

June 29<sup>th</sup>, 2025

Copperfield HOA Board,

I am writing as a follow up to my letter dated June 17<sup>th</sup>. I would like to retract my initial letter as I mentioned some standards for architectural review. I'm not sure how I grabbed the wrong deed restrictions download, but I have ensured that I have reviewed the correct deed restrictions for my property. I apologize for my error that likely caused confusion with the board.

The deed restrictions for my property at 14103 are governed by deed restrictions covering lots 1-58 of the neighborhood.

To quote the language from section 2 Approval of Construction Plans:

*"No building, fence, wall, structure or other improvement (including a detached garage) shall be erected, placed or altered on any lot until the construction plans, specifications and a plan showing the grade elevation (including rear, front and side elevations) and location of the structure, fence, wall or improvement, the type of exterior material and the driveway (which shall be of asphalt or concrete) shall have been approved in writing by Developer or by any person or association to whom it may assign the right. No fence or wall of any nature may be extended toward the front or street side property line beyond the front or side wall of the residences. Developer may vary the established building lines, in its sole discretion, where not in conflicts with applicable zoning regulations."*

This language is broader than the language that I originally referenced. That said, when reading the deed restrictions, I am unaware of rationale for my addition not being approved.

The updated drawings that I provided remain the same vs. my very first submittal:

**Updated Drawings:**

- **Size:** The size of the structure is smaller to fit within the sewage easement situated across the back of our property. Additionally, the interior and conditioned portion now sits partially below grade. This reduces the size of the exterior walls.
- **Final Finishings:** There are still elements that would be expected to be "field added", but the updated drawings show more details such as windows. The intent is that the structure will fit into the look of the existing home.

I have reviewed the deed restrictions, zoning, and neighborhood plat book to ensure compliance with all regulations.

I look forward to speaking with the board at the July 7<sup>th</sup> meeting. My goal on July 7<sup>th</sup> is to walk away with an approval of my project. If that is not possible because you believe that I am not complying with a stated covenant of the deed restrictions, I would quickly remedy that issue for approval.

That said, the covenants mentioned must be consistently applied to homes in the neighborhood. I believe that my project carries similar characteristics to other properties in the neighborhood, both original construction and projects that were later approved by the board as additions. I once again am attaching Exhibit A at 14122 Shelbyville Rd that is a very similar addition approved by the HOA.

If you have any questions ahead of the board meeting, please feel free to email or call.

Thank you,

Tyler Carter  
502.417.2614  
tylerharrisoncarter@gmail.com

## Exhibit A – Copperfield Home Addition Reference

### 14122 SHELBYVILLE RD

**Mailing Address** 14122 SHELBYVILLE RD, LOUISVILLE, KY 40245-4109

**Owner** TIEMANN RITA M

**Parcel ID** 225600010000

**Land Value** \$62,400

**Improvements Value** \$364,470

**Assessed Value** \$426,870

**Approximate Acreage** 0.4152

**Property Class** 510 RES 1 FAMILY DWELLING

**Deed Book/Page** **7320 0474**

**District Number** 500020

**Old District** 22

**Fire District** ANCHORAGE MIDDLETOWN FIRE & EMS

**School District** Jefferson County

**Neighborhood** 814101 / COPPERFIELD

**Home Rule City** [Jefferson County](#)

**Sheriff's Tax Info** [View Tax Information](#)

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| Area Type       | Gross Area | Finished Area |
|-----------------|------------|---------------|
| Main Unit       | -          | 3,188         |
| Basement        | 1,107      | 0             |
| Attic           | NONE       | 0             |
| Attached Garage | 550        | n/a           |
| Detached Garage | -          | n/a           |





