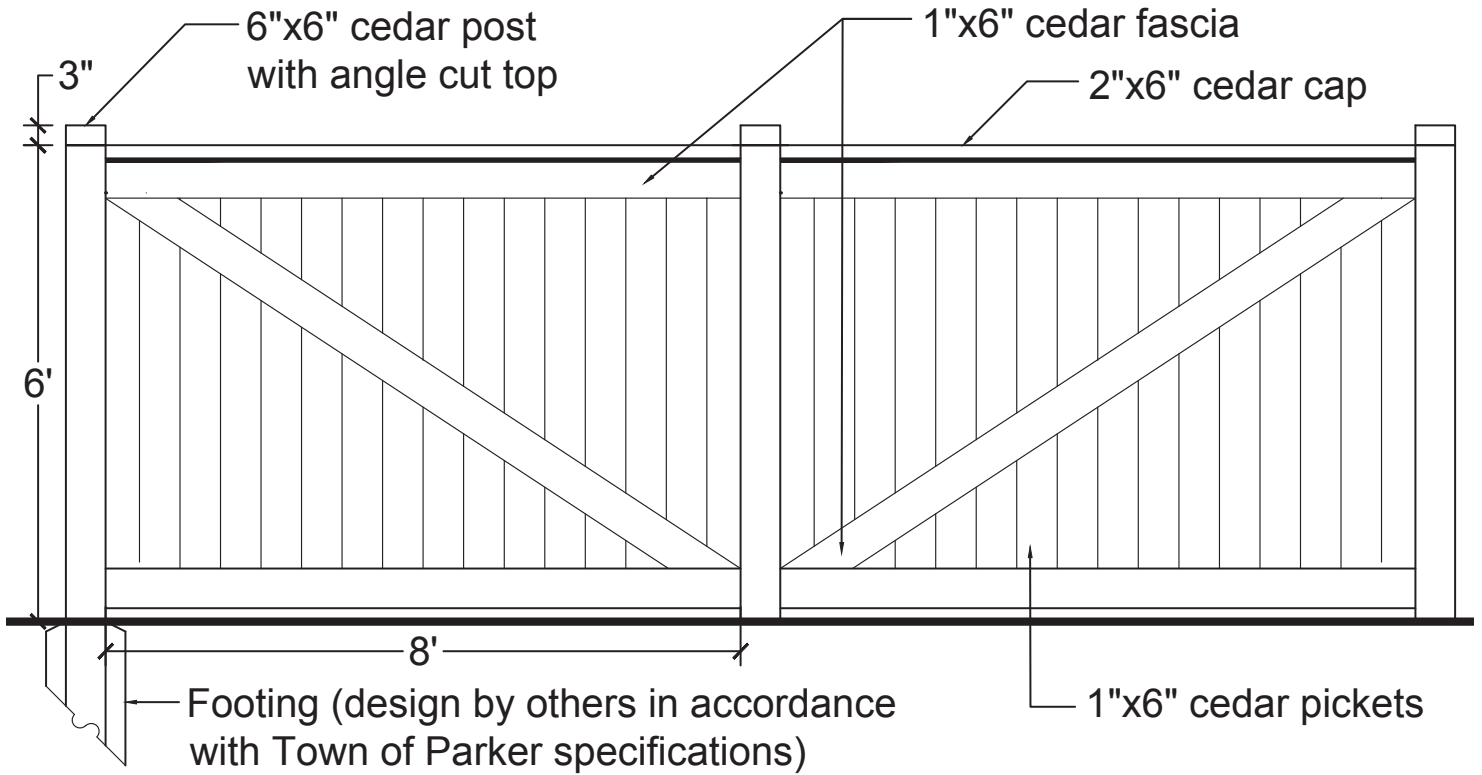
Open rail fencing will articulate the expansive open space corridors, while maintaining clear views of the spacious vistas. Privacy fencing will be constructed along rear lots that are adjacent to vehicular zones, enabling homeowners to preserve the privacy of their outdoor space. All fencing types shall be cedar and stained semi-transparent Cape Cod Grey (Behr #ST-365).



C. TRANSITIONAL FENCE

HOME BUILDER FENCING

Perimeter privacy fencing will be constructed along rear lots that are adjacent to vehicular zones, enabling homeowners to preserve the privacy of their outdoor space.

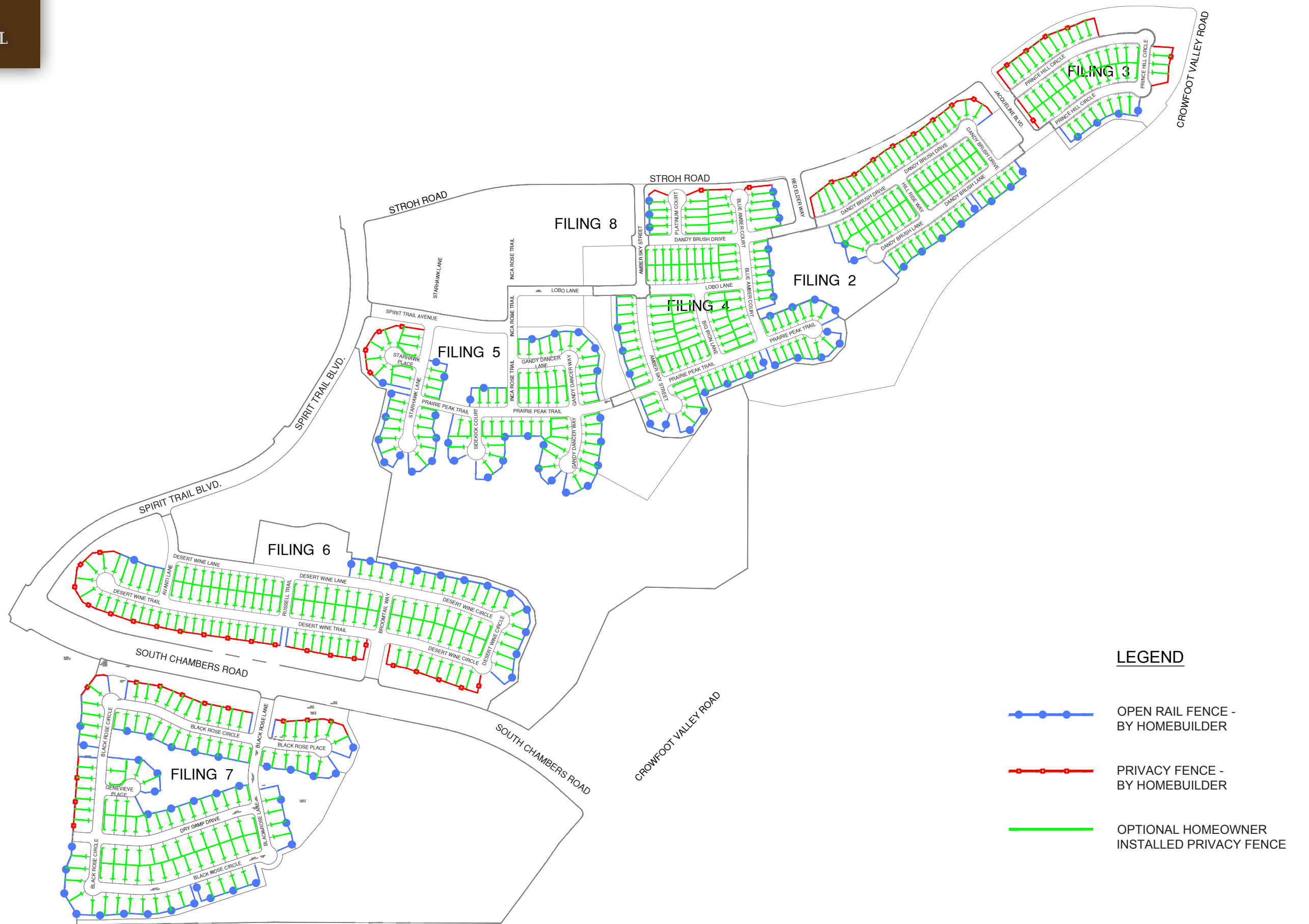





Stain Color: Cape Cod Gray

D. PERIMETER PRIVACY FENCE

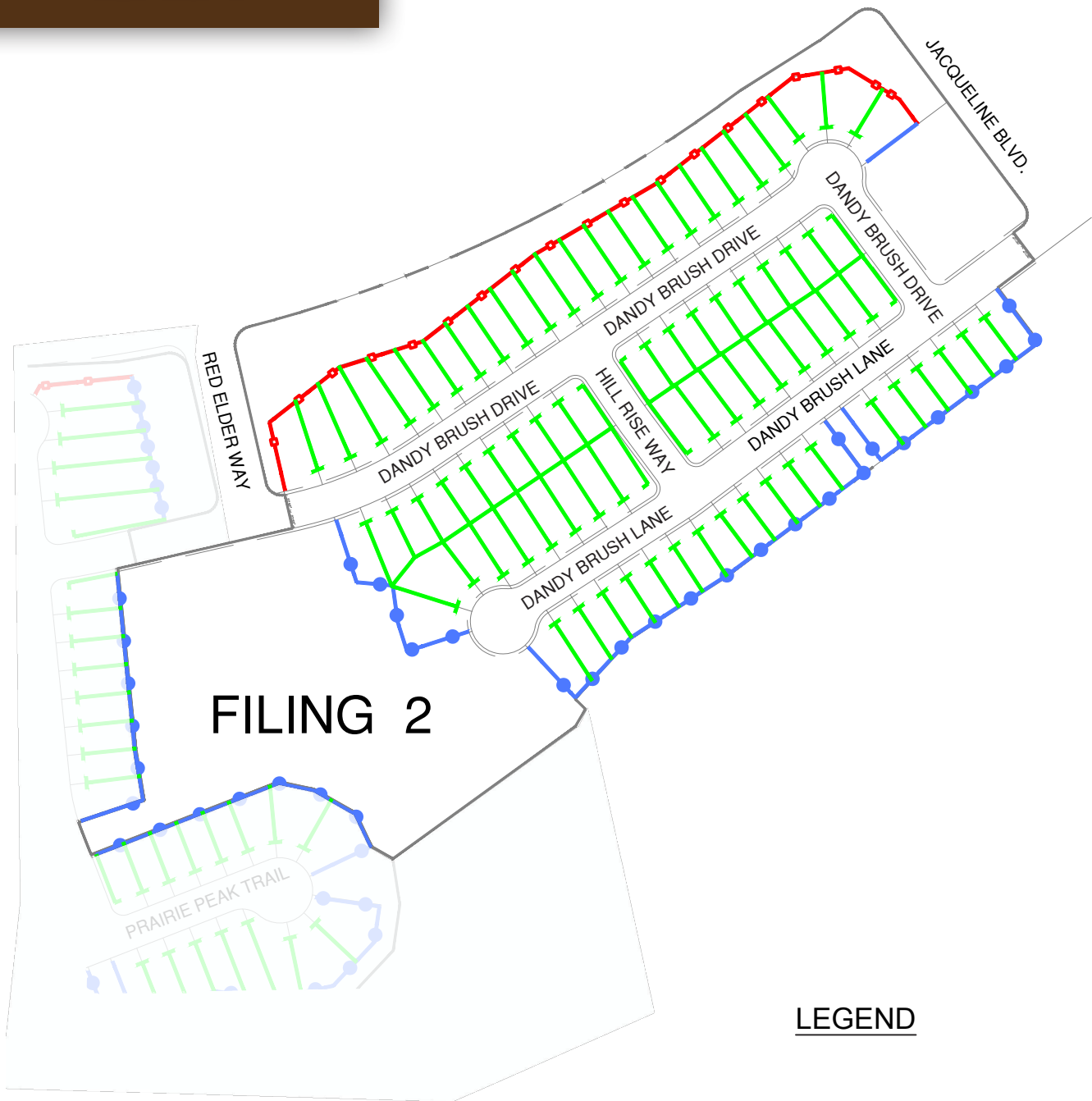


**FILING 2-7
FENCING OVERALL**



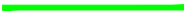


- LEGEND**
-  OPEN RAIL FENCE - BY HOMEBUILDER
 -  PRIVACY FENCE - BY HOMEBUILDER
 -  OPTIONAL HOMEOWNER INSTALLED PRIVACY FENCE

FILING 2 FENCING

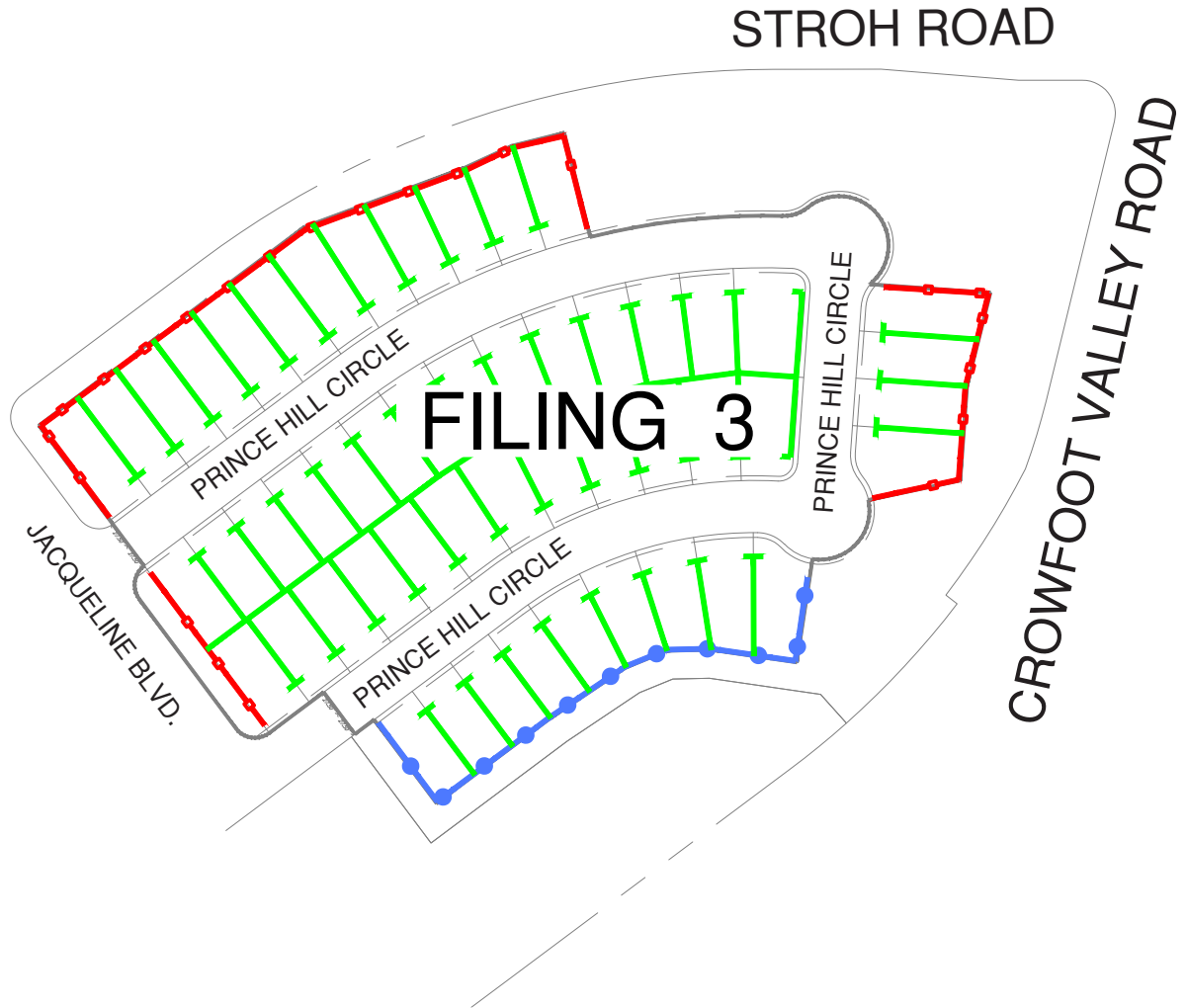


LEGEND




-  OPEN RAIL FENCE - BY HOMEBUILDER
-  PRIVACY FENCE - BY HOMEBUILDER
-  OPTIONAL HOMEOWNER INSTALLED PRIVACY FENCE



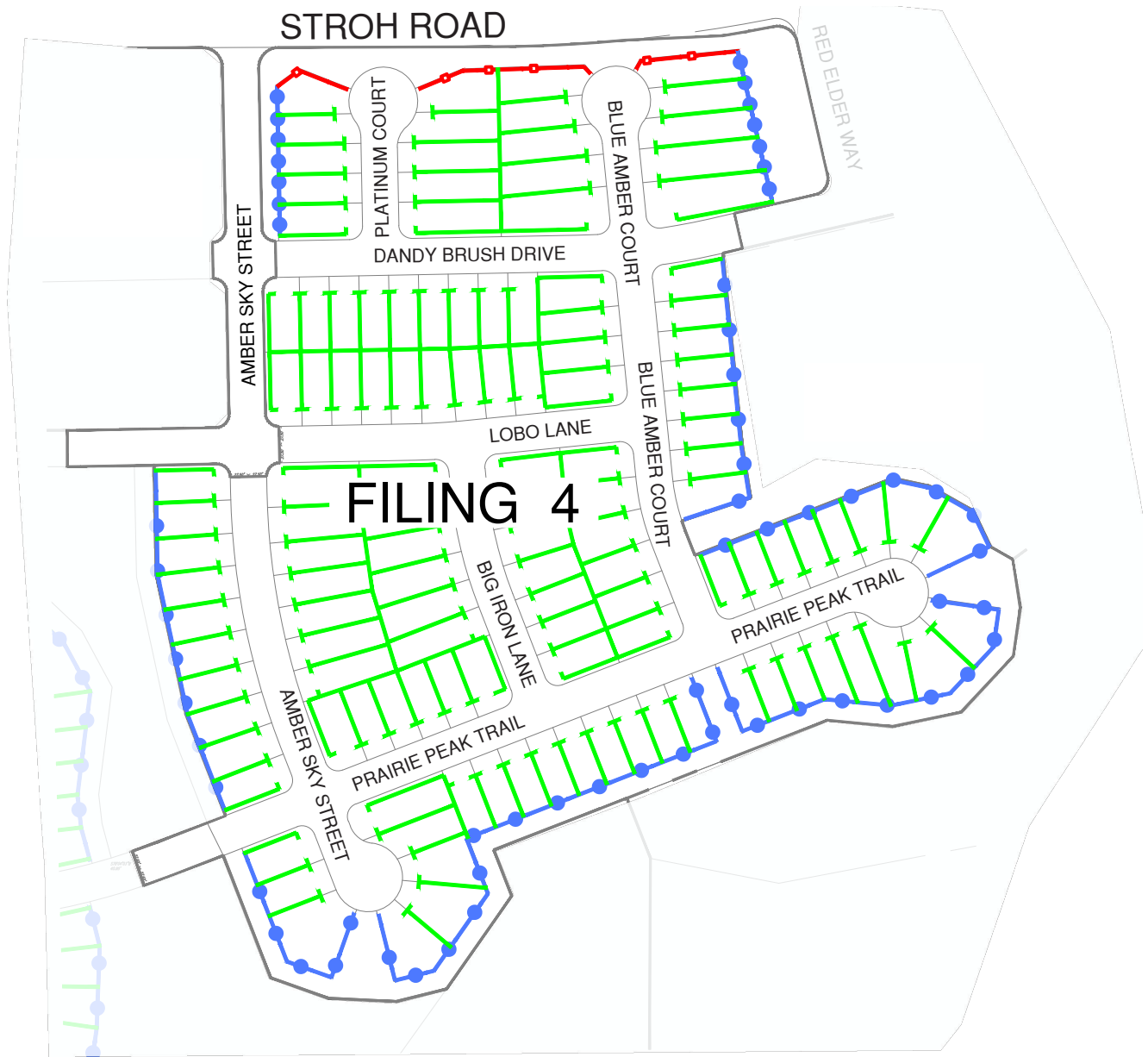
FILING 3
FENCING






LEGEND

-  OPEN RAIL FENCE - BY HOMEBUILDER
-  PRIVACY FENCE - BY HOMEBUILDER
-  OPTIONAL HOMEOWNER INSTALLED PRIVACY FENCE

FILING 4 FENCING

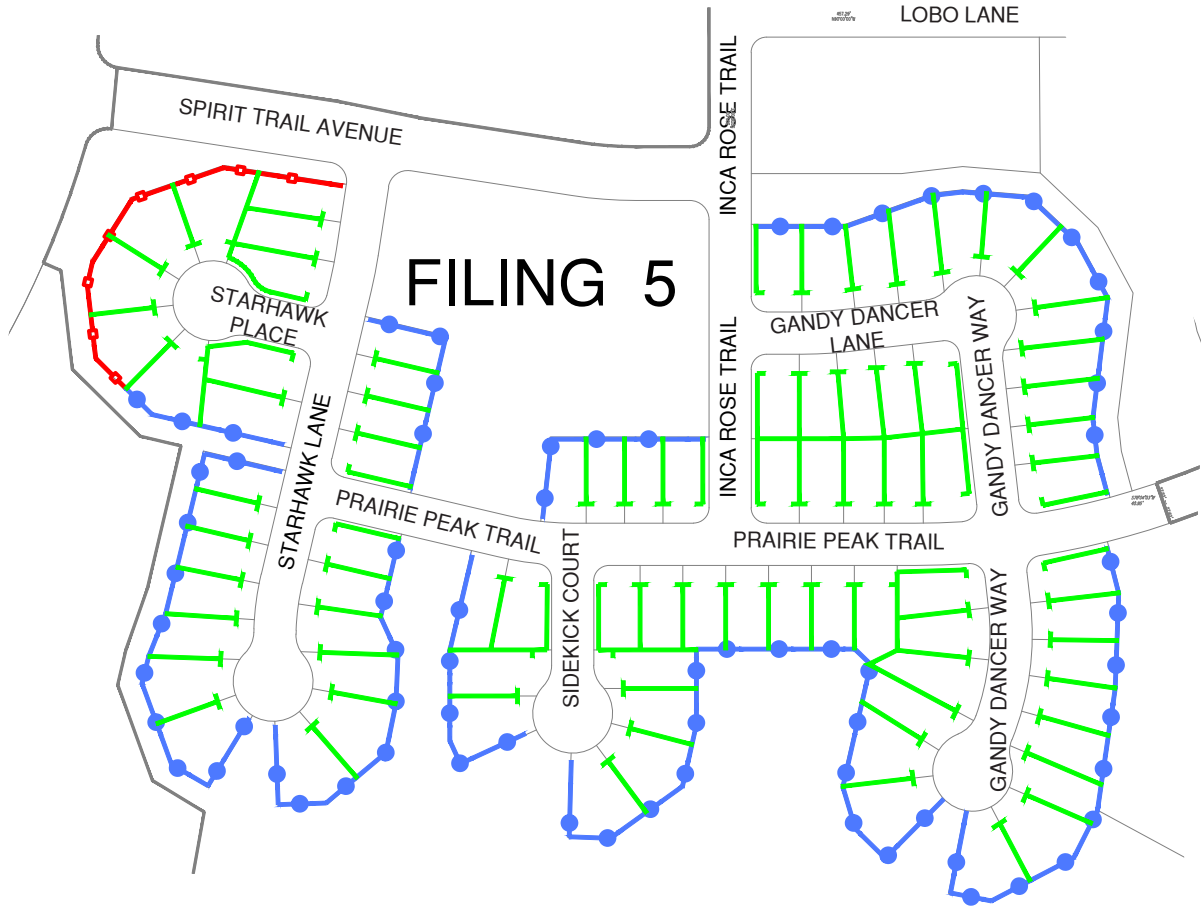


LEGEND




-  OPEN RAIL FENCE - BY HOMEBUILDER
-  PRIVACY FENCE - BY HOMEBUILDER
-  OPTIONAL HOMEOWNER INSTALLED PRIVACY FENCE



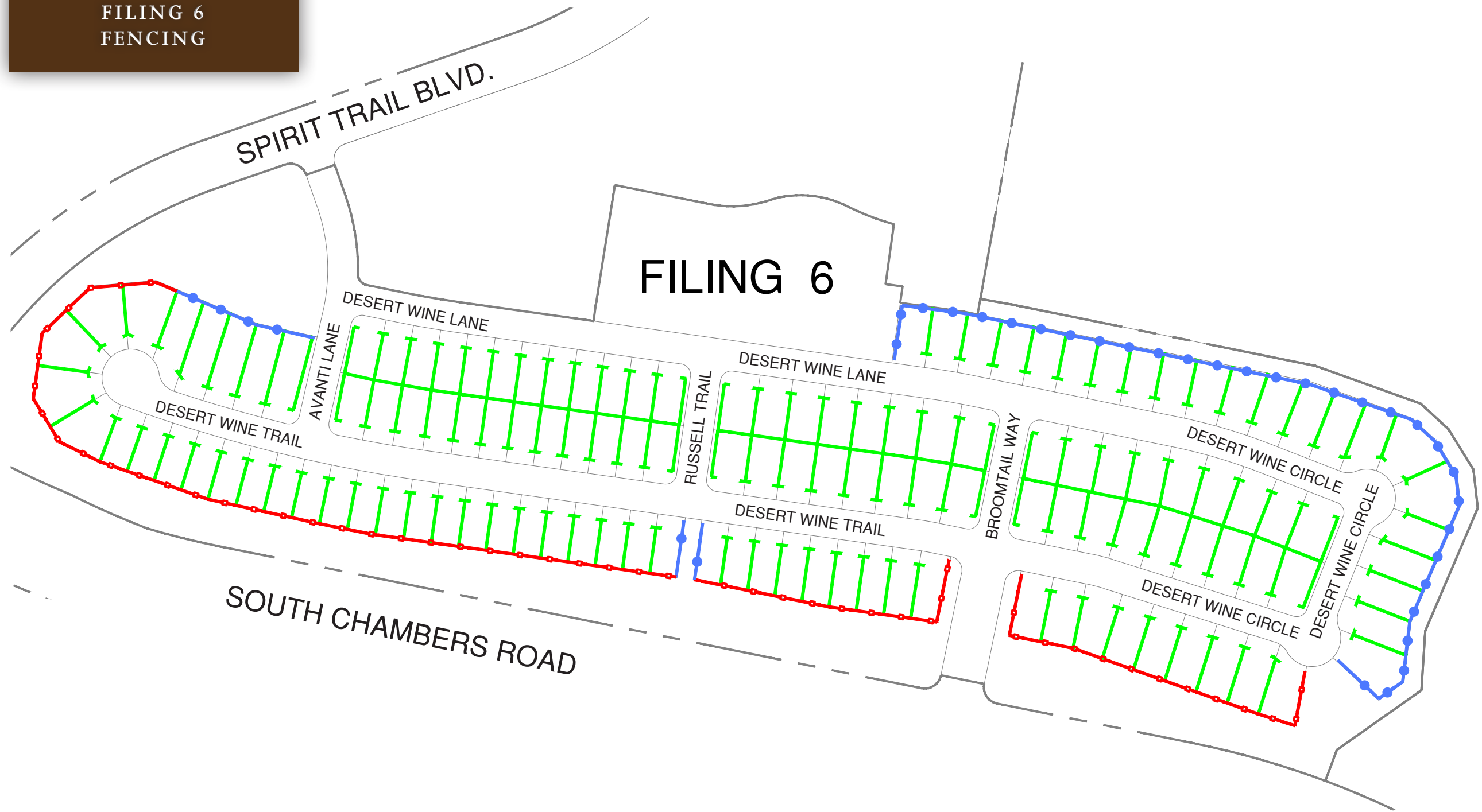
FILING 5 FENCING






LEGEND

-  OPEN RAIL FENCE - BY HOMEBUILDER
-  PRIVACY FENCE - BY HOMEBUILDER
-  OPTIONAL HOMEOWNER INSTALLED PRIVACY FENCE

**FILING 6
FENCING**

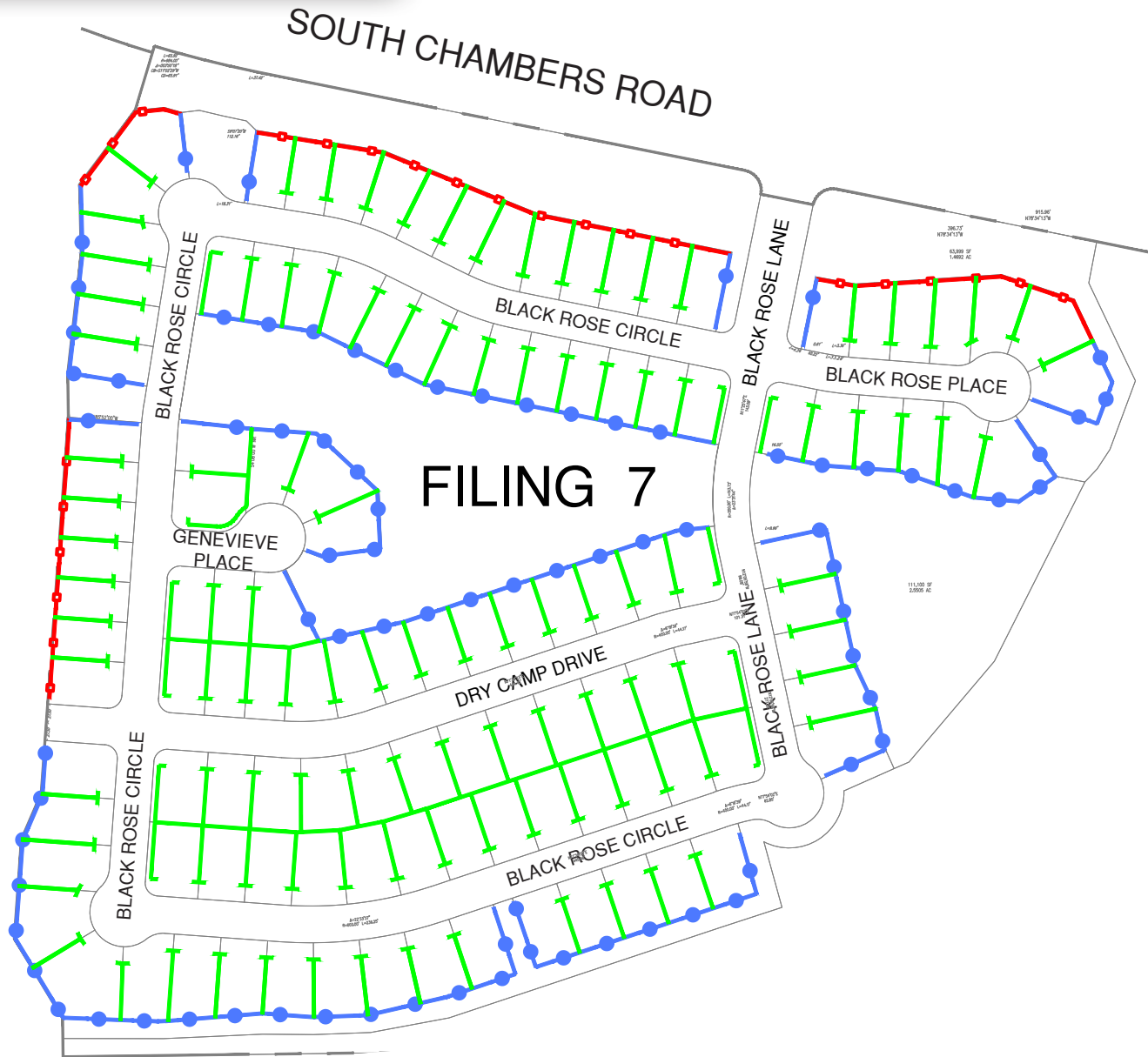


LEGEND

-  OPEN RAIL FENCE - BY HOMEBUILDER
-  PRIVACY FENCE - BY HOMEBUILDER
-  OPTIONAL HOMEOWNER INSTALLED PRIVACY FENCE



FILING 7 FENCING



LEGEND



OPEN RAIL FENCE -
BY HOMEBUILDER



PRIVACY FENCE -
BY HOMEBUILDER



OPTIONAL HOMEOWNER
INSTALLED PRIVACY FENCE

EXHIBIT C

WATER-WISE GARDEN DESIGNS

Water-Wise Garden Designs

Pursuant to SB23-178, the following preplanned water-wise garden designs are adopted as part of the Design Guidelines. Owners wishing to install a garden design must submit approval to the Review Committee in consideration of proper drainage, lot line placement, or other safety requirements.

Plant Select Designs: <https://plantselect.org/design/downloadable-designs/>

1. Front Yard & Right of Way Design by Annie Barrow, Denver Botanic Gardens - <https://plantselect.org/wp-content/uploads/2021/01/2-PS-Front-Yard-and-Right-of-Way.pdf>
2. Front Yard & Right of Way Design 2 by Annie Barrow, Denver Botanic Gardens - <https://plantselect.org/wp-content/uploads/2021/02/Front-Yard-and-Right-of-Way-Planting-Design-2.pdf>

Resource Central Designs: <https://resourcecentral.org/gardens/>

1. Butterfly Bounty - <https://resourcecentral.org/gardens/shop/butterfly-bounty-2023/>
2. Colorado Oasis - <https://resourcecentral.org/gardens/shop/colorado-oasis-2023/>
3. Summer Shadows - <https://resourcecentral.org/gardens/shop/summer-shadows-2023/>