

## **POLICY OF THE REGENCY HOUSE CONDOMINIUM ASSOCIATION**

### **CONCERNING INSECT AND PEST INFESTATIONS**

This policy is adopted by the Board of Directors (the "Board") of the Regency House Condominium Association in order to ensure the prompt and thorough elimination of any insect or pest infestations in the building.

**Upon suspicion or evidence of any pest or insect infestation in a unit, especially if bedbugs are suspected, the Unit Owner shall promptly schedule an inspection of their unit with a licensed exterminator to determine if in fact, there is an infestation.**

Upon discovery or determination of any pest infestation in a unit:

1. The Manager shall immediately be notified of the infestation and the type of infestation, by the Unit Owner or their representative.
2. The Unit Owner shall contract with an approved exterminator for the eradication or removal of the identified pests or insects and so inform the Manager or office. The costs of the extermination are the responsibility of the Unit Owner. In the event that the Unit Owner selects an exterminator that employs a method that is not generally considered effective or to industry standard, Regency House may require the Unit Owner to choose another exterminator. A copy of the extermination record shall be provided to the Manager upon completion of the extermination.
3. **If the pest has been identified as bedbugs**, the four adjacent units to the infested area (above, below, and to each side) shall be inspected prior to treatment of the original unit. As per industry standard, even if free of bedbugs, the adjacent units shall be treated at the same time to prevent bedbugs from traveling to other units.
4. If multiple units are identified as being infested with bedbugs, all adjacent units, above, below, and to each side of each infested unit will be inspected and treated as a preventative measure.
5. If there is evidence that a pest infestation has spread to any common area from the original unit, the common area shall be treated. If any common area facilities, such as the laundry room, have been used in such a way that there is concern that pests may spread to those areas, the affected areas shall also be inspected and treated.
6. The cost of the bedbug extermination shall be the responsibility of the Unit Owner, including the cost of treating the adjacent units and any common areas requiring treatment. In the case of multiple units being infested, if it is clear which unit is the originating unit, that Unit Owner will bear the cost of all extermination treatments, including the cost of treating all infested and adjacent units and common areas. If it is not clear which is the originating unit, the Unit Owners of all units identified as being infested with bedbugs shall equally split the cost of the extermination and treatment of adjacent units and common areas.

7. For all pest or insect infestations, one or more follow-up inspections shall be scheduled as recommended by the exterminator, and a copy of such inspections records shall be provided to the Manager.

I HEREBY CERTIFY that this Policy was duly adopted on the unanimous vote of the Board of Directors of the Regency House Condominium Association and that it is now in full force and effect.

---

Mimi Mullenax, Secretary  
September 18, 2014