

BEACH WALK PLACE HOA

100 Beach Walk Place
Myrtle Beach, SC. 29577
Phone 843.315.1756 ext 2
Fax 843.315.1758
Beachwalkplacehoa@gmail.com

PEST CONTROL POLICY

The purpose of this policy is to ensure that proper pest control treatment is performed on all units at Beach Walk Place. On an effective, regular and timely basis through out the year.

The Professional Service Company will be selected and managed by the Property Management Company and be expected to maintain minimum service levels of treatment, efficacy and prevention at cost levels established within the annual budget. IN the event of unusually high infestation levels and the call for special or extra treatments that cannot be performed within these budget limits, deviations are permitted with prior approval from the Board of Directors.

It is the Board of Directors responsibility to insure that the Property Management Company has access to all units in order that the contracted services may be performed in an efficient manner. The Property Management Company will maintain control over the distribution of HOA keys and access codes and take whatever measures are necessary in order to insure that keys and codes are not breached.

1. Each homeowner is responsible to provide the Property Management Company a current key/ code to their unit.
2. The Property Management Company will either accompany the service provider during treatment and provide access to the units or provide the keys/ codes needed for access on a temporary basis. Only if a high level of confidence can be obtained regarding trustworthiness and such tight levels of trustworthiness can be maintained.
3. Should a given homeowner not provide access or change the locks/ codes without updating the Property management Company thereby preventing service to their unit a violation fine may be levied by the Association as follows : \$50.00 first offense, \$75.00 second offense and \$100.00 per offense thereafter.
4. Pest Control Service will be provided on the third (3rd) Tuesday of each month between 12pm-3pm.

Non compliance by the Property Management Company of the provisions of this policy will be considered a violation against said Property Management Company.

Property Management Company

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