

The presence of bed bugs is not the result of inappropriate housekeeping. Members should not be embarrassed by this. However, it is important to take immediate action once you even suspect that you have bed bugs. The sooner it is reported the sooner treatments can be done to prevent the spreading of bed bugs to other Members' townhouses.

The purpose of this policy is to ensure that the procedure of detecting and treatment of bed bugs is mitigated quickly and will protect other Members, family members, and guests of our community. Self-treatments pose extreme dangers to Members and family, so it is required that only a licensed pest management professional be used to confirm and treat infested townhouses.

Members are required to cooperate fully in any and all treatment(s) recommended by the pest management professional. Without full cooperation of the Members, this treatment program will not be successful. Because involving a pest management professional in the eradication plan is very difficult and costly, Members are required to cooperate fully in any and all treatment(s) recommended by the pest management professional. Members must also abide by any related policies related to controlling bed bug infestations. Integrated pest management requires that the Members, management, and pest management professionals work together.

Members(s) agrees to prevent and control possible infestation by complying with the following requirements throughout the duration of occupancy:

Duty to Report. Members shall immediately report any known or suspected bed bug issues to the Office.

Mandatory Cooperation. Members must cooperate with all pest control efforts. A pest management professional will be called to inspect and eradicate all reported/non-reported cases.

Bed Bug Treatments. In the event of confirmed bed bugs, Member agrees to follow the bed bug preparation instruction as required by the pest management professional. In addition, Members must comply with any and all recommendations/requests from the pest management professional prior to any treatments as well as sign any required "Bed Bug Treatment Agreement".

Financial responsibilities:

**First treatment plan:** Cooperative will pay 100% for the first chemical treatment plan. If it is determined by the pest management professional that the Member was negligent in how they got them or delayed in reporting the infestation to the Office, the Member will be responsible for 100% of the cost.

**Second treatment plan:** Members will be responsible for 50% of the cost if it occurs within 12 months of the completion of the first chemical treatment plan. Members will be responsible for 25% of the cost if it occurs within 13 to 24 months of the completion of the first chemical treatment.

**Third treatment plan:** Members will be responsible for 50% of the cost if it occurs within 25 months of the completion of the first chemical treatment plan.

**Further treatment plans:** After three treatment plans or within 25 to 60 months from the first treatment plan, the Member will be responsible for 100% of the cost of treatment plans.

Also, if it is determined by the pest management professional that the delay in reporting bed bugs resulted in a neighboring Members' townhouse being infested, the Member will be responsible for 100% of the neighboring townhouse(s) treatment plans.

No heat treatment plans will be paid for in part or in full by the Cooperative. It will be the sole responsibility of the Members if they choose to have a heat treatment plan done in place of a chemical treatment plan.

All Members must sign and comply with all provisions of the Bed Bug Addendum. If a Member does not sign the Bed Bug Addendum, the Member will be responsible for 100% of the cost for all treatments.

Indemnification. Members agree to indemnify and hold Cooperative harmless from any and all actions, claims, losses, damages and expenses including but not limited to attorney fees that the Cooperative incurs as a result of the Member's negligence or failure to comply with this Addendum.

Personal Property Insurance. It is acknowledged that the Cooperative shall not be liable of any loss of personal property to the Members as a result of an infestation of bed bugs. It is the Member's responsibility to obtain personal property insurance to cover such losses.

Default. Any default of this Addendum, Bed Bug Policy, or the Occupancy Agreement by the Members shall be deemed a material noncompliance, permitting the Cooperative to terminate the Member's right to possession of the premises. The following will be considered "material non-compliance" for the purposes for this Addendum and the Occupancy Agreement:

- Any misrepresentation by the Members hereunder.
- Refusal to execute the Bed Bug Treatment Agreement.
- Failure to promptly notify the Cooperative of the presence of bed bugs.
- Failure to adequately prepare for the treatment determined by pest management professionals.
- Refusal to permit the Cooperative, its agent, or pest management professional access to the townhouse for the purpose of inspection and/or treatments.
- Any action that interferes with or prevents treatment(s) of the townhouse or increases the presence of bed bugs.