

ARCHITECTURAL STANDARDS AND GENERAL RULES OF
BECKONRIDGE @ RAINIER PARK
EFFECTIVE April 28, 2026

The Covenants, Conditions, Restrictions and easements dated January 29, 1993 and amendments and/or modifications of said restrictions dated May 20, 1993, July 2, 1993, May 31, 1994, May 5, 2024 and April 28, 2026 herein referenced as the CC&R's providing provisions for the Rainier Park/Beckonridge Board of Directors to create and adopt Architectural Standards and General Rules for the benefit of the Rainier Park/Beckonridge Homeowners Association. The Standards and Rules created in this document in addition to the CC&R's; By-laws and The Articles of Incorporation will govern this association and will remain in full force and effect. These Standards and Rules will replace and supersede all previous Standards & Rules and/or Rule documents. This document will be in force and effect from April 28, 2026 until revised, amended or replaced.

The Rules apply to all lots and homes in Rainier Park/Beckonridge and are applicable to all homeowners, tenants, guests and visitors.

To read and review *Rainier Park P.R.D. Owners' Association 's CC&Rs* go to the last page.

Failure to comply with any or all sections of the Rules shall be subject to a Notice of Violation and subject to the associated cost, expenses and fines.

Adopted by the Rainier Park/Beckonridge Board of Directors:

Date: April 28, 2026

President: Carolyn Cox /s/ Signature on File

Vice President: Beckie Weatherford /s/ Signature on File

April 28, 2026

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Air Conditioning Units

Air conditioner restrictions and use on individual lots and homes:

- Air conditioners cannot be permanently installed in windows visible from the street
- Temporary window air conditioners shall be allowed in windows visible from the street from June 1st through October 1st. Periods extending beyond the provided dates will be considered a violation of the Rules and subject to the Enforcement Rules of Rainier Park.
- Air conditioner shall be installed with materials consistent with the house and should not utilize unpainted cardboard or unfinished materials of any type.

- An Architectural Control Application must be submitted and approved before installation of any air conditioner that is visible from any community street.

Flags

Each individual lot may display flags consistent with the following conditions:

- Each lot may display a maximum of two (2) flags.
- Each flag shall not exceed 15 sq. ft.
- Displayed using a standard flag pole bracket attached to the house.
- One flag pole may be installed in the lawn area, but only to display the flag of the United States. No other flags may be displayed from the flagpole. An Architectural Control Application must be submitted and approved before installation of any flagpole.

Home Improvement

Home or property improvements such as visible from a private community street, common areas, an adjacent property; or that impact other properties require an Architectural Control Application submitted on an ACC application form available on the Vantage website. The application will be reviewed and responded to by the ACC Committee within thirty (30) days of receipt. All correspondence must include the application, color or material samples. The completion notice shall be in writing. Verbal correspondence will not be permitted or accepted.

Owners should not commence or start work on their project until the owner receives an approval notice. All projects submitted to the ACC Committee must be completed within ninety (90) days following approval. Failure to complete any submitted project within the designated period will result in termination of the earlier granted approval and require resubmission. Within thirty (30) days after completion of all improvements the homeowner must notify the management company in writing advising that the work is complete and available for inspection.

House Painting: You must submit an ACC application for review and approval of all painting, refinishing, and rehab of exterior house finishes, regardless of whether a color change is planned.

A Board-approved paint pallet brochure is posted on the Community bulletin board located by the mailboxes, at the Vantage Association Management office. The Sherwin Williams Paint Palette Brochure provides the Board-approved paint colors and paint sheens (satin or low sheen may be used; flat or gloss finishes are not permitted) to help guide your color choices.

- Other paint manufacturer products, of the same color and sheen, may be substituted and considered for review by the ACC Committee. If you select another brand of paint, please include the matching Sherwin Williams color name and number on the application.

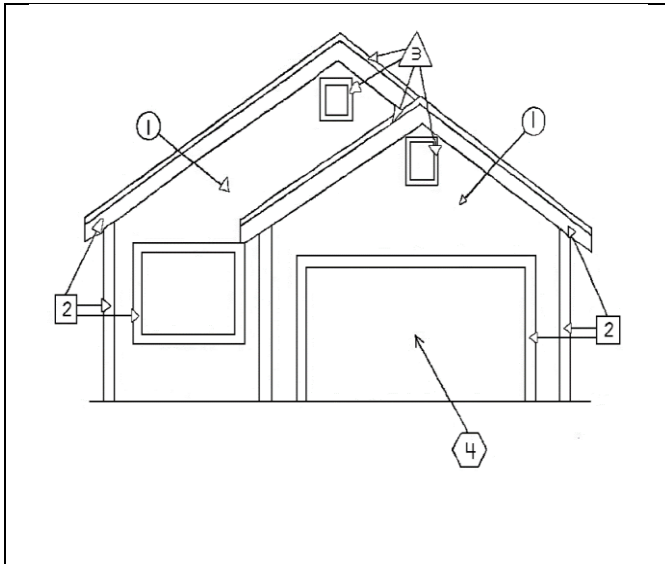
- All applications for painting must have a paint chip for each color. Photocopies, emailed samples, or color names and numbers will not be accepted.
- To ensure an overall cohesive, complementary neighborhood appearance, using a color scheme the same as a next-door neighboring house color is not acceptable, and will not be approved.

For paint projects where the house color is changing:

1. Use of a color that is included in, or similar to the paint palette colors will be automatically approved by the ACC Committee
2. Use of a color that is not included in, or similar to those included in the paint palette will be reviewed and considered for approval by the Board of Directors

For paint projects where the house will be repainted with the existing color:

1. Use of a prior-approved color will be automatically approved by the ACC Committee.



1. Body
2. Large Fascia Trim (*Must be white*)
3. Small Accent Trim (*Your choice of colors*)
4. Garage Door (*Must be white or body color of house*)
5. Paint sheen must be satin or low sheen (*Use of flat or gloss is not permitted*)

Garage doors: Garage doors are a consistent style and design throughout the community. The design will be the classic raised panel design: single garage doors must have 16 raised panels, and double garage doors must have 32 raised panels. No window or glass panels will be permitted in any portion of the garage doors. An ACC application is required for the replacement of any garage door. Approved local garage door vendors suggested, but not required:

Olympia Overhead Door
6410 Carpenter Rd.
Lacey, WA 98503
360-491-8003

Hung Right Doors
315 North Capitol Way
Olympia, WA 98501
360-753-2222

Fences: Fences shall be limited to the location of the currently installed fences. An ACC application must be submitted prior to any fence project. All fences shall be 6 feet tall:

- Constructed of 1 inch X 6-inch cedar boards
- Top rail constructed of cedar or treated wood
- Fences and gates must conform to the design of the original.
- 4-inch X 4-inch treated posts with rail caps. Fences along the perimeter of the community require 6-inch X 6-inch posts with rail caps.
- Fences shall be stained only with *Natural Cedar Stain*, Ready Seal No. 512, Exterior Wood Stain.

Roof shingles: The style and color standards are the products by Pabco, Tahoma style, 3-tab roofing material and in one of the pre-approved colors is the following:

Driftwood	Weathered Wood	Prairie Wood
Pewter Gray	Weathered White	Antique Black

Other manufacturer's products, similar in style and color may be substituted and considered following review by the ACC committee. An ACC application form is required and must include material samples and color samples as attachments

Sidewalk/Walkway/Responsibilities

(CCRs: Article IX, Section 9.01; Section 9.02 and Section 9.04. Article XIII, Section 13.03)

Sidewalks:

Located on Common Property
Maintained by HOA

Walkways and Driveways:

Located on private lots
Maintained by homeowners

Fences:

Homeowner is responsible for maintenance, repair, and replacement of fences on their lots. This responsibility may be shared between neighbors. Anything that requires a hammer and nails is repaired.

HOA is responsible for maintenance of the sides of fences on private lots that are seen from any common property, streets, sidewalks, etc. This means cleaning.

HOA is responsible for fences that are completely on community property. This includes fences at the end of the dead-end streets, around the small playground and several small other small areas. This includes maintenance, repair and replacement of these fences as needed.

Landscaping and Personal Planting

The Association maintains all trees, shrubs, lawns and barked areas and 'maintained' planted beds in the front yard and alley areas outside of the fenced/enclosed areas.

- Homeowner installed plantings are NOT permitted outside of the fenced/enclosed areas; however, an Architectural Control request may be made to change plantings at homeowner expense. Any change must conform to established style of plantings and plant materials.
- Homeowners shall report any dead or missing plants maintained by the Association by putting a message in the Comment Box behind the community mailboxes.
- No artificial plants may be used or seen from any areas outside of the fenced/enclosed areas.
- Disposal of yard waste from the back yards (fenced areas) is the responsibility of the homeowner. Debris is not to be deposited on the community landscaped areas.
- Dead or hazardous trees or shrubs located in back yards (fenced areas), that are visible from the community streets, are the responsibility of the homeowner and must be removed.

Flower pots: Flower pots are permitted in both front and alley yards consistent with the described following limitations:

- Flowerpots may have flowers, bushes, vegetables, ground cover or other decorative live plants only.
- Pots must be maintained in a like-new, weed-free condition.
- No more than 6 pots are allowed per lot outside of the fenced area.
- Pots will be displayed on the concrete hard surface areas; walkways, front steps and/or driveways.
- No part of a flower pot shall overhang or extend into the lawn area to impede or intrude into the mowing/edging activities or mowing areas.
- Any planted pots interfering with Landscape maintenance must be removed

Sidewalk and Border Lighting: Lights are permitted subject to the following conditions and restrictions:

- All lighting shall be placed in the barked areas only. Lighting must be placed six (6) inches away from lawn areas to allow for landscape maintenance access.
- Residents are responsible for the maintenance and upkeep of all sidewalk or border lighting. The Association is not responsible for any damage to sidewalk or border lighting without regard to the cause, party, company or organization.
- All worn or inoperable lighting shall be removed or replaced by the homeowner immediately.

Rocks, Bricks, and Glass (decorative or drainage): Any rock outside of the fenced/enclosed areas of each lot is subject to the Landscape committee's approval and the following conditions:

- Drainage rock or brick may be used in designated areas and is subject to approval by the ACC Committee and/or Landscape Committee. Residents must keep the rocked or bricked drainage areas on their property free of weeds or other debris.
- Decorative rock, brick or glass is not permitted outside of the fenced/enclosed areas.

Yard Art or Statuary: Yard art must be simple and limited in size and number to be in keeping with our small yards and with the simplicity and beauty of our natural setting of trees and lush landscaping. In addition, any yard art must be located so that it does not interfere with the landscapers' work or intrude on a neighbor's property. Yard art that violates these principles must be removed upon notification from the Homeowners Association.

(See section 'Flower Pots' for additional details)

Parking

Beckonridge at Rainier Park was designed and approved under the City of Lacey's Planned Residential Development (P.R.D.) Ordinance. In general, this ordinance allows for smaller street sections and lot sizes in exchange for larger and highly improved open spaces. With the smaller street section design, approval of the P.R.D. was conditioned on the provision of adequate parking for each home. The developer accomplished this by providing an average of four parking spaces per home. All roads within Beckonridge

have been clearly signed regarding whether they do or do not allow parking. These signs must be followed to allow for safe passage of emergency vehicles.

The streets within Rainier Park/Beckonridge are controlled by the following parking rules:

- Vehicles parked in *No Parking Zones* are subject to towing at any time, without notice.
- Parking for service vehicles on a temporary basis while in the process of servicing a home is permitted. Homes with street facing garages have two parking spaces in the garage and two parking spaces in the driveway.
- Homes with garages in the back have two parking spaces in the garage and an 'average' of two parking spaces in the parking strip on their street, but not necessarily directly in front of their home, for guests or additional homeowner vehicles.
- Street parking in front of the rear-facing garage homes is only for those homeowners and their guests on a first come, first serve basis.
- No vehicle shall be parked so that it infringes on any lawn area or sidewalk. Vehicles parked in driveways must not extend over the sidewalk. This is a violation of city and Federal laws and the *Americans with Disability Act*.
- Guest and/or overflow parking is available along Rainier Loop, Chardonnay Lane or other area outside the community.
- Vehicles that are inoperable, have flat tires or are not legally licensed are not allowed to remain in driveways or streets.

**Please remember that the Speed Limit in our Beckonridge Neighborhood is
15 MPH**

Always adjust speed as needed for safety.

Seasonal Decorations & Lighting

Seasonal/holiday decorations are permitted in Beckonridge subject to the following conditions and restrictions:

- Installed for a specific holiday only.
- With the exception of winter holiday decorations and lights, decorations can be installed no more than 15 days prior to the holiday and must be removed 15 calendar days after the holiday. Winter holiday decorations and/or lights may be installed the day after Thanksgiving and must be removed by February 1st of the New Year.
- Year-round decorations and/or lighting will not be permitted.
- No decorations or lighting can interfere with Landscape maintenance.

Signs Posted in Neighborhood

Signs are restricted because they can cause damage to the sprinkler system or landscape maintenance. The cost of damage to the sprinkler system or landscape caused by a sign is the responsibility of the homeowner. Signs can be posted subject to the following restrictions:

- One “For Rent” or “For Sale” sign may be posted for each lot in the barked areas only.
- Signs cannot be posted in the common areas. Signs shall not be posted at the mail delivery station, street and speed limit signs, on parking signs or anywhere else.
- Signs for garage sales and yard sales must be free standing, limited in size to 18” x 24” and removed immediately following the event by the homeowner.
- Political signs are permitted, limited in size to not more than 18” x 24”, posted in the barked landscape area in front of the lot and not in the lawn areas. All political signs must be removed within one week following the election.

Exterior Home Inspections

Each year the HOA does a scheduled Exterior House Inspection. Below is an update of the *Addendum to the Rainier Park PRD Architectural Standards* for clarification of expectations of CC&Rs. Additional information regarding Exterior Home Inspections is emailed and posted at the mailbox area for residents before the Inspections.

Addendum to the Rainier Park PRD Architectural Standards Effective 7/25/2023 Adopted by the Board of Directors

Consistent with Sections 9.02 & 10.02 of CC&R’s, the following maintenance standards are hereby adopted.

- Lots shall be kept free of accumulations of litter, junk, containers, equipment, building materials and other debris.
- Roofs must be kept clear of significant accumulations of moss and/or debris.
- No tarps are permitted in public view, except that a tarp used for temporary, short term (less than 14 days) roof repair is allowed.
- Rain gutters and downspouts must be kept functional and in good repair and clean of moss or mildew.
- Driveways and walkways are to be kept clear of excessive accumulations of moss, molds and mildew. Weeds in expansion joints or cracks must be eliminated.
- Broken windows must be replaced with like-kind materials within 14 days. Windows with failed seals that are visible from the street must be replaced.

- Damage from vandalism, pranks, "tagging" and other mischief must be removed within 14 days.
- Exterior paint must be kept in good condition, with no bare materials showing through. The Board may require repainting when a structure's paint is clearly worn. Touch ups may be performed without ACC approval provided that the same color is used.
- Exterior home surfaces shall be kept reasonably free from the accumulation of dirt, grime, mold, mildew, and other unsightly materials.

The Board or ACC in its discretion may require additional maintenance of a lot if, in its determination, necessary to enforce the CC&R's and the general aesthetic appeal of the community.

Trash Cans

Stow trash and recycling containers out of sight after the weekly collection service. Bins left out in front of your home are unsightly, can attract pests and may impede pedestrians from using the sidewalk. **Permitted Placement:** Trash cans may only be placed out for collection between Wednesday and Friday. **Storage Requirements:** To ensure a neat appearance, trash cans must be completely out of view. This entails storing them either in the backyard (behind a fence) or inside the garage. Section 8.08 (page 31-32).

Sheds

Sheds and arbors approval must have submitted specific measurements on the ACC Application. Sheds must be painted the same color as the house. Sheds shall be no larger than 8x8 and be painted the color of the house. Sheds must also be set back 5 ft from the back fence and 3 feet from the side fence. No construction may begin until the ACC Application has been approved.

Directions for Finding the' Rainier Park P.R.D Owners' Assoc. CC&Rs' on Vantage Communities Webpage

1. Log on to <http://www.vantagecommunities.net/>
2. On the left menu Click on Owner Services
3. Type in the location box: Rainier Park (It takes some seconds to load)
4. On the Horizontal Menu click on 'Documents'
5. The CC&Rs and other documents are listed for your convenience.