

## Pest Control Policy

Approved by the Board 3-26-2026

The Park Square South Homeowners' Association is responsible for the maintenance and repair of the exterior building components as defined in the governing documents (including roofs, exterior siding, soffits, fascia, and other common elements not excluded by this Policy).

When a homeowner reports suspected entry of pests or wildlife (including bats), Association representatives will:

1. Inspect the exterior structure to determine whether there is a visible structural defect or failure within the Association's maintenance responsibility that requires repair.
2. If bats have been determined to have entered a home the Association will cover the cost of installing a bat proof ridge vent if one is not already in place. Otherwise, the Board reserves its sole right to determine the extent of any exterior repair or pest mitigation effort.
3. The Association does not have an obligation and will not provide any pest control services and cannot guarantee that any home will be pest-proof. Wildlife and insects are a normal environmental condition in our region, and complete exclusion is not possible.
4. If no exterior structural defect is identified by the Board or its management staff, mitigation efforts are the homeowner's sole responsibility.

Therefore, homeowners remain responsible for:

1. Interior pest control and removal of any pests.
2. Sealing of exterior: vents, chimneys, attic openings and all other features not specifically noted as an HOA responsibility in this policy.
3. Any upgrades or enhancements intended to exceed the original construction standard (such as additional screening, specialized wildlife barriers, or pest-proofing systems)