

## **BRIDLE PATH EASEMENTS & NON-EASEMENT PRIVATE PROPERTY**

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1. L'Esprit bridle paths are 20+/- miles of recorded perpetual easements.
2. The Declaration, often called covenants & restrictions, references '*Bridle Path*' and '*Bridle Paths*', not 'trails'.
3. Most bridle path easements are 10' inside of property boundaries.
4. No tract owner can arbitrarily 'shut down' a bridle path easement.
5. Few tract owners use the bridle path easements.
6. Regarding non-easement private property, owners of land available to the public for the recreational purpose of horseback riding, and without charge, are protected from, '*...action for the recovery of real property, including establishment of prescriptive easement...*', pursuant to KRS 411.190.
7. A tract owner's property includes any bridle path easement, and the Declaration requires that individual owners, '*...shall be responsible for the maintenance, upkeep and care of the property owned by them.*'
8. LPOA should post signs that clearly identify where to enter and exit each bridle path easement, as well as a warning sign(s) for any '*dangerous latent condition*'.
9. During 2022, LPOA commissioned High Country Conservation, LLC to review select '*riding trails*'. High Country's report (posted on lesprit.org) states, in part, there are, "*...some significant areas of disrepair.*" It continues, again in part, "*In our judgment, this is mainly because it's highly likely the trails weren't designed in any real way but more likely just added on as property boundaries with easements. Due to that, they climb in and out of drainages along straight property boundaries. Each trail as it drops in and climbs out of each drainage will get worse as the trail gets steeper.*"
10. A bridle path easement can only be relocated on the same tract.