

## **"Visual Zone"**

The Visual Zone (VZ) is a specified amount of footage. It is a much larger area than simply road frontage. It is not (as many people think) "as far as the eye can see." On most properties currently it is 300' from the centerline of the road -- under 7 acres is 150' from the centerline of the road. The Committee reminds everyone that it is no accident that "Visual Zone" is a proper name. It is more than special. This area was intended to ensure the beautiful green space, natural environment, and maintain views in our natural, equine development. Buildings, structures, signage, etc. are *strictly controlled* in this area. With this in mind, it is the hope that everyone will pay close attention to this area so that L'Esprit will forever keep its unique appeal.

## **Fence Requirements**

ALL fencing must be 4-board wood painted black. Rotten boards/posts should be replaced and painted. Broken boards must be replaced and painted on a regular basis. Worn/faded paint should be freshened as needed. It is expected that each property owner will take care of his/her property. However, the Committee will inspect regularly and issue Maintenance Notices as necessary for problem fencing. The property owners will have 20 days to correct the infraction, or give a reasonable timeframe, in writing, for repairs. Should the owner fail to make the repairs in the timeframe allotted, the issue will be passed to the Board of Directors for further enforcement.

Any fencing that is removed must be replaced on all original roads of L'Esprit. Roads which are NOT original roads, or required to have 4-board fencing painted black, in L'Esprit include: Wildwood Road, Fanny Way, and Kelly Drive.

ALL fencing must be approved by the Architectural Control Committee.

## **Grass/Weed Control Requirements**

The grass length should remain cut on the road frontage on a regular basis. The grass in ravines, culverts, entries, etc., must also be trimmed to maintain frontage. Fence lines should be clear of briars and brambles, and weed whacked on a regular basis. The Committee will inspect regularly and issue Maintenance Notices as necessary for problem grass/weed control. The property owners will have 20 days to correct the infraction, or give a reasonable timeframe, in writing, for correction. Should the owner fail to make the correction in the timeframe allotted, the issue will be passed to the Board of Directors for further enforcement.