

## **Pests and Rodents Resolution**

**Whereas**, the Trustees of the Chapman Place Condominium are responsible for the maintenance and upkeep of the common elements. The owners of individual units are responsible for the upkeep and maintenance of their individual units. Individual owners are expected to take reasonable and necessary steps to control any infestation of pests or rodents in their units and to take care to ensure that neither stored food nor garbage and waste provide a food source for pests and rodents.

**Whereas**, the Trustees are not guarantors of the integrity of all of the common elements and cannot guarantee that no pests or rodents will enter the common areas or individual units. The Trustees intend to exercise their fiduciary duty to manage the common areas in a reasonable manner and to exercise good business judgment in responding to complaints or problems. The Trustees reserve the right, in each individual case, to analyze the nature and scope of the problem and to take such action as the Trustees, in their discretion and judgment, deem to be appropriate.

**Therefore, be it Resolved**, in the event that the Trustees receive complaints regarding the presence of pests or rodents in any of the common areas, the Trustees will generally proceed as follows:

1. The Trustees will request that any unit owner presenting a complaint also include a description of the nature of the problem and a description of all efforts that have been taken by the unit owner to control or eradicate the problem.
2. The Trustees will instruct the property manager to investigate the complaint and document any significant infestation of pests or rodents.
3. The property manager will document his findings regarding the nature and scope of any alleged infestation of pests or rodents.
4. The property manager will carefully inspect the exterior surface of the common areas and will perform caulking and the installation of other barriers to prevent the pests or rodents from entering the common areas.
5. To the extent that it can be done safely, the property manager will use repellents and other materials to attempt to prevent pests and rodents from being in the common areas.
6. The property manager will confer with any affected unit owner and confirm the nature and scope of all steps taken by the owner to address the problem.
7. If, after remedial measures have been taken, the problem persists and the property manager concludes that a substantial infestation of pests or rodents in the common areas persists, the property manager will report back to the Trustees.
8. In the event that the property manager has reported the existence of a continuing problem, as described in the preceding paragraph, the Trustees will review the matter further and determine whether or not to engage an independent contractor to carry out some type of extermination or other action to address the problem.