

## **Rules and Regulations**

### **Foreword**

It is our sincere desire to make HKOAI the finest association of its kind. "High Knob, one mountain, one community, one great place to live!" The Articles of Incorporation, bylaws and covenants (covenants may vary from lot to lot) are the basis for the rules and regulations that govern High Knob. Your compliance with and observation of all rules, regulations and covenants will help us maintain the type of community of which you can be proud and in which you will take pleasure in being a member.

### **Sale of Property**

Before a lot can be sold, the present owner must pay in full all back dues and assessments to HKOAI. Membership is not transferable. The Association Membership Agreement must be completed in full and current fees paid before the prospective owner can become a member. The present lot owners must inform prospective buyers of all the rules and regulations and fees to be paid. According to the covenants for most lots, all sales or transfers of High Knob must first be offered to High Knob Associates, LLC

### **Roads**

Although the roads in High Knob Subdivision are private, Warren County Code Section 172-2 (adopted Oct. 1980) states that all Virginia Motor Vehicle laws shall be applicable to the roads in High Knob Subdivision. The maximum speed limit on all the roads in High Knob is 25 miles per hour unless specifically posted otherwise. It is especially important that these limits be observed because of the increasing number of children on the mountain and the increased traffic. Slower speeds are better for the maintenance of our gravel roads as well as controlling dust in dry seasons.

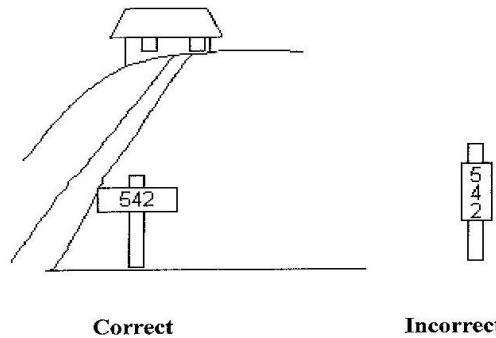
Parking is not permitted on the roads. Parking at the front entrance is limited to residents only, whose vehicle must display a High Knob parking permit. Parking permits may be purchased at the High Knob Office for \$5.00 each. Parking is not to exceed 72 consecutive hours.

### **Gates**

The High Knob subdivision is a gated community-- mechanical gates at the entrances improve privacy and security. Remote gate openers or a code that can be entered into a keypad on the gate are necessary to operate the gates. Property owners are asked to help monitor the proper functioning and use of these gates and report any malfunction to the HK Office at 540-635-6086. Any damage to the gates by owners, tenants, their guests or their agents, contractors, subcontractors, or workmen while on High Knob property are subject to criminal prosecution and/or fines for damage.

### **Street Address Numbers**

According to Warren County Ordinances, address numbers shall be conspicuously placed and clearly visible from the street to help emergency response personnel locate your house more quickly. If your house is not visible or is more than 60 feet from the road, display the numbers at your driveway entrance. Address numbers for residences shall not be less than three(3) inches in height, contrasting in color to the background on which they are mounted, and displayed horizontally, facing the road.



### **Construction (Replacements, Additions or New)**

Plans for buildings to be constructed or erected on High Knob lots are subject to review by the current HKOAI Architectural Review Committee and must be approved as described in your deed/ covenant before construction begins.

Detailed construction guidelines are available at the HKOAI office by calling 540-635-6086. Consult HIGH KNOB FEES for applicable construction fees required by HKOAI. HKOAI and HKUI must approve any plans requiring excavation of High Knob roads that may impacts the water system.

Some driveways require a culvert along the ditch line of the road. Specific location must have the concurrence of the Roads Committee or their designated representative. Exceptions to this policy must have written approval by the HKOAI Board of Directors. All driveways must be constructed so that water runs into the driveway ditch line and not directly on the HKOAI roads. Grading or paving of driveways shall in no way impact on the grade or crown of the roadway. Approval must be received for cutting down trees that exceed 5" diameter. Approval is generally given when necessary for house, driveway and septic construction.

### **Summary**

The rules and regulations governing High Knob were conceived with the best interest of all members of the Association in mind. The information outlined here provides only an abbreviated summary of some of them. For a thorough review of all applicable rules and regulations, see the HKOAI Articles of Incorporation and Bylaws and refer to the covenants that apply to the lot you are purchasing. Any violation of these rules and regulations can be grounds for loss or suspension of membership privileges as determined by the Board of Directors.