BEACON ROCK
PROPERTY MANAGEMENT

PET POLICY

November 2026

1. GENERAL PROVISIONS

1.1 Applicability. This Pet Policy supplements the rental agreement, the Rules, Regulations and Fees, and any Pet Addendum. Terms defined in the Rules, Regulations and Fees have the same meaning in this Policy. If a provision conflicts with applicable law, the law controls.

1.2 Approval Required. No animal may be kept, fed, or brought onto the premises, even temporarily, unless it is registered under a signed Pet Addendum or approved as an assistance animal under Article 6. This includes animals belonging to guests and animals cared for on behalf of others.

2. PERMITTED AND PROHIBITED ANIMALS

2.1 Permitted Pets. With a signed Pet Addendum, residents may keep dogs weighing up to 40 pounds at maturity, cats, birds, small rodents such as hamsters and gerbils, and non-venomous reptiles. All pets must be domesticated and legally allowed within the jurisdiction. Fish and aquariums are not permitted.

2.2 Number of Pets. No more than two pets are permitted per dwelling unit. Every animal kept in the dwelling unit counts toward this limit.

2.3 Prohibited Animals. The following are not permitted: venomous reptiles; poisonous insects or arachnids; ferrets; skunks; large predatory cats; wild or exotic animals; Pit Bull Terriers, American Staffordshire Terriers, Staffordshire Bull Terriers, Rottweilers, Mastiffs, Bullmastiffs, and mixes of any of these breeds; and any other breed excluded under the property's liability insurance policy.

3. REGISTRATION AND PET ADDENDUM

3.1 Registration. Residents must register each pet with Management and sign a Pet Addendum before bringing the pet onto the premises. Registration requires the pet's type, breed, age, and weight, and current vaccination records.

3.2 Licensing and Vaccination. Dogs and cats must be licensed and vaccinated as required by state and local law. Residents must provide proof of current licensing and vaccination upon request.

3.3 Replacement Pets. A pet that replaces a registered pet must be registered as a new pet before it is brought onto the premises.

4. PET RENT, DEPOSITS AND DAMAGE

4.1 Pet Rent and Deposit. Monthly pet rent and a refundable pet deposit may be required. Any pet rent or pet deposit will be stated in the rental agreement or Pet Addendum. A pet deposit is part of the security deposit and is held and refunded as provided by ORS 90.300.

4.2 Damage and Injury. Residents are responsible for damage caused by their pets to the dwelling unit, common areas, or other property, and for injury caused to persons or other animals, to the extent provided by the rental agreement and applicable law.

5. PET CONDUCT AND CARE

5.1 Behavior. Pets may not threaten or injure persons or other animals or create a nuisance. Recurring barking or other noise, aggression, odor, and property damage are violations of this Policy.

5.2 Control Outside the Dwelling Unit. Dogs must be leashed at all times when outside the dwelling unit. Cats and other pets must be leashed, carried, or kept in a carrier when outside the dwelling unit. Pets may not be left unattended on balconies, patios, or in common areas.

5.3 Waste. Residents must promptly clean up pet waste anywhere on the property and dispose of it in designated trash containers. Designated pet relief areas, where provided, must be used. Cat litter must be bagged and placed in the trash and may not be flushed.

5.4 Care. Pets must be kept in sanitary conditions and receive adequate food, water, and care. Pets may not be left unattended for periods that cause noise, odor, or sanitation problems.

6. ASSISTANCE ANIMALS

6.1 Assistance Animals Are Not Pets. Assistance animals, including service animals and support animals, are not pets. They are not subject to pet rent, pet deposits, the Pet Addendum, or the type, breed, weight, or number limits of this Policy.

6.2 Accommodation Requests. Residents may request a reasonable accommodation for an assistance animal. When a disability or the disability-related need for the animal is not readily apparent, Management may request reliable information supporting the request as permitted by fair-housing law. Each request will be evaluated individually.

6.3 Responsibilities. Residents remain responsible for controlling their assistance animals, cleaning up waste, and any damage the animal causes, to the extent permitted by law. An accommodation may be denied when the specific animal poses a direct threat to the health or safety of others, or would cause substantial physical damage to the property, that cannot be reduced or eliminated by another reasonable accommodation.

7. ENFORCEMENT AND GENERAL TERMS

7.1 Violations. Violations of this Policy may result in written warnings, a requirement to remove the pet from the premises, noncompliance fees, or termination of the tenancy, as permitted by the rental agreement and applicable law.

7.2 Noncompliance Fees. Fees for failure to clean up pet waste and for keeping an unauthorized pet capable of causing damage to persons or property are governed by Section 9.3 of the Rules, Regulations and Fees and ORS 90.302.

7.3 Policy Amendments. This Policy may be amended from time to time as permitted by the rental agreement and Oregon law. Management will provide any notice required by law. Posting a revised version on BeaconRockPropertyManagement.com or in the tenant portal does not replace any notice that applicable law requires Management to deliver directly.

ACKNOWLEDGMENT

By signing below, the resident acknowledges receipt of and agrees to this Pet Policy. Signing does not waive any right provided by the rental agreement or applicable law.

_____ _____

Resident Signature Date

_____ _____

Resident Signature Date