

**BOARD OF ADJUSTMENT
BOONE COUNTY PLANNING COMMISSION**

One (1) scaled copy and one (1) 11 x 17 reduction of submitted drawings are required

Site Plan Review is not granted by the appropriate Board of Adjustment


An application consists of all fees paid in full, submitted drawings, and a completed application form

SECTION A: (To be completed by applicant)

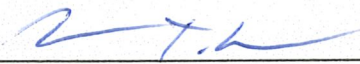
1. Check One Boone Florence Walton Union
2. Check One Conditional Use Permit Variance Appeal
 Change in Non-Conforming Use
3. Applicant: Grand Welcome of Cincinnati OH and Northern KY Matthew Pesler
Address: 6120 Redbud Ct.
Florence KY 41042
City State Zip Code
Phone Number: 513-400-8987 Fax Number: _____
Email: matt.pesler@grandwelcome.com
4. Description of Request:
Requesting a conditional use permit and STR permit.
5. Name of Development: _____
6. Location of Development: _____
Same _____ 7
City State Zip Code
7. Acreage Under Review: .66 acres
8. Lot Number and Name of Subdivision (if part of a subdivision):
Oakbrook, Section 7, Lot 88
9. Current Owner: Claire Dambrosio
Address: 131 Boston Rock Rd
Melrose MA 02176
City State Zip Code
Phone Number: 857-544-1675 Fax Number: _____
Email: claire.dambrosio@gmail.com

10. Proposed Use(s) on Site: STR rental
11. Total Square Footage of Existing and/or Proposed Buildings: 2022 sq ft
12. Current Zoning: SR-1/PD
13. 122 270 2032
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
16. Have you submitted a list of adjoining property owners with this request: Yes No
17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Property Owner's Signature:



Applicant's Signature:



SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 6/4/2024 Fee Received: \$816 Receipt #: 90629
2. Is application complete: _____
3. Staff Reviewer: Michael Schwartz
4. Scheduled Board Action Date: 7/10/24
5. Board Action: _____

Approved

Approved with Conditions (see #6)
 Denial (See #7)
6. Conditions of Approval: _____

7. Reasons for Denial: SEE 7/10/24 BOONE COUNTY
BOA MEETING MINUTES

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org

STAFF REPORT

#1

APPLICANT: Grand Welcome of Cincinnati Ohio and Northern Kentucky, per Matt Pesler, on behalf of Claire Dambrosio

LOCATION: 6120 Redbud Court, Boone County, Kentucky

ZONING: Suburban Residential One/Planned Development (SR-1/PD)

DATE: July 10, 2024

PROPOSAL

- A. The applicant is requesting a Conditional Use Permit to allow the existing single-family residential dwelling to be used as a Short Term Rental.

SITE HISTORY

1980 On November 5, 1980, the Boone County Planning Commission approved a Final Plat for Oakbrook, Section Seven, creating the lot in question.

1981-

1985 Based on information contained in the Boone County GIS, the existing house was built.

APPLICABLE REGULATIONS

- A. Section 202.C of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits to allow the proper integration into the community of uses which are specifically named in the zoning regulations which may be suitable only if specific locations in the district and only if certain conditions are met.
- B. The Board should evaluate the request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Section 205.H of the Boone County Zoning Regulations.
1. Findings listed in Section 205.H (Findings for all Conditional Uses):
 - a. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order.
 - b. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area.
 - c. Will be hazardous to existing or future neighboring uses.
 - d. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

- e. Will create excessive additional requirements at public cost for public facilities and services and will be detrimental to the economic welfare of the community.
 - f. Will involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare or odors.
 - g. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
- C. Section 505.2 of the Boone County Zoning Regulations identifies 'Short Term Rental' as Conditional Uses within the SR-1 district.
- D. Section 903.A of the Boone County Zoning Regulations states that purpose of the Suburban Residential One district is to provide a low density, residential environment whose dwelling types and densities are typical of a suburban character. It is also to provide limited or passive and active recreational uses that are appropriate to the permitted uses in the district. Suburban Residential One districts will be located on lands within established urban areas where adequate infrastructure facilities and services are available or proposed.
- E. Section 4000 of the Boone County Zoning Regulations defines 'Short Term Rental' as follows:
- The rental of a residential dwelling unit, or a portion thereof, for a period of less than thirty (30) days. This term does not include:
- A. A unit that is used for nonresidential purposes, including an educational, health care, retail, restaurant, banquet space, or event center purpose or another similar use.
 - B. A bed and breakfast.
 - C. A hotel/residence hotel.
- F. Section 3191 of the Boone County Zoning Regulations provides for the following supplemental regulations/standards for 'Short Term Rentals':
- 1. Except as provided for in ARTICLE 34, there shall be no external on-site or off-site advertising signs or displays indicating the property is a short term rental.
 - 2. Short term rentals shall not be allowed in any area not considered a primary dwelling (i.e., recreational vehicles, tents, garages, boats, etc.).
 - 3. There shall be no more than two (2) adult guests per bedroom, plus no more than two (2) additional adult guests, except for the following:
 - a. There shall be a maximum occupancy of ten (10) persons, adult or children.
 - b. Bedrooms under one hundred twenty (120) square feet shall be limited to only one (1) adult occupant.

4. Parking requirements shall be as follows:
 - a. When the short term rental is located in a portion of the dwelling unit, two (2) parking spaces shall be provided for the residence and a minimum of one (1) parking space shall be provided per guest room or suite.
 - b. When the short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.
 - c. All parking for a short term rental, whether required by these regulations or in excess of these regulations, shall be provided off-street.
5. Any advertisement of the property as a short term rental and all rental contracts must contain language that specifies the allowed maximum number of occupants and maximum number of vehicles.
6. The property on which the short term rental is to be located shall not be located closer than 1,000 feet, measured in a straight line from the nearest property line to the nearest property line of any other approved short term rental. Such permits shall be given on a first come, first serve basis.
7. When located in a residential district, a short term rental shall use the existing, main building entrance for access and the construction of additional exterior ingress/egress doorways shall be prohibited. Access to individual guest rooms or suites shall be from the interior of the structure.
8. It shall be unlawful:
 - a. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the City in accordance with Ordinance Number O-20-20. (Applies to the City of Florence Only)
 - b. To operate, or to allow to be operated, a short term rental without first obtaining a Permit for the property in which the rental is to occur with the Boone County Fiscal Court. (Applies to Unincorporated Boone County Only)
 - c. To advertise or offer a short term rental without first registering the property in which the short term rental is to occur with the City in accordance with Ordinance Number O-20-20. Documented advertising of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to the City of Florence Only)
 - d. To advertise or offer a short term rental without first registering the property in which the rental is to occur with the Boone County Fiscal Court. Documented advertisement of the subject property as a short term rental, online or offline, shall be considered evidence of a violation of this regulation. (Applies to Unincorporated Boone County Only)
 - e. To operate a short term rental that does not comply with all applicable city, county, and state laws and codes.
 - f. To operate a short term rental without paying the required hotel occupancy taxes.

- g. To offer or allow the use of a short term rental in a manner which violates the City Noise Ordinance (O-16-95). (Applies to the City of Florence Only)
 - h. To fail to include a written prohibition against the use of a short term rental for having a party in every advertisement, listing, or other publication offering the premises for rent.
 - i. Permit the use of the short term rental for any illegal purposes or any use not permitted by the residential zoning regulations.
9. Depending on the scope of improvements, a Zoning Permit or Tenant Finish Permit per ARTICLE 4, or a Minor Site Plan or Major Site Plan per ARTICLE 30, shall be submitted to and approved by the Planning Commission prior to constructing any improvements and operating a short term rental.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

- A. The Our Boone County Plan 2040 Future Land Use Plan designates the site as Suburban Density Residential, which is described as single family housing of up to four units per acre.
- B. The following Our Boone County Plan 2040 Goals and Objectives apply to this application:
 - 1. Mixing of residential and other land uses shall be encouraged where appropriate (Overall Goal A, Objective 2).
 - 2. Land uses and zoning decisions shall strive to balance the rights of landowners with the rights of neighbors and the community (Overall Goal A, Objective 4).
 - 3. Development policies shall not discriminate against any person (Demographics Goal A, Objective 1).
 - 4. Provide appropriate services, housing, employment, and shopping opportunities in order to meet the needs of the population in all geographic areas of the County (Demographics Goal A, Objective 4).
 - 5. Home ownership shall be encouraged and incentivized as well as redevelopment and renovation of deteriorating housing stock (Demographics Goal B, Objective 3).
 - 6. Tourist oriented commercial facilities should be encouraged provided that the impacts on other land uses are minimal (Natural and Cultural Resources Goal A, Objective 4).
 - 7. Industries shall be promoted in suitable locations to make the county a vital part of a strong regional economy (Economy Goal A, Objective 2).
 - 8. Tourism (including agri-tourism and heritage tourism), telecommuting, and virtual employment shall be encouraged as an economic resource while minimizing potential impacts (Economy Goal A, Objective 7).
 - 9. Boone County shall seek a combination of land uses that balances revenues generated from those uses with the expenditures required to support them (Economy Goal A, Objective 8).
 - 10. Mixing of commercial and non-commercial uses shall occur in areas where consideration has been given to assure compatibility with surrounding land uses and natural systems (Economy Goal B, Objective 2).

11. Commercial uses shall be designed and located to coordinate with the surrounding land uses and shall have safe access and adequate parking (Economy Goal B, Objective 3).
- C. Redbud Court is a county maintained local cul-de-sac street providing for two way traffic. There is a sidewalk along one side of the roadway, fronting the site in question.

SITE CHARACTERISTICS

- A. The approximate 0.66 acre area is located at the terminus of Redbud Court.
- B. The site has approximately fifty-six (56) feet of frontage along Redbud Court.
- C. Access to the site is provided by a single curb cut onto Redbud Court.
- D. The site is currently occupied by five-bedroom detached single-family residential structure, with an attached two-car garage.
- E. The site can accommodate parking for two (2) cars in the garage and two (2) cars on the driveway.
- F. Topographically, the site slopes downward, front to back, at an average grade of three (3) percent. A drainage swale, running east/west, is located in the rear yard.
- G. An existing mature tree line runs along the rear of the property.
- H. The site is within the 55 day/night noise level of the airport.

SURROUNDING LAND USES AND ZONING

North: Single-family residential dwellings (SR-1/PD)
South: Boone Links Golf Course (R)
East: Single-family residential dwellings (SR-1/PD)
West: Single-family residential dwellings (SR-1/PD)

PROPOSED DEVELOPMENT

- A. The applicant is proposing to use the five (5) bedroom house as a short term rental.

STAFF COMMENTS

- A. The site is located at the terminus of Redbud Court, a local cul-de-sac street.
- B. The site is located approximately 6,800 feet from the nearest approved Short Term Rental.
- C. It takes three (3) turning movement to get to the site in question from the nearest arterial street, which is Burlington Pike.

- D. Section 3191.F.4.b of the zoning regulations states that when a short term rental is located within the entire dwelling unit, a minimum of one (1) parking space shall be provided per guest room or suite.

The site in question can accommodate a maximum of four (4) cars being parked on the property.

- E. Should the Board take action to approve the submitted request, Staff is suggesting the following conditions be considered as part of that action:
1. Occupancy shall be limited to a maximum of ten (10) guests.
 2. Occupancy shall be limited to a maximum of four (4) guest rooms or suites.
 3. A Zoning Permit shall be submitted to, and approved by, the Boone County Planning Commission prior to any use of the property as a short term rental.

CONCLUSION

- A. KRS 100.237 and Section 202.C of the Boone County Zoning Regulations give the Boone County Board of Adjustment and Zoning Appeals the authority to act on the Conditional Use Permit request.

Respectfully Submitted,



Michael D. Schwartz
Director, Zoning Services

MDS/ss

Attachments

- *Vicinity Map
- *Aerial Map
- *Topographic Map
- *Zoning Map
- *2040 Future Land Use Map
- *Application
- *Boone County Short Term Rental Permit Application
- *Concept Development Plan

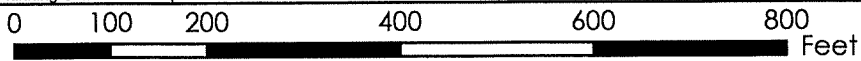
Vicinity Map

www.boonecountygis.com



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Data used to create this map were compiled from sources that comply with National Map Accuracy Standards. Boone County GIS extends no warranty with respect to the accuracy or content of the information provided by this map. This map should be used for general planning purposes only.



1 inch = 200 feet



Boone County GIS - Putting Northern Kentucky on the Map



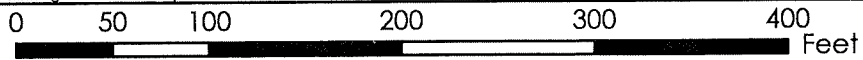
Aerial Map

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1 inch = 100 feet



Boone County GIS - Putting Northern Kentucky on the Map

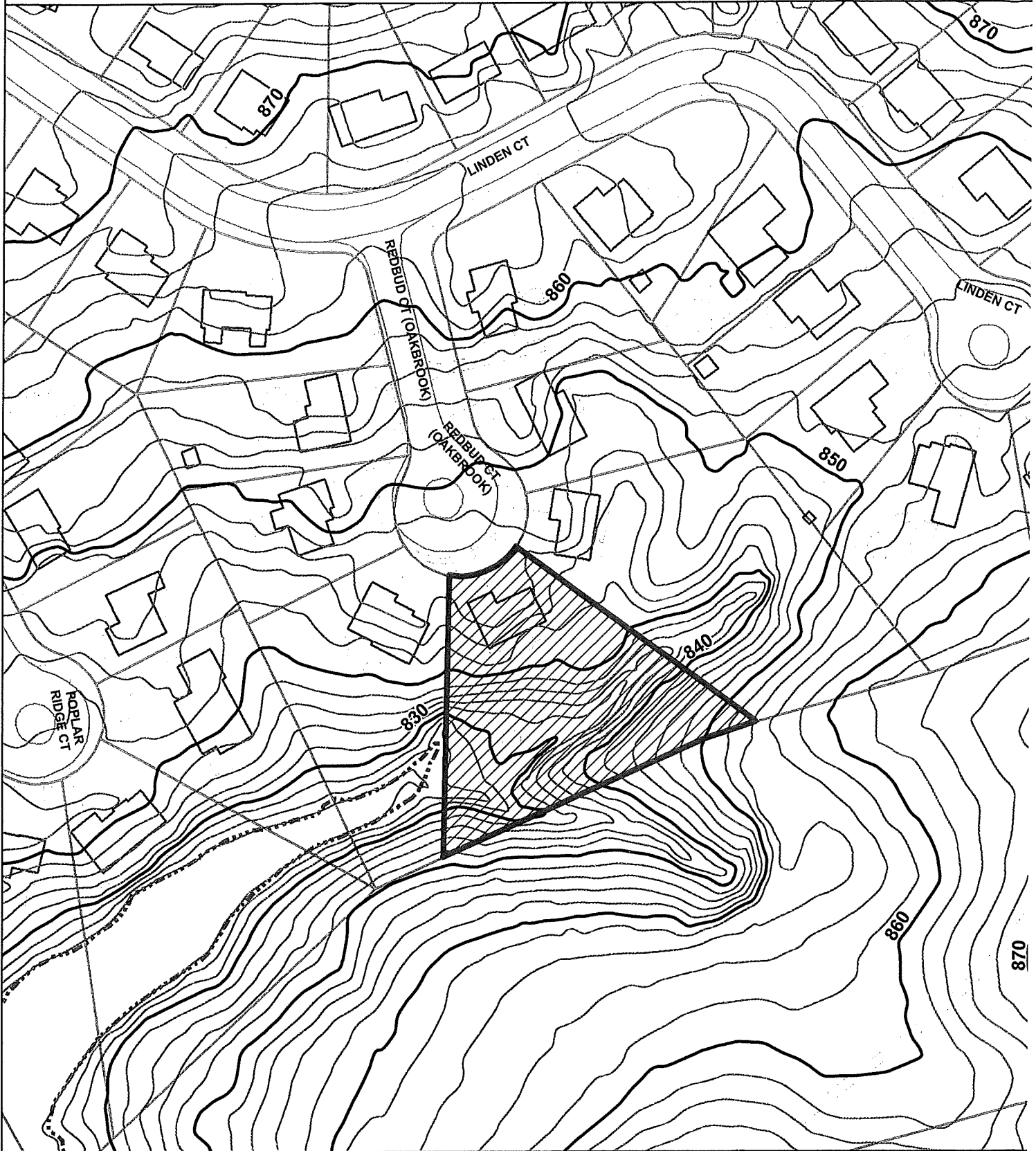


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Boone County GIS
ArcMap Document: *.mxd

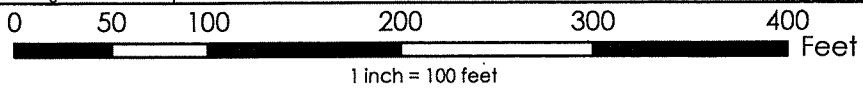
Topographic Map

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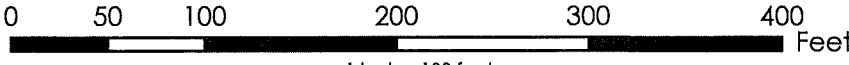
Zoning Map

www.boonecountygis.com



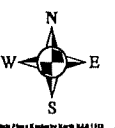
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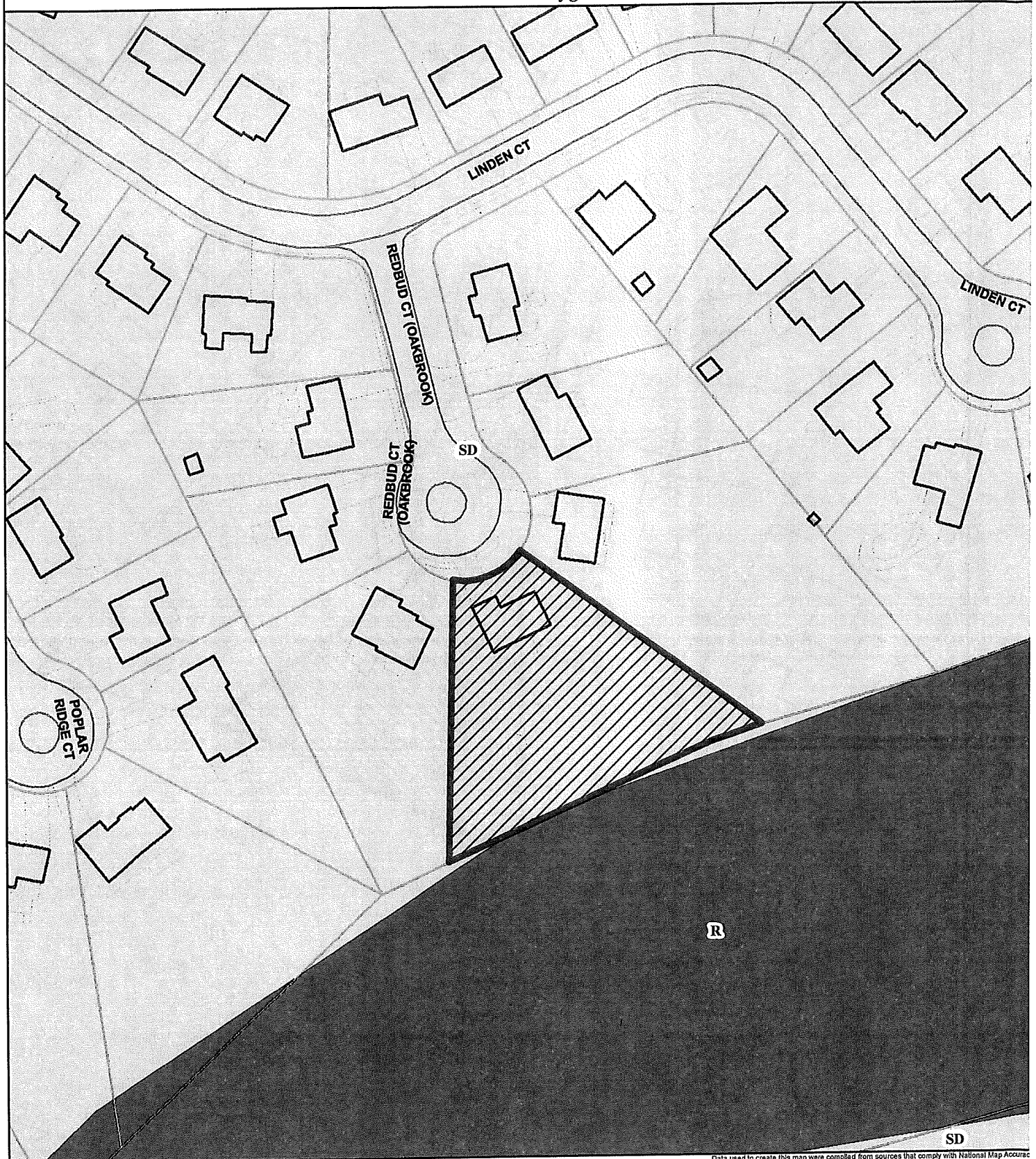


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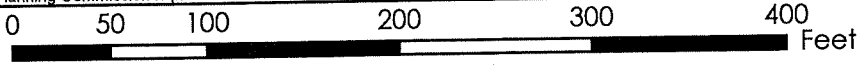
2040 Future Land Use Map

www.boonecountygis.com



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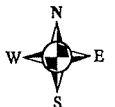
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Boone County GIS - Putting Northern Kentucky on the Map



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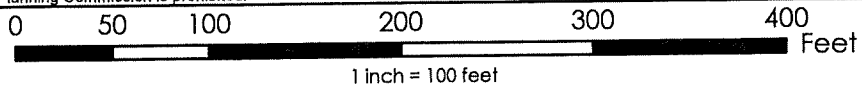
Noise Contour Map

www.boonecountygis.com



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Boone County GIS - Putting Northern Kentucky on the Map



Map Created: xx/xx/2022
ArcMap Document: *.mxd

RECEIVED
 90629
 JUN 04 2024
 BOONE COUNTY
 PLANNING COMMISSION

**BOARD OF ADJUSTMENT
 BOONE COUNTY PLANNING COMMISSION**

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Florence KY 41042
 City State Zip Code
 Phone Number: 513-400-8987 Fax Number: _____
 Email: matt.pesler@grandwelcome.com

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5. Name of Development: _____

6. Location of Development: _____
Same _____ 7 _____
 City State Zip Code

7. Acreage Under Review: .66 acres

8. Lot Number and Name of Subdivision (if part of a subdivision):
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13. 122 270 2032
Deed Book Page Group Number
14. Is the site subject to a zone change: Yes No
If yes, date of approval: _____
15. Have you submitted a Site Plan with this request: Yes No
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Property Owner's Signature: _____

Applicant's Signature: _____

SECTION B: (To be completed by Planning Commission staff)

1. Date Received: 6/19/2024 Fee Received: \$816 Receipt #: 906029
2. Is application complete: _____
3. Staff Reviewer: _____
4. Scheduled Board Action Date: _____
5. Board Action: _____
- _____ Approved
- _____ Approved with Conditions (see #6)
- _____ Denial (See #7)
6. Conditions of Approval: _____
- _____
- _____
- _____
- _____
7. Reasons for Denial: _____
- _____
- _____
- _____

Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
Phone: 859-334-2196
plancom@boonecountyky.org
www.boonecountyky.org



**BOONE COUNTY
KENTUCKY**

**Short Term Rental Unit
Permit Application**

Applicant Information

Applicant Name Claire D'Ambrosio / KY123 LLC

Home Phone _____ Cell 857-544-1675

Mailing Address 131 Boston Rock Road

City MELROSE State MA Zip Code 02176

E-Mail claire.dambrosio@gmail.com

Short Term Rental Unit Information

Short Term Rental Address 6120 Redbud Ct. Florence, KY 41042

Number of Bedrooms: 5 Number of off-street parking spaces 4

Maximum Number Occupants Requested 10 (Maximum of 10 occupants)

Emergency Contact Information (Emergency Contact must be able to respond to property within one (1) hour)

Name Matt Pester / Grand Welcome

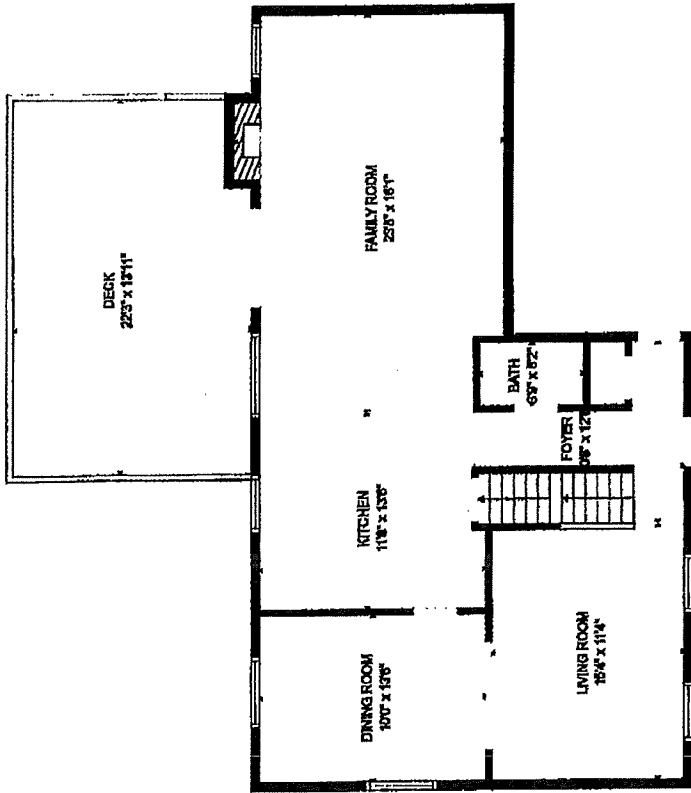
Mailing Address 1131 Audubon Rd

City Park Hills State KY Zip Code 41011

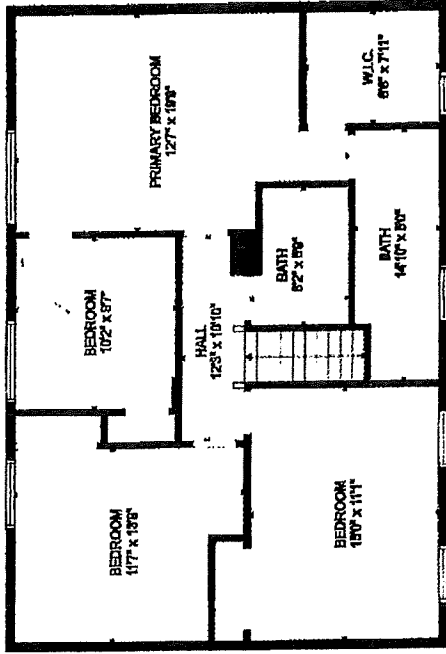
Cell Phone 513-402-8987 Alternate Contact Number _____

Email Address Matt.pestero@grandwelcome.com

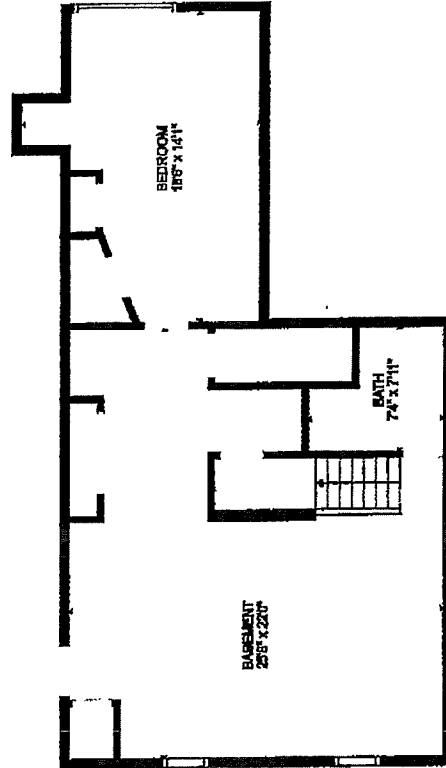
I acknowledge that I understand that a Short Term Rental is defined as the rental of residential dwelling unit, or a portion thereof, for a period of less than 30 days and must comply with all zoning regulations, conditional use permit conditions and the County Short Term Rental Ordinance requirements. CD (initial)



FLOOR 2



FLOOR 3



FLOOR 1

RECEIVED

MAY 28 2024

BOONE COUNTY
OCCUPATIONAL LICENSE DEPT.



BOONE COUNTY
KENTUCKY

SHORT TERM RENTAL SAFETY CHECKLIST

Name: Claire D'Ambrosio / KY123 LLC
Address: 131 Boston Rock Road, MELROSE, MA 02176
Phone number: 857-544-1675
Email: claire.dambrosio@gmail.com
Address of STRU: 6120 Redbud Ct. FLORENCE, KY 41042

Please Check the Box for EACH Item Attesting that the Required Safety Item is Present on the Premises

1. A fire safety plan shall be posted on each level of the home and inside each bedroom. The fire safety plan shall include the following information:
- Phone number and procedures to report an emergency:
 - Boone Center 911 Emergency
 - Boone Center Non-Emergency 859-371-1234
 - Property Address
 - Floor Plans identifying the locations of the following Exits
 - Primary evacuation routes
 - Secondary evacuation routes
 - Name and phone number of an emergency contact for the property.
2. Portable fire extinguishers
3. The property address must be installed on the exterior of the home in a location that faces the road. The address numbers must be at least 4 inches in height.
4. Gas or other fuel fired appliances must have 36 inches of clearance. (No storage for 3ft)
5. Portable unvented fuel fire heating equipment is prohibited from use (No kerosene heaters)
6. Electrical outlets, switches, junction boxes and any other electrical boxes must have cover plates.
7. No open unconnected wires are permitted. All open wiring must be in electrical junction boxes
8. Electrical panels require a minimum 36 inches in front of the panel. No storage shall be within this 36 inches.

- 9. Extension cords shall not be used for permanent wiring. Ensure that extension cord usage within the home is only for temporary use.
- 10. Holes in walls, ceilings and doors must be repaired.
- 11. A portable fire extinguisher must be present on every level of the home. A minimum size of 2A10BC is required.
- 12. Smoke Alarms are required to be installed in the following locations:
 - a. In every bedroom
 - b. outside of every bedroom
 - c. On every level of the home
 - d. Smoke detectors more than 10 years old shall be replaced.
- 13. Carbon Monoxide alarms shall be installed in the following locations:
 - a. Outside every bedroom
 - b. On every level of the home
- 14. Every bedroom shall have two means of exit. Either two exit doors or an exit door and window. If a bedroom does not have two means of exit then it may not be used for short term rental. The window must be at least 24 inches high and 20 inches wide. The window may not be more than 44 inches from the floor. A bedroom exit door may not be less than 28 inches in width and 81 inches in height.
- 15. All windows and doors must operate and able to be opened.
- 16. The exterior of all exits shall be free of obstructions.
- 17. Flammable liquid storage in excess of 10 gallons shall be stored in an approved flammable liquids cabinet. No flammable liquids shall be stored under steps.

By signing below, I acknowledge completion of the checklist and have ensured that the structure meets all of the required fire and life safety code requirements as a condition of the rental permit application.

Printed name: Clair D'Ambrosio Date: 5-13-2024

Signature: 

Safeco Insurance Company of America
Customer Activity Profile
 Printed on 5/13/2024

Policy: OZ5305537 Landlord Protection (Fire)
 Other policies: None
 Term: 05/21/2024 to 05/21/2025

Agent: 308228
 Agent Name: KS INSURANCE AGENCY INC DBA
 MEADOW PARK INS AGENCY 1000 FAIRGROUNDS RD. STE. 202
 SAINT CHARLES, MO 63001 2381

Policy

Dwelling

Name KY123 LLC
Location Address 6120 REDBUD CT
 FLORENCE, KY
 41042-1058
County Boone
Primary or Secondary Dwelling? Primary
Protection Class 2
Territory 036
Year Originally Built 1981
POSUM Market F30
Market selected F30
Coverage A \$463,800.00
Construction Class Plastic/Vinyl Siding

Product

Policy Form/Market Special Form 3 / 30
Commission
Company Type SAFECO CDF 3

Billing

Policy # OZ5305537
Term Premium \$2,201.93
Payment Type Mortgage Pay

Business

Business Type A
Producer/Other ID KENT STEPHENS
Business Source Q&I

Contact Info

Named Insured KY123 LLC
Mailing Address 131 BOSTON ROCK RD
 MELROSE, MA 02176-5304
County Middlesex
Rating State Kentucky
Phone (857) 544-1675
Alt Phone (857) 544-1675
Email CLAIRE.DAMBROSIO@GMAIL.COM

Insured

CLAUDIO D'AMBROSIO

Insured
Age 45
Date of Birth ***/1978
Marital Status Married
Employed
Employer
Social Security Number
Time at present address 00 years 01 months
Time at prior address 00 years 01 months
Time Agent Known Insured
Recent Insurance Score
Recent Score Reason Codes
Customer ID: None

Prior Information

| | |
|-------------------------------|--------------|
| Prior Insurance Carrier | NEW PURCHASE |
| Prior Insurance Policy Number | |

| | | |
|------------------|--------------|------------------------|
| Coverages | | |
| Premium: | \$2,201.93 | Deductible: \$5,000.00 |
| | <i>Limit</i> | <i>Premium</i> |
| Building limit | \$463,800.00 | |
| Fire | | \$1,228.00 |
| Extend | | \$0.00 |
| Other | | \$848.00 |
| Contents limit | \$13,914.00 | |
| Fire | | \$83.00 |
| Extend | | \$0.00 |
| Other | | \$37.00 |
| Liability limit | \$800,000.00 | |

| | | |
|------------------------------|--------------|----------------|
| Options | | |
| <i>Options</i> | <i>Limit</i> | <i>Premium</i> |
| KENTUCKY SURCHARGE | | \$38.93 |
| Advance Quote Credit | 10% | \$-243.00 |
| WATER BACKUP | \$10,000.00 | \$131.00 |
| Property Management Discount | 5% | \$-122.00 |
| PREMISES LIABILITY | | \$53.00 |
| EXTENDED LIABILITY | \$500,000.00 | \$43.00 |
| ON-PREMISES THEFT | \$5,000.00 | \$95.00 |
| LOSS ASSESSMENT | \$10,000.00 | \$10.00 |
| MEDICAL LIMIT | \$1,000.00 | Included |

| | | |
|----------------------|--------------------------------|--|
| Interests | | |
| <i>Interest Type</i> | <i>Additional Insured</i> | <i>Mortgage Servicing Agency for 1st Mortgagee</i> |
| Name | GRAND WELCOME OF CINCINNATI OH | SHELLPOINT MORTGAGE SERVICING |
| Name Line 2 | AND NORTHERN | ISAOA / ATIMA |
| Address | 6020 HARRISON AVE STE 1A | PO BOX 7050 |
| Address Line 2 | | |
| City | CINCINNATI | TROY |
| State | OH | MI |
| Zip Code | 45248-1683 | 48007-7050 |
| Loan Number | | 34725562 |
| Coverage Section | Liability only - Section II | |
| Interest Category | Property Management | |

| | |
|----------------------------|----------|
| Safety and Security | |
| <i>Fire Safety</i> | |
| Fire Protection District | |
| Brush | |
| Miles from Fire Dept. | |
| Feet from Fire Hydrant | 0 |
| Dwelling Located in | District |

EVIDENCE OF INSURANCE FOR MORTGAGE COMPANIES

Customer Information

CLAUDIO D'AMBROSIO
131 BOSTON ROCK RD
Melrose, MA 02176-5304

Date Prepared: 05/13/2024

Policy Period: 05/21/2024 to 05/21/2025

Agent Information

KS INSURANCE AGENCY INC DBA
1000 FAIRGROUNDS RD. STE. 202
SAINT CHARLES, MO 63001-2381

Phone Number: (314) 838-5145

Email: kents@stephenscpas.com

Agent #: 308228

Mortgagee(s)

SHELLPOINT MORTGAGE SERVICING
ISAOA / ATIMA
PO BOX 7050
TROY, MI 48007-7050
Loan Number: 34725562

DWELLING LOCATION

6120 REDBUD CT
Florence, KY 41042-1058

POLICY PREMIUM: \$2,201.93

BALANCE REMAINING: \$2,201.93

DWELLING LIMIT: \$463,800

Loss of Use Limit: \$46,380

DEDUCTIBLES

Section I - Property Coverages \$5,000

MAKE CHECK PAYABLE TO: Safeco Insurance

MAIL PAYMENT TO:

Safeco Insurance
Attn: Payment Processing Operations
PO Box 91016
Chicago, IL 60680-1016

This is not an insurance policy and does not amend, alter or extend the coverage afforded by the policy listed.
Coverage does not include earthquake or flood.

Agent Signature: 

**Welcome to
6120 Rosebud Ct
Florence, Ky 41042**

**On-site Support 24/7 -
(513)301-0070**

**Emergency fire, medical services and police:
911**

**Fire department/non-emergency: 859-371-
1234 (non-emergency)**

Please read each of the rules carefully to avoid any danger and/or deductions from your security deposit upon check-out. You must be at least 25 years or older to book this property.

NO EVENTS, GROUP GATHERINGS, OR PARTIES ARE ALLOWED AT ANY Grand Welcome of Cincinnati, OH and Northern, KY UNDER ANY CIRCUMSTANCES.

PERMITTED USE: This reservation is for use as a vacation rental only

NO EVENTS AND PARTIES: Unless registered with and pre-approved by Grand Welcome of Cincinnati, OH and Northern, KY, no events, group gatherings, or parties are permitted. Upon discovering an event, group gathering, or party, Grand Welcome of Cincinnati, OH and Northern, KY personnel or Security shall have the right to enter and remove all persons from the Property, including you and your registered guests. In this event, you will forfeit all monies, including security deposits. Being asked to vacate the property immediately. Only those guests listed on the attached list to this rental agreement may occupy the property during the reservation periods.

NO FILMING AND PHOTOGRAPHY: Unless registered with and pre-approved by Grand Welcome of Cincinnati, OH and Northern, KY, guests shall not use the property for any commercial purpose

Trash:

Trash is picked up on Wednesday Morning. If trash day falls during your stay, please take bins to the curb.

CHECK-IN/CHECK-OUT:

Late check-out may be available upon request, so please ask your Guest Services team for cost and availability. Failure to abide by this listed check-in and check-out times will result in a \$50 fine for every 30-minute violation before or after the times provided.

OCCUPANCY: max occupancy- 10 people

Guests are responsible for ensuring that any visitors comply with these House Rules. Our rental rates are based upon a city ordinance. Children are counted in total occupancy unless they are under two years old. Any additional overnight guests must be approved and are subject to additional fees. Suppose you exceed the maximum occupancy number on this property. In that case, you will be charged a \$500 penalty per person for every person over-occupancy, and Grand Welcome of Cincinnati, OH and Northern, KY reserves the right to deny access or to require all guests to vacate the premises.

QUIET HOURS: Please respect our neighbors and abide by our quiet hours, enforced from 9 pm – 8 am. Noise must be kept strictly under 60 dBA during the day. Anyone

found to be violating noise ordinances will be subject to an initial \$500 fine followed by a possible eviction in egregious circumstances. Guests will not be given any refund for issues related to noise ordinance violations.

PROPERTY INSPECTION: An inspection of the vacation rental property will take place 24 hours before your arrival. If there are any concerns with the property, please notify Grand Welcome of Cincinnati, OH and Northern, KY immediately to ensure that such issues may be remedied promptly. Upon any violation of Grand Welcome of Cincinnati, OH and Northern, KY rules or noise/neighbor complaints, we reserve the right to enter the Property to inspect at any time during your stay.NO

REPLACEMENT PROPERTY GUARANTEE: While every reasonable attempt will be made to accommodate you if the vacation rental property selected by you does not meet your approval, Grand Welcome of Cincinnati, OH and Northern, KY cannot guarantee that another vacation property will be made available to move you once you have reserved a specific vacation rental property.

NO HOLDOVER POLICY: You are not permitted to stay beyond your reservation dates without Grand Welcome of Cincinnati, OH and Northern, KY approval. Suppose you remain on the vacation rental property beyond the time and date of check-out. In that case, you agree and consent to be removed and locked out of the vacation rental property by Grand Welcome of Cincinnati, OH and Northern, KY, its representatives, and law enforcement. You further consent to permit Grand Welcome Nashville to remove your personal belongings to a location of the Manager's choice, where you may retrieve them.

HOST CANCELLATION POLICY. If for any reason the accommodation you booked is unavailable, including, but not limited to, issues related to safety, utilities, maintenance, guest overstays, weather or inaccessibility, accidental double booking on multiple platforms, or other reasons, Grand Welcome of Cincinnati, OH and Northern, KY may substitute a comparable unit or allow Guest to cancel and receive a full refund, or, if no equal team is available, Grand Welcome Nashville may cancel the reservation and provide a full refund of all payments made by you.

CHANGE IN GUEST CIRCUMSTANCE: If, after the booking is completed, and correspondence or discussions with the guest disclose a change in circumstances involving the reservation of this property, Grand Welcome of Cincinnati, OH and Northern, KY has the right to refuse a reservation to the guest if the reservation is not conducive to the welfare of the property. Such circumstances include but are not limited to an event or party planned during the guest's occupancy of the property, violations of the occupancy limits, rules regarding pets, age limitations, or the purpose of the rental. Grand Welcome Nashville will return all monies deposited to the guest if the reservation is canceled under this section.

PETS: Each Grand Welcome of Cincinnati, OH and Northern, KY property is subject to a specific pet policy; please refer to the property description. Nevertheless, all pets must be reported to us and approved. Any unauthorized pets will be subject to an additional fee. Damage or extra cleaning charges attributable to pets shall be charged to you, together with a fine of \$100 per day with a minimum of \$500. All pets and animals must be fully vaccinated, non-aggressive, free of fleas and ticks, and fully house trained. Please do not allow your pets on furniture.

CLEANING: All trash must be taken out and placed in trash bins, and all dishes must be placed in the dishwasher upon check out. Please treat this home like you would your own and deliver it in the same condition as you found it. Any trash over the allotted number of garbage cans will incur a charge of \$150.

UTILITIES: The cost of your booking includes utilities assuming a normal usage; excessive usage and pool heating (if applicable) will be charged separately and paid for by the Guest.

APPLIANCES: Tenants may only use devices for their intended use.

THERMOSTAT: To prevent damage, the A/C may not be lowered below 68 degrees Fahrenheit at any time during your stay.

PARKING: Driveway is equipped for 4 vehicles. Be mindful of local street parking restrictions. Before your stay, please review all parking details, including overnight parking rules and the maximum number of cars permitted. Be aware of local street parking restrictions. Violations may lead to fines

MAIL: Guests may not have packages or mail correspondence sent to the property. We do not always have full access to the mailbox and would not want you to lose your mail

PERSONAL PROPERTY: You are responsible for keeping your valuables safe at all times. By checking into the property, you waive, discharge, and agree to hold harmless Grand Welcome of Cincinnati, OH and Northern, KY and the actual property owner from all damages or injuries arising from or related to your stay at the managed property, including but not limited to any accidents or injury to yourself, your guests and associates, and loss of money, jewelry or valuables of any kind.

SMOKING: All properties are non-smoking. Violation of the no-smoking policy will result in forfeiture of the entire security deposit and damage liability of up to \$2,500 for any discovered damage to furniture or any odors.

SAFETY:

No unlawful use of the property

No weapons, violent behavior, fireworks, flammable substances, hazardous materials, or illegal substances permitted in or around the property
Guests violating any of the safety rules shall be liable for any corresponding property damage and subject to a \$500 fine and immediate eviction from the Property without refund.

SURVEILLANCE: Each property may be monitored by noise monitoring devices, periodic patrols, security, and 24-hour video electronic surveillance on the house's exterior for guest security and to ensure that the house rules are respected. There is no electronic video surveillance monitoring pools or spas or on the house's interior. Please do not tamper with any of our surveillance and safety equipment. Would you please report anything that needs replacing or fixing?

MAINTENANCE/REPAIRS: We cannot guarantee against mechanical failure of heating, air conditioning, appliances, TVs/VCRs/DVD Players, stereo equipment, or pools/spas.

Please report any inoperative equipment to our office promptly. Grand Welcome of Cincinnati, OH and Northern, KY will make every reasonable effort to quickly and efficiently repair. A maintenance service professional will be dispatched if you demonstrate that the problem persists after being given phone instructions by a Grand Welcome Nashville property associate. **NO REFUNDS OR RENT REDUCTIONS WILL BE MADE DUE TO MECHANICAL FAILURES OR MALFUNCTIONS, INTERRUPTIONS OF UTILITIES, MAINTENANCE PROBLEMS, OR CONSTRUCTION IN THE AREA. WHILE Grand Welcome of Cincinnati, OH and Northern, KY WILL MAKE EVERY EFFORT TO REPAIR ANY MAINTENANCE ISSUE PROMPTLY, IT CANNOT GUARANTEE THAT THE ISSUE WILL BE FIXED DURING A GUEST STAY, AS THE COMPANY MAY HAVE TO GO THROUGH HOME WARRANTIES.** Grand Welcome of Cincinnati, OH and Northern, KY will always look for alternative solutions to ensure and prioritize guest comfort.

Other Violations include, but are not limited to, limiting sound amplification outdoors, over occupying parking areas, over occupying the rental property, and failing to follow these rules with Grand Welcome of Cincinnati, OH and Northern, KY.

CREDIT CARD REQUIRED: If applicable to your reservation, a major credit card (Visa or MasterCard) may be required to hold a reservation and may be charged to pay for incidental charges and other fees incurred during your stay. The name on the credit card must be the name of the primary guest on the reservation, and a picture ID will be required along with the signed rental agreement. Suppose any costs or damages, including but not limited to extra cleaning fees, unauthorized pool heat, or unauthorized pets, are discovered during or within a reasonable amount of time after your stay. In that case, your credit card on file will be charged for said amounts. All charges will be subsequently followed with an email, which will break down the fees, and (Website hidden by Airbnb) charges will be processed without prior written notice.

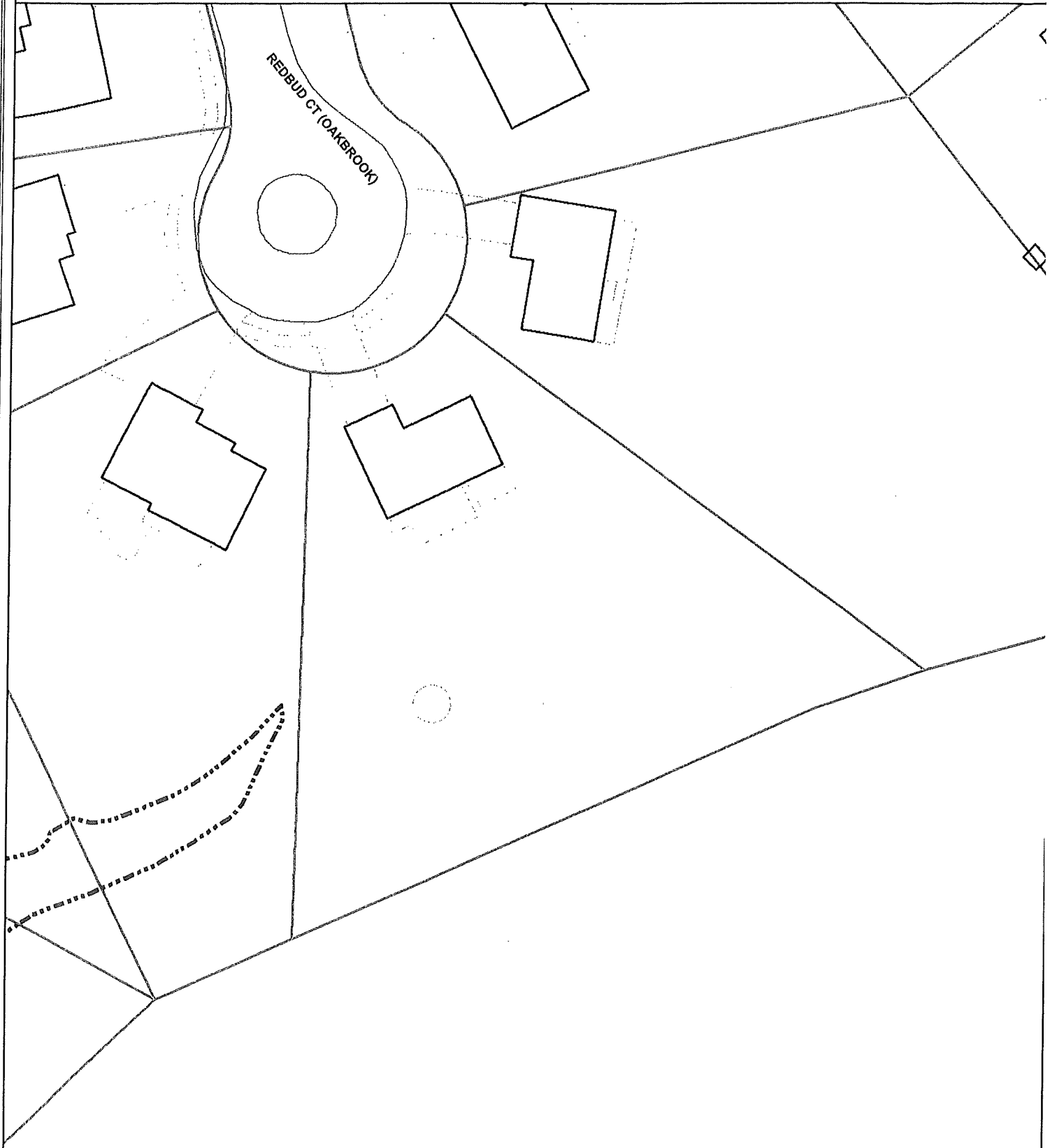
SECURITY DEPOSIT/ADDITIONAL COSTS: If applicable to your reservation, the security deposit will be used at the sole discretion of Grand Welcome of Cincinnati, OH and Northern, KY pay for the restoration of the property to its original move-in conditions (outside of other normal wear and tear). All stays of 30+ days require a security deposit. Additional costs include but are not limited to: cleaning beyond normal wear and tear, removing excessive garbage, repairing or replacing any part of the premises, its contents, common areas, and recreational facilities for damage caused after your move-in. If a said deposit is insufficient, you agree to allow Grand Welcome of Cincinnati, OH and Northern, KY to charge your credit card on file to pay the additional costs, or we may send you an invoice payable in full upon receipt. If all terms and conditions of the agreement are fulfilled, the deposit will be returned in full within 21 business days after guest departure.

LOST & FOUND: Please note that all shipping is at the traveler's expense. There is a minimum \$25 shipping cost. We are not liable for any lost items. Our team will do our best to locate your lost items after check-out. Grand Welcome of Cincinnati, OH and Northern, KY reserves the right to ask the tenant to vacate the premises with no refund should any of these rules be violated and unresolved. No refund of monies will be issued due to the house rules, noise ordinances, or occupancy limits. Guests agree to follow any House Rules provided to them by Grand Welcome of Cincinnati, OH and Northern, KY any directions of the Homeowners Association where the property is located and any City or county ordinances in the area where the property is located. Any legal matters arising out of this agreement shall be adjudicated in the city you are renting.

ALL GUESTS at this moment acknowledge and agree to follow all house rules, neighborhood rules, and city laws and ordinances.

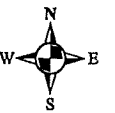
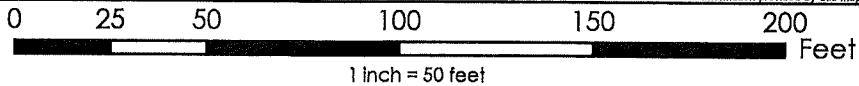
Boone County GIS Map

www.boonecountygis.com



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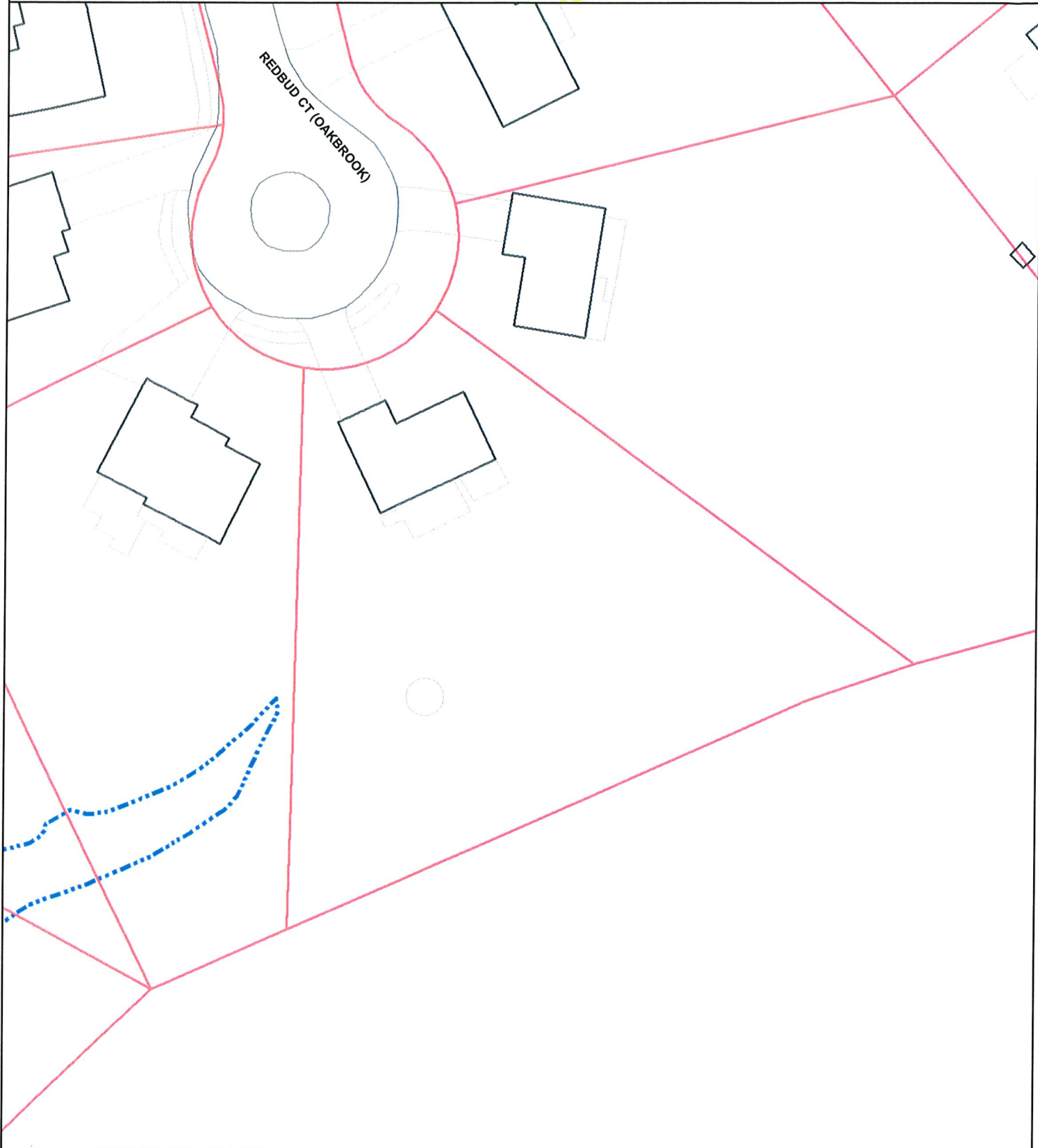
Boone County GIS - Putting Northern Kentucky on the Map

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ArcMap Document: *.mxd

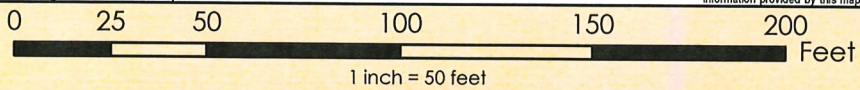
Boone County GIS Map

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Boone County GIS - Putting Northern Kentucky on the Map

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