

KINGSWOOD PLACE CONDOMINIUM ASSOCIATION
BEDBUG POLICY

These rules are adopted by the Board of Directors of Kingswood Place Condominium Association on the 6th day of May, 2017, effective immediately.

A. Kingswood Place Condominium Association ("the Association") is responsible for governance, maintenance and administration of the Kingswood Place Condominium (the "Condominium").

B. The Association is authorized to adopt and enforce reasonable rules, regulations and policies in the interests of the Condominium pursuant to the Michigan Condominium Act and the Master Deed and Bylaws for the Condominium Documents (see Article VI, Section 11 of the Condominium Bylaws).

C. The Association desires and intends to adopt reasonable restrictions and policies to facilitate the prevention and potential treatment of bedbug infestation in the Condominium. This Policy is deemed necessary and advisable by the Board of Directors to avoid losses and liability to the Association and shall be applicable to all Condominium Units.

NOW THEREFORE, the Association adopts the following rules, regulations and policies for the Condominium (hereinafter referred to as the "Bedbug Policy"), which shall be binding upon all Co-owners and their grantees, lessees, tenants, occupants, successors, heirs and assigns who currently or in the future may possess an interest in the Condominium, and which shall supersede any previously adopted rules on the same subject matter:

1. Bedbug Description. Bedbugs are small, wingless insects that feed on the blood of warm-blooded animals including humans and pets. Their eggs are approximately the size of a poppy seed, and their larvae are approximately the size of a grain of rice. Adult bedbugs are approximately a quarter of an inch long, reddish-brown in color, and fairly flat. Bedbugs live in dark crevices, such as those in mattresses and bed frames, and they can also live in other furniture, openings in the floor, in carpeting and the like.

2. Prevention. In order to reduce the risk of Unit infestation, the following bedbug prevention measures should be taken by all Co-owners:

- a. All bedding should be washed regularly in hot water (at least 120 degrees);
- b. Floors/carpeting, baseboards and mattresses should be vacuumed regularly, with a brush-style vacuum attachment being used for mattress and baseboard cleaning, and a crevice-style vacuum attachment being used for crevices within these areas;
- c. Plastic covers should be utilized on mattresses; and
- d. All used furniture, accessories and clothing should be examined for bedbugs prior to such items being brought into a Unit.

3. Detection of an Infestation. The best way to determine whether there is a Unit infestation is to look for bedbugs in sleeping/resting areas and in areas where luggage or bags are typically kept within the Unit. In resting areas, Co-owners should particularly inspect box-springs,

mattresses, bed frames, folds, and buttons on mattresses, furniture, such as desks and chairs, behind wall paper, clocks and pictures, cracks in wood floors, and under the edge of carpeting. While bed bugs are most commonly found in bedrooms, infestations can also occur in other rooms, including bathrooms, living rooms and laundry rooms. The use of a flashlight and magnifying glass is helpful when inspecting a Unit for bedbugs.

4. Notification by Co-owner upon Detection of Infestation. If there is an infestation or suspected infestation of bedbugs in any Unit, the Co-owner must immediately report such infestation or suspected infestation to the Association. Failure to immediately report such infestation or suspected infestation by a Co-Owner may result in fines and/or costs being levied against the Co-Owner, including such costs relating to the extermination of bedbugs upon the Common Elements or in other Unit(s). If there is an infestation or suspected infestation, no bedding, mattresses, furniture, clothing, luggage or other personal property which could potentially contain bedbugs shall be removed from the Unit until the Association's pest control professional ("PCP") has properly treated such bedbug infestation as set forth more fully below.

5. Association Action. In the event of notification by a Co-Owner to the Association of a suspected bedbug infestation, the Association shall:

- a. Contact the Association's contracted PCP to inspect the potentially affected Unit(s), including Units adjacent to the reported Unit(s), for signs of bedbugs. This shall include an interview of Co-Owner(s), tenant(s), and guest(s) in these Units to determine whether they have been bitten;
- b. Send notice to all Co-owners of any confirmed infestation, which notice shall include instructions for preventative measures to be taken by the Co-Owners to help contain the spread of such infestation.
- c. Send instructions to the Co-owners of all affected Units regarding how to prepare their Unit(s) for the PCP, which may include, without limitation, removing clutter, sealing bedding in plastic bags, vacuuming and properly disposing of the vacuum bag, sealing the contents of drawers and closets in plastic bags, etc. A follow-up inspection of any Unit(s) previously treated for bedbugs shall be completed as may be determined by the PCP.

6. Failure to Follow Policy. If it is determined that the spread of any infestation resulted from the failure of any Co-Owner to report any known infestation or suspected infestation, from the failure of any Co-Owner to strictly follow any instructions from the Board of Directors regarding preventative measures and/or preparation of a Unit, or from the failure of any Co-Owner to provide access to and comply with any and all recommendations by the PCP regarding treatment, removal, and cleaning of a Unit, that Co-Owner may be charged for all costs resulting from such failure including, but not limited to, costs related to removal of bedbugs from other Units and Common Elements affected by the outbreak and failure to cooperate in the containment of the same.

RESPECTFULLY SUBMITTED
BOARD OF DIRECTORS
KINGSWOOD PLACE CONDOMINIUM ASSOCIATION