



RULES, REGULATIONS AND FEES

Review Draft • September 2026

Applicability. These Rules, Regulations and Fees supplement the rental agreement and apply to residents, occupants, and guests as applicable. They do not waive or reduce any right or obligation imposed by the rental agreement or applicable law. If a provision conflicts with applicable law, the law controls.

Occupancy, Residents and Guests

BRPM maintains reasonable occupancy guidelines for its residential properties for the safety and welfare of residents, appropriate use of dwelling units and building facilities, and preservation of the property. These guidelines apply without regard to age, familial status, marital status, or other protected status.

Occupancy Guideline. Unless the characteristics of a particular dwelling unit or applicable law require a different result, occupancy is ordinarily limited to two persons per bedroom. BRPM will consider the size and configuration of the bedrooms, the overall size and configuration of the dwelling unit, applicable building and housing codes, and other factors required by ORS 90.262 when determining the reasonable occupancy of a particular dwelling.

Occupants. All persons who will reside at the premises, whether on a full-time or regularly recurring part-time basis, must be disclosed to BRPM before occupancy begins. Minor occupants are not required to sign the rental agreement or assume financial responsibility solely because they are occupants.

Recurring Part-Time Occupancy. A person who regularly uses the premises for living or sleeping pursuant to an established recurring arrangement may be considered an occupant for purposes of the occupancy guideline even though the premises is not that person's sole or primary residence. The determination will be based on the actual nature, frequency and regularity of the person's use of the premises and will be applied without regard to the person's age or relationship to the tenant.

Guests. A guest is a person whose presence at the premises is temporary and does not constitute full-time or regularly recurring part-time residency. Except as otherwise permitted by BRPM in writing or required by law, overnight guests may not stay more than 30 nights during any rolling 12-month period without disclosure to and written approval from BRPM.

Children and Parenting Arrangements. BRPM does not restrict a tenant's children from visiting the premises because of familial status. When a minor child regularly stays overnight at the premises pursuant to a custody, parenting-time or similar recurring arrangement, BRPM will evaluate the child's presence as recurring part-time occupancy rather than attempting to restrict lawful parenting time through the ordinary guest-night limitation. Such occupancy remains subject to the same reasonable occupancy standards applicable to all residents and recurring occupants.

Tenants must promptly notify BRPM of any material change in the number of full-time or recurring part-time occupants of the premises. Nothing in this rule authorizes occupancy exceeding applicable building, housing, fire or life-safety requirements.

Trash, Recycling and Bulky Items

Residents must place garbage, recycling, and compost in the proper designated containers and follow posted sorting rules. Cardboard must be broken down when required. Furniture, mattresses, appliances, construction debris, and other bulky items may not be left in or beside common-area containers unless Management has



expressly authorized disposal. Residents may be charged for extraordinary removal or disposal costs caused by their conduct to the extent permitted by the rental agreement and law.

Common Areas

Hallways, stairs, entries, laundry rooms, walkways, yards, and other common areas must be kept reasonably clean and free of trash, personal property, and obstructions. Common areas may not be used for storage unless Management has designated an area for that purpose.

Laundry Rooms

Where common laundry facilities are provided, laundry room hours are 8:00 a.m. to 10:00 p.m. Residents must remove clothing promptly when a cycle is complete, clean dryer lint traps after use, place lint and trash in the appropriate receptacle, and leave the room reasonably clean for the next user.

Quiet Hours and Nuisance Conduct

Quiet hours are 10:00 p.m. to 8:00 a.m. At all times, residents and guests must avoid unreasonable noise, odors, vibration, harassment, or other conduct that materially interferes with another resident's peaceful use of the property.

Smoking and Vaping

Smoking is prohibited within 10 feet of the property. Where the rental agreement or property signage establishes a broader smoke-free area, that restriction also applies. Residents are responsible for ensuring that their guests comply with the property's smoking rules.

Pets and Assistance Animals

Pets are governed by the rental agreement and Beacon Rock Property Management's Pet Policy. Pet waste must be removed promptly, and animals may not create recurring noise, sanitation, safety, or property-damage problems. Assistance animals are not pets and will be handled separately in accordance with applicable fair-housing law.

Parking and Vehicles

Vehicles must be parked only in authorized locations and may not block driveways, fire lanes, access routes, trash service, or another resident's assigned space. Inoperable, abandoned, leaking, or unregistered vehicles and vehicle repair or storage are prohibited where restricted by the rental agreement, posted property rules, or applicable law.

Balconies, Patios and Exterior Areas

Balconies, patios, porches, and exterior areas must be maintained in a reasonably clean and safe condition and may not be used for accumulation of trash or hazardous materials. Residents may not attach fixtures, signs, antennas, cameras, satellite equipment, or other items to the building or exterior surfaces without prior approval when approval is required by the rental agreement.

Fires and Barbeques

Residents must follow all applicable fire codes regarding barbecue use. Charcoal and standard propane grills are prohibited on balconies or porches. Only electric grills or small hibachi-style grills using one-pound propane



cylinders are permitted, and only when kept at least 10 feet from combustible surfaces and unplugged or disconnected when not in use. Fire pits, pellet grills, and smokers are not allowed.

Building Security and Locks

Residents may not prop secured exterior doors open, tamper with locks or access-control equipment, or knowingly provide building keys or access credentials to unauthorized persons. Lock changes or additional locking devices require approval when required by the rental agreement or law.

Fire and Life-Safety Equipment

Residents may not disable, remove, cover, obstruct, or tamper with smoke alarms, carbon-monoxide alarms, sprinklers, fire extinguishers, alarm equipment, emergency lighting, or other life-safety systems. Any malfunction or damage must be reported promptly to Management.

Maintenance and Damage Reporting

The Owner wants to provide a safe and comfortable property. Residents must promptly report leaks, water intrusion, electrical problems, broken safety equipment, pest activity, or other conditions that could cause injury or additional property damage. Routine repair requests should be submitted through the tenant portal at beaconrockpropertymanagement.com. Emergencies should be reported using the emergency contact procedure provided by Management.

Pest-Control Cooperation

Residents must reasonably cooperate with lawful pest inspection and treatment, including following preparation instructions and providing access after legally sufficient notice. Conditions that may contribute to infestation, including exposed food, accumulated trash, or excessive clutter, must be corrected when reasonably requested.

Plumbing and Drains

Grease, wipes, paper towels, hygiene products, litter, and other inappropriate materials may not be placed in toilets or drains. Residents may be responsible for repair costs caused by misuse to the extent permitted by the rental agreement and law.

Alterations and Installations

Residents may not paint, remodel, change locks, alter fixtures, install appliances, or make other material alterations to the property without prior written approval when approval is required by the rental agreement. Any approved work must comply with applicable codes and Management's written conditions.

Commercial and Hazardous Activity

The property may not be used for unlawful activity or for activity that creates unusual traffic, nuisance, fire risk, hazardous-material risk, or a material insurance or safety concern. Ordinary lawful work-from-home activity that does not create these impacts is not prohibited by this rule.

Utility Hookups

Residents are responsible for arranging for utilities assigned to them under the rental agreement to begin in their name on the lease start date and to remain active as required during the tenancy.



Cleaning Fee

Cleaning charges may be deducted from the security deposit when permitted by the rental agreement and Oregon law if the unit or property is not left free of trash, debris, abandoned furniture, or personal property and in the condition required by the rental agreement at move-out. Any charge will be based on the work actually required and applicable legal standards.

Clogged Toilets

A \$75 clogged-toilet charge may be assessed when a handyman or plumber is required to clear an avoidable clog caused by resident, occupant, or guest misuse, to the extent the charge is permitted by the rental agreement and applicable law. Any charge will be posted to the tenant ledger.

Lockouts

A \$75 lockout charge may be assessed when Management or its agent is required to respond to a resident lockout, to the extent permitted by the rental agreement and applicable law. Any charge will be posted to the tenant ledger.

Lost Keys

A \$50 lost-key replacement charge may be assessed for each lost key, to the extent permitted by the rental agreement and applicable law. Actual third-party or rekeying costs may apply when authorized by the rental agreement and law.

Limit of Liability

Management and Owner are not responsible for loss or theft of personal property from bike rooms, hallways, patios, decks, or other common areas except to the extent responsibility is imposed by law. Residents should secure their belongings appropriately.

Compliance and Enforcement

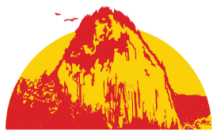
Residents are responsible for compliance by their occupants and guests where provided by the rental agreement or law. Violations may result in warnings, notices, charges where lawfully authorized, or other remedies available under the rental agreement and applicable law. Management may address serious or repeated violations without first issuing an informal reminder when circumstances warrant.

Rule Adjustments

These Rules, Regulations and Fees 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 these Rules, Regulations and Fees. A signature acknowledges receipt and does not waive any right provided by the rental agreement or applicable law.



Resident Signature

Date

Resident Signature

Date