

High Knob Owners' Association, Inc. Basic Covenants

High Knob Home Owner's Association, Inc. (HKOAI) is governed by covenants related to each lot. Buyers should check with the Warren County Courthouse to obtain an accurate copy of the covenant governing your property. There are some differences, but many regulations apply to all lots. A summary of these regulations is presented below. Be sure and check out the details in your covenants if have questions about any regulation.

- Lots shall be used for residential purposes only. No commercial use shall be made of these lots and no structure shall be erected, altered, placed on these lots other than one single-family dwelling and an attached private garage.
- No cabin or dwelling shall be built on any lot with a living area of less than 1,040 square feet, excluding patios and open porches, garages and basements. Buildings must be a minimum of 30 feet from the front and rear lot lines and a minimum of 15 feet from the side lot lines.
- All plans and specifications of construction or alterations shall be submitted to High Knob, Inc. for approval before work begins. (See your covenants for details and minimum design and construction requirements.)
- Short-term rentals of less than 30 days are not permitted on High Knob, in accordance with Warren County regulations. This is not in the covenants, but was enacted by Warren County in 2015.
- No noxious, dangerous or offensive trade, activity or nuisance shall be permitted, nor shall anything be done that may be an annoyance or nuisance to the neighborhood. No more than 2 dogs may be kept on any owner's property. Other examples: Dogs without leashes or licenses, barking dogs (contact county game warden at 540-635-4128), vehicles not legally operable.
- The Code of Warren County prohibits opening burning year round in High Knob and Blue Mountain subdivisions. Any questions should be directed to the Fire and Rescue Administration office at 540-636-3830.
- No hunting or firearms use shall be permitted on High Knob
- Commercial vehicles shall not be parked overnight on High Knob property or any property owner's lot.
- No sale sign or any other sign of any description except of identification may be placed on any lot within this subdivision. HKOAI may enter onto any lot without notice to remove any signs placed thereon.

- No garbage, trash, etc. shall be dumped on any, nor shall receptacles for such materials be displayed to view outside the house. HKOAI may remove such articles at the property owner's expense. See your covenants for more details on this restriction.
- No temporary building, tent or trailer shall be place on any lot. Overnight camping is strictly prohibited.
- Three-wheelers and ATVs shall not be permitted on HK roads or property.
- All houses and structures shall be maintained in good and habitable repair. If a property owner does not make needed repairs within 60 days of notice, HKOAI may enter upon the property and make the repairs at the expense of the property owner.
- Property owners and their guests are responsible for obeying HKOAI rules and regulations established by HKOAI governing the use and operation of the entrance gate. If the gate is damaged, the violator is responsible for costs of repair.
- Trees with a trunk one foot from the ground and a diameter in excess of 5 inches shall not be cut without written approval of HKOAI.

Residents should also check their property's covenants for regulations regarding the sale or rental of any properties on High Knob.

If you do not have a copy of the covenants that came with your property, you may pick up a copy at the Clerk's Office of Warren County located at 1 East Main Street, Front Royal, VA 22630.