

May 22, 2025

Mr. Rollo Fox, President  
L'Esprit Property Owners Association, Inc.  
PO Box 264  
Pendleton, KY 40055

Mr. Fox:

As a member of LPOA, Inc., I'm respectfully requesting that either the president, executive vice president or at least three board members call a special meeting of the members. This suggested meeting would be for informational purposes to allow L'Esprit tract owners to: (1) observe a detailed presentation by representatives of the proposed data center that would be near our development; and, (2) be afforded the opportunity to comment and ask questions in an orderly manner. At least three hours should be reserved and, as a corporate session, it wouldn't be open to the general public.

The preamble of our Declaration Of Easements, Covenants And Restrictions reinforces as introductory language, *"The conservation of the natural environment applicable to land which will comprise L'ESPRIT"* and, *"The means for maintaining and enhancing the property values of L'ESPRIT landowners in a unique community"*.  
(see enclosed)

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LPOA should not adopt a formal stance unless a motion is properly introduced, debated and passed by a majority of acres in attendance for which a quorum exists. There is no language in the Articles of Incorporation, Declaration or Bylaws that permits any LPOA representative to unilaterally support, oppose or communicate on behalf of LPOA regarding matters that aren't subject to LPOA's corporate purview. This proposed data center wouldn't be within L'Esprit boundaries, to my knowledge, so public stances should be left to the prerogative of individual tract owners, in my view.

Last, I want to emphasize that I'm not asking for any individual(s) who serves on LPOA Board of Directors to disclose whether s/he has, or might have, a pecuniary interest in this proposed data center. Any such inquiry would solely be at one's personal discretion.

Kindest regards,

A handwritten signature in dark ink, appearing to read "John", with a stylized, cursive flourish.

John Underwood  
Co-Owner, Tract 152-1

cc: LPOA Members

Enclosure: Declaration Preamble

**PREAMBLE TO**  
**THIRD AMENDMENT AND RESTATEMENT OF THE L'ESPRIT**  
**MASTER DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS**

The purposes and objectives of the Third Amendment and Restatement of the L'ESPRIT Master Declaration of Easements, Covenants and Restrictions for L'ESPRIT are to provide for:

A. The conservation of the natural environment applicable to the land which will comprise L'ESPRIT;

B. The continuation and enhancement of the landscape elements and other aesthetic additions to L'ESPRIT;

C. A means for controlling and preserving the architectural designs of L'ESPRIT;

D. The means of maintaining all those physical parts of the Development which, if not properly sustained, would adversely affect the L'ESPRIT environment;

E. The perpetuation of the original purposes and objectives through the establishment of a corporate entity assigned such responsibility; and

F. The means for maintaining and enhancing the property values of L'ESPRIT landowners in a unique Community.