

PETRA AT LARKSPUR E-BIKE DRAWING RULES

E-Bike Sweepstakes: Petra is conducting a limited-time sweepstakes from August 1, 2026, to October 31, 2026, with a sweepstakes drawing by November 15, 2026.

Initial Eligibility/Entry. All households who move in by October 31, 2026, will be automatically entered into the sweepstakes. To qualify, all adult household Residents must sign the lease and all required addenda. Each qualifying Resident household will be entitled to a single entry (not each Resident). Employees of Petra and/or Avenue 5 Residential (and their households) are not eligible.

Sweepstakes Drawing. The drawing will be held on a date to be announced in November 2026. The drawing will be a live event and Landlord will use a randomizer, SpinWheelNames, for the drawing. The date, time, and manner of the drawing are subject to change without notice. The winner need not be present.

Prizes. The drawing will result in one Grand Prize winner. Grand Prize: A premium E-Bike from Project Bike in Bend, OR. E-Bike make/model entirely at discretion of Petra at Larkspur and Project Bike. Retail value \$3,000.00. Winner can elect Project Bike store credit of \$3,000.00 in lieu of prize bike but must do so in person at Project Bike no later than by December 15, 2026. If winner elects store credit and/or to exchange the prize bike with a higher priced bike, winner must pay for the difference directly to Project Bike. Prize bike cannot be exchanged unless it is in likew new condition and shows no signs of use. Winner who elects store credit is subject to Project Bike store credit rules and policies. In no circumstance is winner entitled to any monetary or gift card payout.

Eligibility to Win. If a Resident household is drawn as a prize winner at the sweepstakes drawing, the Resident household will provisionally be announced as the winner. A provisional prize winner will only be declared the official winner if the Resident household meets all of the following requirements as of the moment of the drawing: 1) Must be current in all charges (including, without limitation, rents, late fees, and utilities). If the Resident household is current at the time of the drawing but any payment made prior to the drawing is later dishonored or reversed, the Resident household will be deemed ineligible, the prize will be rescinded, and a replacement drawing for that prize will be performed as promptly as possible. 2) Must not be a party to an open eviction (Forcible Entry & Detainer) case; 3) Must not be a party to an open/ongoing Stipulated Agreement entered in an eviction (Forcible Entry & Detainer) case with Petra; 3) Must not be subject to a previously served non-curable termination notice; 4) Must not have given Petra a notice of intent to vacate; and 5) Must be residing in the rented unit. Official winners will be declared within 5 days of the drawing and notified via actual notice. Actual notice to one Resident shall be deemed notice to all Resident household members. If the prize is not awardable to the Resident household that won the drawing for any reason, a replacement drawing will be held as promptly as possible.

Additional Conditions. (a) Prize is non-transferable,(b) Any replacement drawing will be performed at a time and place entirely at Landlord's discretion and may not be public.

Disclosures. (a) The odds of winning depend on the total number of entries. (b) The sponsors of the sweepstakes are Petra at Larkspur, 1711 SE Wilson Ave., Bend, OR 97702 and Project Bike, 35 NW Bond St., Bend, OR 97703. (c) No purchase is required; must be a new move-in and move into Petra unit by October 31, 2026. (d) Retail value of prize is \$3,000.00.

Petra makes no representations regarding the tax implications associated with sweepstakes prize. Residents must seek advice from a qualified tax professional regarding the tax implications, responsibilities, and liabilities associated with Grand Prize.

Effective Date: August 1, 2026. Rules may be modified in advance of drawing.