

Woodland Hills of Southgate Council of Co-Owners, Inc.
Bed Bug Policy

The primary function of Woodland Hills of Southgate Council of Co-Owners, Inc. ("Council") is to administer the Condominium Property subject to the provisions of the Declaration, By-Laws, Articles of Incorporation, and Rules and Regulations ("Governing Documents") and manage the common interest affairs of the Council. The Council also establishes standards for the use of the Condominium Property. In general, the actions of a unit owner within the interior of his or her unit are not restricted by the Council; however, there are certain restrictions that are placed upon an owner's right to use and occupy his or her Unit, and there are circumstances in which the usual rights of a homeowner can negatively affect the community. The Council has the right to make Rules and Regulations to govern the use and occupancy of the Condominium Property, pursuant to Article II, Section 1 of the Declaration. In general, the Council relies on each resident to act with good behavior and with a sense of respect for the rights of others and in a manner that does not constitute a nuisance. When a Unit contains *Cimex Lectularius* (bed bugs), because of the severe risk and inherent danger of proliferation to neighboring Units, the Council will consider a Unit's infestation of bed bugs as a nuisance in violation of Article II, Section 1(g) of the Declaration.

Policy for Units Infested by *Cimex Lectularis*.

1. Any infestation or occurrence of bed bugs must be reported to the Association by the Unit Owner within twenty-four (24) hours of discovery of the same.
2. The Association will require a written extermination report from a licensed pest control company within three (3) days of the discovery of bed bugs within any Unit regarding the initial treatment and will require a written extermination report within three (3) days.
3. Owners of Units adjacent to Units infested with bed bugs must allow the Association access for inspection within twenty-four (24) hours of any request by the Association for said inspection.
4. All Unit Owners of Units that have been infested with bed bugs must comply with the licensed pest control operator's instructions on how to prepare the Unit for bed bug eradication.
5. Each Unit Owner is responsible to ensure that the licensed pest control operator treats all crevices, baseboards, window sills, bed frames, mattresses, box springs, furniture, behind picture frames, behind headboards, and inside closets.
6. All mattresses must be wrapped in plastic before being disposed of, and all Unit Owners are responsible for contacting for pick up of the same. Mattresses are not to be discarded in the dumpster.
7. Each Unit Owner is responsible for re-caulking or caulking all cracks and crevices after treatment for the eradication of bed bugs.
8. Unit Owners are not allowed to remove any items from bed bug infested Units before treatment to prevent transmitting bed bugs to other areas on the premises.

9. Unit Owners shall instruct the licensed pest control operator to treat all garbage storage rooms, hallways and laundry rooms in the building housing the Unit for bed bug eradication, as well as to check for bed bug material in vacuum cleaners.
10. Unit Owners shall instruct the licensed pest control operator to inspect, and if necessary, treat adjacent Units for bed bug eradication at the expense of the Unit where the bed bug infestation originated.
11. Unit Owners must remove clothing and bedding from bed bug infested Unit in sealed plastic bags and wash in hot water and dried on the hottest dryer setting. This must be done after each extermination treatment.
12. All discarded clothing must be discarded in plastic sealed bags.
13. Unit Owner must vacuum all dead bugs after each treatment and all vacuum refuse in bed bug infested Unit must be double bagged in plastic bags and given to the pest control operator for appropriate disposal.
14. The licensed pest control operator must provide at least one pesticide application for infested Units and adjacent areas above that require treatment, every two weeks for three consecutive applications. If there is a contradiction between the previous instruction and the manufacturer's suggested instructions, the manufacturer's suggested instructions shall control.
15. Unit Owner must instruct the licensed pest control operator to treat all common areas at the same time the Unit is treated and all building Unit Owners must be put on notice of the same.

Costs of Enforcement. All charges incurred by the Council in enforcing this policy including costs of reasonable attorneys' fees, shall be charged to the Unit Owner. The Council has determined that occurrences of bed bugs is a nuisance and in violation of the Declaration at Article III, Section 2(e). Pursuant to Article XX, Section 2 of the Declaration, the Council has authority to assess all reasonable charges associated with enforcement of said nuisance to the Unit Owner.

Failure to Enforce. The failure of the Council to enforce this policy will not be deemed a waiver of the right to do so.