High Knob Owners' Association, Inc.

Addendum to Sales Contract

This addendum attached and hereby made part of the Sales Contract dated_____

Between_____("Purchaser") and_____("Seller")

For Purchase of property located at_____

The Virginia Property Owners' Association Act ("POAA") is not applicable to the High Knob subdivision or to the High Knob Owners' Association, Inc. High Knob is therefore exempt from compliance with the POAA regarding resale disclosure packet documents (as set forth in Va. Code 55.1-2307, et seq). Nevertheless, potential purchasers of lots in High Knob are advised that most of the lots in High Knob are subject to restrictive covenants, various versions of which have been recorded in the land records of the Warren County Circuit Court. Such recorded restrictive covenants are enforceable at law or in equity.

The High Knob Owners' Association office is located at 16 Windy Way, Front Royal, VA 22630. The Purchaser should review copies of the deed and covenants/restrictions pertaining to the property for new owners. These documents are available at the Warren County Courthouse. Have your lot and block numbers available to look up the correct covenants.

In addition, other information may be obtained regarding High Knob Subdivision from the following agencies:

- High Knob Owners' Association, Inc. 540-635-6086 www.hkoai.com
- High Knob Utilities, Inc. 540-635-6131 www.hkui.org
- Warren County Treasurer (Sanitary District Fees) 540-635-2215
- State Corporation Commission 804-371-9967
- Commonwealth of VA, Dept. of Health, Office of Water Program 540-463-7136
- Warren County Health Department 540-635-3159

Up to date water quality reports are posted on the HKOAI website at: https://www.hkoai.com/real-estate-contractors and can be downloaded for your convenience.

Purchaser has reviewed the septic information obtained from the Warren County Health Department.

Having read the foregoing, the undersigned, hereby approve, accept, confirm, acknowledge, and ratify the same to be part of our contract. All other terms of the contract remain in full force and effect.

Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date