

2600 Association, Inc.

Jersey City, New Jersey 07306

If You Suspect Bed Bugs

Report suspicions to Building Staff or Managing Agent immediately. Contact one of the building's designated pest control companies who are experienced and knowledgeable in the inspection, identification and extermination of bed bugs. Self treating and using insecticides on your own is dangerous and ineffective, and may even spread the infestation.

2600 CONDOMINIUM ASSOCIATION BED BUG POLICY

Residents who suspect bed bugs or suspicious bite marks are obligated to report these concerns to Staff or Managing Agent immediately. Owners are responsible for hiring a professional pest control company and required to select from the Association's list of bed bug specialists to evaluate the situation ASAP. The Association must receive documentation of the company used, results of the investigation, services rendered and recommended treatment from the Owner to ensure Owner is proactively working to minimize and prevent the spread to common areas and other units. Once infestation is confirmed, Owners are liable for all treatments including a cloverleaf service for adjacent units, which may be affected as a result of infestation. (Cloverleaf is defined as adjoining units shared by a common wall, above, below and each side of reported unit.) The exterminator's report may be referenced for possible bed bug origination based on infestation level of surrounding units. An eradication report from pest control stating unit infestation has been eliminated is mandatory.

Early Action Plan Addendum

To encourage and enable early notification of bed bugs, the Association will cover the cost of Unit's cloverleaf inspection and cloverleaf preventative treatment, provided the Unit Owner demonstrates early action and works expeditiously with building's exterminators to contain infestation. Units with a 'light' infestation, as determined by building's exterminators, will be covered under Early Action. The following conditions will void coverage :

- Unit delays to report bed bugs or to arrange inspection resulting in a heavy, prolonged infestation and multiple treatments
- Unit fails to provide documentation of inspection and/or remediation treatments upon request
- Unit fails to schedule treatment within three (3) days of confirmed infestation
- Unit refuses to follow exterminator's required Prep Work, pre-treatment and post-treatment
- Unit fails to minimize the spread of bed bugs and violates any portion of 2600 Bed Bug Policy
- Unit fails to submit eradication report stating no bed bug activity detected within **30 days** of confirmed infestation
- Unit has a history of infestation within the last twelve (12) months
- Unit is a cloverleaf with moderate to heavy infestation, in which case a preventative treatment is not applicable and Unit is required to provide full treatment to eradicate infestation
- Unit's cloverleaf preventative does not exceed the maximum coverage of \$133.75 (including tax)per unit

Non-compliance by one Owner endangers the health and safety of the condominium community. Owners who neglect to report bed bugs, fail to initiate inspections, refuse to hire the building's exterminator, refuse to allow treatment, or disregard required treatments, will be billed by the Association a non-compliance fee of \$750. The Association will

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inspect and treat the unit and charge the owner for all incurred costs, including all non-compliance fees, as well as neighboring infestations and affected common areas.

Once alerted of an infestation, the Association will take action to investigate and determine whether any bed bugs have infiltrated the common element walls and, if so, eradicate any common element infestation. Residents will be put on notice when bed bugs are confirmed in the building.

Removal Of Items From The Unit

Units with suspected or reported bed bugs, are not permitted to store items in common areas. Owners are not allowed to move any belongings into the Storage rooms or leave their items in the hallway for any period of time and must refrain from donating, storing or disposing belongings in the common areas, including the trash receptacles on floors and the parking lot. All furniture should remain in Owner's unit until treatment is properly completed – it is recommended not to discard or remove furniture from your unit. If owner insists on discarding items, the disposal must be done by building staff to ensure proper removal and removed only after treatment has been provided. Unit must notify Staff or Managing Agent in advance if removal is desired. A dumpster will be required for immediate and safe removal of all wrapped items. Owner will be responsible for all fees associated with a dumpster service. Video surveillance will be used to fine violators of proper disposal and removal from units a non compliance fee of \$750.

Infested furniture or mattresses or suspected infested furniture or mattresses must be covered and sealed with tape in heavy duty plastic before removal from unit. Items should be wrapped in the room where located to prevent bed bug and egg deposits onto common areas. The Association requires infested/suspected infested items to be marked 'X' with paint, markers, or other permanent stains and soft furnishing purposely slashed / destroyed before discarding. This is to discourage other residents from taking bed bug belongings back into the building and contaminating units.

Common Areas

Extra care must be exercised when using common areas. Residents with suspected or confirmed bed bugs are not permitted to move items into the Storage rooms. Residents are advised to avoid using the Wellness Center until unit is reported free of bugs (up to three weeks with proper treatment). When using the laundry room, belongings should be sorted back in the unit prior to arrival in the basement. Laundry must be bagged, never exposed or uncovered. This is to prevent bed bug and egg deposits onto laundry floor.

Landlords and Rental Units

Owners leasing units are required to maintain habitable conditions for tenants and the building. To help monitor bed bug occurrence in the building and minimize legal liability of units, the Association strongly suggests that the Owner include a bed bug clause in Owner's lease agreement. The lease rider specifies at least one mandatory inspection for bed bugs to be performed within a week of tenant's departure or prior to new tenant's arrival.