

**L'ESPRIT ARCHITECTURAL CONTROL COMMITTEE (ACC) APPLICATION  
FOR IMPROVEMENTS TO PROPERTIES (Rev 08/31/2022)**

**DATE OF APPLICATION** \_\_\_\_\_ **DATE RECEIVED BY LPOA** \_\_\_\_\_

**TRACT #** \_\_\_\_\_ **# OF ACRES:** \_\_\_\_\_

**TRACT OWNER'S NAME:** \_\_\_\_\_

**TRACT ADDRESS:** \_\_\_\_\_

**OWNERS ADDRESS:** \_\_\_\_\_

**CITY / STATE / ZIP:** \_\_\_\_\_

**OWNER PHONE:** \_\_\_\_\_

**OWNER EMAIL:** \_\_\_\_\_

**BUILDER/CONTRACTOR** \_\_\_\_\_ **PHONE #** \_\_\_\_\_

**PROPOSED CONSTRUCTION OR MODIFICATION**

**NO CONSTRUCTION MAY BEGIN, INCLUDING SITE WORK UNTIL APPLICATION IS APPROVED BY THE ARCHITECTURAL CONTRACT COMMITTEE (ACC)**

**STARTING CONSTRUCTION WITHOUT ACC APPROVAL IS SUBJECT TO A \$1000 (ONE THOUSAND DOLLAR) FINE AND REMOVAL OF THE STRUCTURE.**

**PROPOSED START DATE:**

**PROPOSED COMPLETION DATE:**

**APPLICATION FOR (CHECK TYPE)**

HOME  BARN  ACCESSORY BLDG  FENCE  SIGN  DRIVEWAY

ACCESS POINT  TREE REMOVAL LARGER THAN 8" IN CIRCUMFERENCE

**OTHER NOT LISTED Description:**

(Application for more than one type of construction may be made on one form, however, a separate form for each construction modification is suggested to avoid possible delays since some construction applications may require more clarification and/or modification)

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**The Following Items are Required with all Applications:**

**A. Site Plan (showing location of improvements including Driveway or Access Point (if new) and proposed fence location).**

Site plan must be included for every proposed change to the property development.  
Site plan must show setbacks for buildings as required in the L'Esprit Covenants and Restrictions.  
No barns or accessory buildings are permitted within the Visual Zone.

**Indicate setbacks on Site Plan and on application below:**

Front set back \_\_\_\_\_ feet from centerline of road  
Right side set back \_\_\_\_\_ feet from property line as viewed from road  
Left side set back \_\_\_\_\_ feet from property line as viewed from road  
Rear set back \_\_\_\_\_ feet from property line

**B. Construction Plans for a house must include square footage of living area on plans**

Plans must be professionally drawn and must be the plans for the house to be constructed. Changes to elevations after ACC initial approval required re-approval of plans. **PLEASE NOTE YOU MAY NOT BUILD ANOTHER STRUCTURE WITH LIVING QUARTERS PRIOR TO MAIN RESIDENCE WHICH MUST MEET C&R REQUIREMENTS.**

Minimum living area square footage:

- 2000 sq. ft. for one story
- 2200 sq. ft. for 1 ½ story with 1400 sq. ft on first floor
- 2400 sq. ft. for 2 story with 1200 sq. ft. on first floor

House number of stories: ( ) 1 story ( ) 1 ½ Story ( ) 2 story

**Total square footage of living area** \_\_\_\_\_ Sq. feet

**C. Construction Plans for a house must show specific exterior materials on elevation plans**

Exterior wall surfaces must be of wood ( ), brick ( ), or stone ( ). Check material type. Fiber-cement composite material must be specifically shown on elevation plans.

Use of maintenance free materials – Vinyl and aluminum are approved for use in house construction for shutters, soffits, fascia's, gutters, and the exterior window frames ONLY. The use of these materials on other surfaces must be shown on the elevation plans and requires a written request for a variance in space below.

**( ) REQUEST FOR MATERIAL VARIANCE:**

Use of non-approved material (state material to be used, where it is to be used and the approximate square footage of the material to be used.

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**Variance(s) must be approved by at least 3 members of the Board of Directors**

**The following Directors approve of the Material Variance requested:**

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

**Use of non-approved material without a variance approval is subject to a fine and must be remedied or removed.**

**Roofing – Dark (black, gray, brown)      Roof color is: \_\_\_\_\_**

**The Architectural Control Committee at its sole discretion may approve other colors.**

**D. Construction Plans for barns and accessory buildings including detached garages Site plan (A) must be included with applications.**

Barns and accessory buildings may not be constructed or placed in the visual zone. Plans for these buildings must include a to-scale drawing showing all elevations.

Building is to be used for: \_\_\_\_\_

Specify any other finished areas (**Note the barn may not be used for main living quarters – a house must be constructed prior to any living quarters being built in a barn**)

Building Size: Length \_\_\_\_\_ Width: \_\_\_\_\_ Height: \_\_\_\_\_ Sq. Ft

\_\_\_\_\_

No structure shall exceed 30,000 square feet on ground level

Height shall not exceed 60 feet

Exceptions will be considered for tracts in excess of 100 acres

Exterior material may be wood ( ), metal ( ), stone ( ), brick ( ) or concrete block ( ).

Exterior colors (roof and walls and trim) shall be in harmony with other structures and color approval is required.

Roof must have a minimum of 4/12 pitch for structures of less than 2000 square feet and a minimum of 3/12 pitch for structures over 2000 square feet.

Roof must have a minimum of 12-inch eave overhang on all sides of hip style roofs.

Gable style roofs must have a minimum of 12-inch eave overhang and a minimum of 9-inch overhang at gable ends (known as “rake”)

Any variance to the above must be indicated in writing, shown on the elevation plans, and specifically requested.

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**D. Other Construction or Modification**

**(Building modification, fence, culvert, swimming pool, request for tree cutting, etc.)**

**Describe in detail:**

**E. Driveways and Access Points**

Access Points are from current L'Esprit road into the tract for the purpose of providing ingress/egress to the subject tract.

Driveways are from current L'Esprit road to a house or barn on the tract.

Both Access and Driveways must terminate within the subject tract.

Driveways and Access Points are to be paved as set forth in the covenants and restrictions.

**F. Other Requirements and Information**

Owner is responsible for keeping mud and construction materials from streets, streams, drainage ways and adjacent properties.

**Set Back Requirements** are based on the size of the tract

**For tracts more than 7 acres** set back requirements are as follows:

Front set back is 150' minimum from centerline of abutting roadway for house

Side and Rear setbacks – 75' minimum from property line

**For tracts of 7 acres or less** set back requirements are as follows:

Front set back is 100' minimum from the edge of the right-of-way of any joining roadway

Side and Rear setbacks not less than 50' from the property line

**Visual Zone** – 300 feet from centerline of roadway for all tracts, except 157-166 and 127. Visual Zone for these tracts are 150 feet from centerline of roadway, and Tracts KPI 2 and KPI 3 for which the Visual Zone shall be an area extending 300 feet from the centerline of L'Esprit Parkway and 300 feet from the centerline of KY 153, and except for Tract KPI 4 for which the Visual Zone shall extend 300 feet from the roadway centerline of Old Sligo Rd. All structures, landscaping, lighting, signage, entries and roads will be more rigidly controlled by the Architectural Control Committee within the Visual Zone. Only single- family residences are permitted in the Visual Zone except for existing guardhouses as outlined in the Covenants and Restrictions (see Article 3.03)

No tract or building may be used for commercial purposes except as permitted in the Covenants and Restrictions.

**Agreement and Acceptance:**

I, \_\_\_\_\_, being the owner of the L'Esprit tract that is the subject of this application, fully understand that any further improvements, alterations, or construction of any kind on the above property must first obtain approval from the L'Esprit Architectural Control Committee, and that all of the above declarations are accurate with respect to this applications.

Signed: \_\_\_\_\_

Date:

Owner or owner's authorized agent or representative

Notarized authorization required to be attached if signed by an authorized agent or representative.

**L'Esprit Architectural Control Committee**

**APPROVES ( )**

**DENIES ( )**

**REQUIRES CHANGES AND RE SUBMITTAL ( )**

Of this application for tract # \_\_\_\_\_

COMMENTS:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Three (3) Architectural Control Committee member signatures are required for approval of this application, including the signature of the Board of Director's Representative.

1. ACC Member Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

Date: \_\_\_\_\_

2. ACC Member Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

Date: \_\_\_\_\_

3. ACC Member Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

Date: \_\_\_\_\_

BOARD OF DIRECTORS REPRESENTATIVE TO THE ACC:

4. Signature \_\_\_\_\_ Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**SUBMIT ALL APPLICATIONS TO:**  
**L'ESPRIT PROPERTY OWNERS ASSOCIATION**

**Email to: [secretary@lesprit.org](mailto:secretary@lesprit.org)**

**Or Mail to:**

**Architectural Control Committee  
Chair L'sprit Property Owners Association  
P.O.Box 264 Pendleton, KY 40219**

The Architectural Control Committee reviews all applications in a timely manner. If you choose to send your application via US postal service please email the ACC Chair to alert them that an application has been mailed. Most applications which are emailed are reviewed, and many approved, within two weeks. The Covenants and Restrictions allow a period of 60 days for approval or denial of the application. The committee will contact you if additional information is required.

**THANK YOU FOR HELPING KEEP L'ESPRIT A BEAUTIFUL COMMUNITY**