BEACON ROCK
PROPERTY MANAGEMENT

RULES, REGULATIONS AND FEES

September 2026

1. GENERAL PROVISIONS

1.1 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.

1.2 Definitions. "Management" means Beacon Rock Property Management (BRPM) and its agents. "Owner" means the owner of the property. "Resident" means each tenant who signs the rental agreement. "Occupant" means any other person authorized to reside at the premises under Article 2. "Guest" has the meaning given in Section 2.5.

2. OCCUPANCY, RESIDENTS AND GUESTS

2.1 Purpose. Management 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.

2.2 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. Management 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.

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

2.4 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 resident.

2.5 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 Management in writing or required by law, overnight guests may not stay more than 14 nights during any rolling 12-month period without disclosure to and written approval from Management. A guest who wishes to stay beyond this limit may do so only under a written temporary occupancy agreement under ORS 90.275 or after being screened and added to the rental agreement.

2.6 Children and Parenting Arrangements. Management does not restrict a resident'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, Management 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.

2.7 Changes in Occupancy. Residents must promptly notify Management of any material change in the number of full-time or recurring part-time occupants of the premises. Nothing in this Article authorizes occupancy exceeding applicable building, housing, fire or life-safety requirements.

3. RESIDENT CONDUCT

3.1 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.

3.2 Smoking and Vaping. Smoking and vaping are prohibited inside all dwelling units, on balconies and patios, in common areas, and within 10 feet of any building on the property. Smoking is permitted only in designated smoking areas, if any, as posted on the property. Where the rental agreement or property signage establishes a broader smoke-free area, that restriction also applies.

For purposes of this Section, "smoking" includes the use of cigarettes, cigars, pipes, cannabis, electronic cigarettes, vape pens, and any other device or product that produces smoke, vapor, or aerosol for inhalation. Residents are responsible for ensuring that their occupants and guests comply with this Section.

3.3 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.

3.4 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 Section.

4. COMMON AREAS AND SHARED FACILITIES

4.1 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.

4.2 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.

4.3 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.

4.4 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.

5. USE AND CARE OF THE PREMISES

5.1 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.

5.2 Fires and Barbecues. 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.

5.3 Plumbing and Drains. Grease, wipes, paper towels, hygiene products, litter, and other inappropriate materials may not be placed in toilets or drains. When a handyman or plumber is required to clear a clog or repair damage caused by resident, occupant, or guest misuse, the resident will be charged the actual cost of the service and repair. Charges will be itemized and posted to the tenant ledger.

5.4 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.

5.5 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.

6. SAFETY AND SECURITY

6.1 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.

6.2 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.

7. MAINTENANCE AND REPAIRS

7.1 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.

7.2 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.

8. MOVE-OUT

8.1 Move-Out Condition and Cleaning. At move-out, the unit must be left free of trash, debris, abandoned furniture, and personal property, with floors swept and vacuumed, and with appliances, fixtures, storage areas, and any outbuildings cleaned. Cleaning charges may be deducted from the security deposit as permitted by ORS 90.300 and the rental agreement, based on the reasonable cost of the work actually required. Ordinary wear and tear will not be charged.

9. FEES AND CHARGES

9.1 Lockouts. Management is not required to provide lockout service. When a resident requests lockout assistance and Management or its agent responds, the resident will be charged $75 per response.

9.2 Lost Keys and Rekeying. Replacement keys and access credentials are provided at the resident's request for $50 each. When rekeying is reasonably necessary because a key or credential was lost, the resident may be charged the actual cost of rekeying to the extent permitted by the rental agreement and law.

9.3 Noncompliance Fees. As permitted by ORS 90.302, Management may charge a noncompliance fee for a second or subsequent violation, occurring within one year after a written warning notice, of these rules or the rental agreement concerning: late payment of a utility or service charge; failure to clean up pet, service animal, or companion animal waste (Section 3.3); failure to clean up garbage, rubbish, or other waste outside the dwelling unit (Section 4.3); parking and improper use of vehicles (Section 4.4); and smoking in a designated nonsmoking unit or area (Section 3.2). The fee for a second violation is $50. The fee for a third or subsequent violation is $50 plus 5 percent of the current monthly rent. The fee for a second or subsequent smoking violation is $250 and will not be assessed until at least 24 hours after the warning notice. Each warning notice and fee will be issued in writing within 30 days after the violation. Noncompliance fees will not be deducted from rent payments.

9.4 Other Charges. Charges for extraordinary trash removal, plumbing misuse, and move-out cleaning are described in Sections 4.3, 5.3, and 8.1.

10. ENFORCEMENT AND GENERAL TERMS

10.1 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, noncompliance fees under Section 9.3, other 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.

10.2 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.

10.3 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 and agrees to these Rules, Regulations and Fees. Signing does not waive any right provided by the rental agreement or applicable law.

_____ _____

Resident Signature Date

_____ _____

Resident Signature Date