

Village at Riverbend Condominium Association
Pest Control Policy
November 2018

Maintaining a living environment free of nuisance wildlife and insects is the responsibility of both the Association AND Unit Owners. Each party must take appropriate actions to keep the complex free of these unwanted guests.

To address this issue, the Board of Directors has adopted the following Pest Control Policy. Owners are responsible for ensuring their renters are aware of and comply with this policy.

The Association will be responsible for pest control and the costs thereof in each building OUTSIDE the individual Units (drywall out). The Association will:

- Use due diligence and best preventive practices to plug holes and other potential exterior entry points using caulking, wire mesh, steel wool, pest/rodent sealant foam, or other suitable products.
- Use mechanical traps, bait stations, repellants, insecticides and other pest control products as necessary.
- Contract for professional extermination services at the Association's expense to treat the parts of each building for which it is responsible, if such services are deemed necessary.

The Unit Owner will be responsible for pest control and the costs thereof INSIDE the Unit (drywall in). Owners will be expected to:

- **Block potential pest entry points into the Unit:**
 - Plug all interior holes around kitchen, bathroom and utility room pipes; behind appliances; under baseboards; around the fireplace; and around windows and doors. Consider steel wool (including steel wool products designed specifically to control rodents), and/or a pest foam sealant such as [Dow GREAT STUFF™ Pestblock Insulating Foam Sealant](#) or [DAP Touch 'n Foam Mouse Shield™](#). **CAUTION:** Use pest foam sealant only according to manufacturer's directions and only in areas where recommended. Follow all safety precautions and warnings.
 - Repair any holes in walls or ceilings.
- **Maintain neat and sanitary conditions inside the Unit:**
 - Store all food (for both people and pets) in suitable pest-proof containers.
 - Store pet food dishes when not in use.
 - Avoid leaving food or soiled dishes on counters or in the kitchen sink.
 - Place food scraps and kitchen garbage in a trash can with a tight-fitting lid and empty can regularly.
 - Immediately clean up all spills and pick up dropped food/crumbs.
 - Remove clutter that may provide nesting sites.

- **Take direct action to eliminate pests in the Unit:**
 - Use pest control products such as traps, bait stations, and insecticides. The Owner must follow product use and safety instructions and place products in areas not accessible by children or pets.
 - If deemed necessary, contract directly with a professional exterminator to provide extermination services within the Unit. The Owner will be solely responsible for paying interior extermination costs, not the Association.

To help with pest control inside their Units, Owners will also be expected to maintain neat and sanitary conditions in their Limited Common Areas (including decks, patios and wood bins):

- To avoid attracting bears or other unwanted wildlife, follow the New Hampshire Fish and Game Department's recommendations for bird feeders: Feeders should be used from December 1 to April 1 only.
- Store birdseed inside or in a pest-proof container.
- Remove all food, spills or crumbs after grilling or eating outdoors.
- Clean grills after each use.
- Remove clutter that may provide nesting sites.
- Check wood bin regularly for evidence of animal or insect activity, including nests and damage to firewood.
- Dispose of rotten firewood.