

**MINUTES OF MAY 11, 2023**  
**REGULAR MEETING**  
**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
 AGENDA  
**MAY 11, 2023**  
**REGULAR MEETING OF THE PLANNING and DEVELOPMENT COMMISSION**  
**CITY OF LONG BEACH, MISSISSIPPI**  
**5:30 O'CLOCK P.M.**  
**LONG BEACH CITY HALL**  
**MEETING ROOM**  
**201 JEFF DAVIS AVENUE**

- I. CALL TO ORDER**
- II. ROLL CALL AND ESTABLISH QUORUM**
- III. PUBLIC HEARINGS**
- IV. ANNOUNCEMENTS**
- V. APPROVE MINUTES**
  - 1. April 27, 2023
- VI. UNFINISHED BUSINESS**
  - 1. Short-Term Rental- 205 White Harbor Road, Tax Parcel 0512J-03-079.000, Submitted by Terry M. Massey (owner) and Chad Brown (property manager).
- VII. NEW BUSINESS**
  - 1. Tree Removal- 456 Pinecrest Circle- Tax Parcel 06111 03 011.047, Submitted by Wendy Renfrow.
  - 2. Tree Removal 713 Forest Avenue- Tax Parcel 05110-03-027.000, Submitted by Macie Buza.
  - 3. Short-Term Rental- 48 Oak Alley Lane, Tax Parcel 0512J-03-066.048, Submitted by Patricia L. Curtis (owner) and Misty Elsworth (property manager).
  - 4. Short-Term Rental- 115 Winters Lane, Tax Parcel 0612F-02-016.002, Submitted by 5 Star Ventures, LLC/Denise Dahn (owners) and Beachy Bookings, LLC (property manager).
- VIII. DEVELOPMENT & RESEARCH**
- IX. ADJOURN**

\*\*\*NOTES\*\*\*

\*\*All decisions made at this meeting are subject to a ten (10) day appeal for a Public Hearing and/or the Mayor and Board of Aldermen approval on May 16, 2023.

\*\*The agenda for the Planning Commission meeting closes at 12:00 O'clock (noon), and/or in accordance with applicable ordinances, the Thursday prior to the meeting day.

Commissioner Billy Suthoff read the opening statement.

\*\*\*\*\*

Be it remembered that a Regular Meeting before the Long Beach Planning and Development Commission, Long Beach, Mississippi, was begun at 5:30 o'clock p.m., Thursday, the 11<sup>th</sup> day of May 2023, in the Long Beach City Hall Meeting Room, 201 Jeff Davis Avenue, in said City, and the same being the time, date and place fixed for holding said Regular Meeting.

There were present and in attendance on said Commission and at the meeting the following named persons: Vice Chairman Shawn Barlow, Commissioners Billy

**MINUTES OF MAY 11, 2023**

**REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

Suthoff, Michael Levens, Chris Fields, Jennifer Glenn and Marcia Kruse, and Minutes Clerk Tina M. Dahl.

Absent from the regular meeting were Chairman Frank Olaivar, Commissioners Sawyer Walters and Justin Shaw, City Advisor Bill Hessel, Building Official Mike Gundlach and Inspector Ryan Ladner.

There being a quorum present and sufficient to transact the business of this regular meeting, the following proceedings were had and done.

\*\*\*\*\*

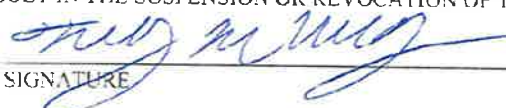

Commissioner Fields made motion, seconded by Commissioner Kruse and unanimously carried to approve the Regular Meeting minutes of April 27, 2023, as submitted.

\*\*\*\*\*

It came for discussion under Unfinished Business a Short-Term Rental for property located at 205 White Harbor Road, Tax Parcel 0512J-03-079.000, submitted by Terry M. Massey (owner) and Chad Brown (property manager), as follows:

MINUTES OF MAY 11, 2023  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

CITY OF LONG BEACH, MISSISSIPPI							
APPLICATION FOR SHORT-TERM RENTAL							
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560					
<b>PROPERTY INFORMATION:</b>							
ADDRESS: <u>205 White Harbor Rd.</u>		Tax Parcel # <u>0512J-03-071</u>					
<u>Long Beach</u> (Location of Short-Term Rental)		<u>ms 39560</u>					
<b>OWNER'S INFORMATION:</b>							
Property Owner's Name: <u>Terry M. Massey</u>							
Property Owner's Address: <u>205 White Harbor Rd, Long Beach ms</u>							
<u>39560</u>							
Property Owner's Mailing Address, if different from above:							
Property Owner's Phone No: <u>(517) 282-3567</u>		City State Zip					
Email Address: <u>cass223@yahoo.com</u>							
Is there a homeowner's association for the neighborhood? <u>no</u> If so, please provide written statement of support of short term rental?							
<b>PROPERTY MANAGER INFORMATION:</b>							
Property Manager's Name: <u>Chad Brown</u>							
Property Manager's Address: (Must be a local contact)							
<u>908 Park Row, Long Beach, ms 39560</u>							
Property Manager's Phone No: <u>(518) 337-1419</u>		City State Zip					
Email Address:							
<b>PLEASE PROVIDE THE FOLLOWING:</b>							
<ul style="list-style-type: none"> <li>Mississippi Sales Tax ID # <u>VR80 / Airbnb</u></li> <li>Recorded Warranty Deed</li> <li>Parking Rules &amp; Plan</li> <li>Trash Management Plan</li> <li>Copy of Proposed Rental Agreement</li> <li>Proof of Liability Insurance, which includes short term rental coverage</li> </ul>							
<b>ADDITIONAL INFORMATION:</b>							
<ul style="list-style-type: none"> <li>Completed written statement of compliance.</li> <li>FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>INCOMPLETE APPLICATIONS will not be processed.</li> </ul>							
<b>AFFIDAVIT</b>							
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660). ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.							
<u>Terry M. Massey</u>		<u>4-4-23</u>					
PRINT NAME	SIGNATURE	DATE					
BELOW IS FOR OFFICE USE ONLY							
Maximum Occupancy: <u>12</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>4</u>	Number of people home can accommodate: <u>12</u>				
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.							
Building Official Signature: 		Date: <u>4/21/23</u>					
Fire Inspector Signature:		Date:					
COMMENTS:							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Date Received: <u>4-4-23</u></td> </tr> <tr> <td>Agenda Date: <u>4-27-23</u></td> </tr> <tr> <td>Amount Due/Paid: <u>250.0</u></td> </tr> <tr> <td>Payment Method: <u>2113</u></td> </tr> </table>				Date Received: <u>4-4-23</u>	Agenda Date: <u>4-27-23</u>	Amount Due/Paid: <u>250.0</u>	Payment Method: <u>2113</u>
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Agenda Date: <u>4-27-23</u>							
Amount Due/Paid: <u>250.0</u>							
Payment Method: <u>2113</u>							

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LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I, Terry M. Massey, owner of the property located at 205 White Harbor Rd. Tax Parcel 05123-03-C79-000  
LONG BEACH, MS 39560  
affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Terry M Massey  
signature

2/1/2023  
date



Prepared by:  
David B. Pflger  
Attorney at Law  
1405 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 2-5-0011

Grantor:  
Jon Krepesky  
19846 Heron Ridge Ct.  
Manassas, VA 22112  
Telephone: (805) 588-4680

Return To:  
David B. Pflger  
Attorney at Law  
1405 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 2-5-0011

Grantee:  
Terry Massey  
Cassandra Massey  
3524 Wedgewood Drive  
Birmingham, AL 35211  
Telephones: (205) 282-2507

File No. 21970283

INDEXING INSTRUCTIONS: Part of Lot 10 & all of Lots 11 & 12, White Harbor Heights, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, JON KREPESKY, do hereby sell, convey and warrant unto TERRY MASSEY AND CASSANDRA MASSEY, as joint tenants with full rights of survivorship, and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

The North 23 feet of Lot 10, and all of Lots 11 and 12, White Harbor Heights Subdivision, a subdivision as per the official map or plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, reference to which is hereby made in all of and as a part of this description.

This being the same property as that conveyed to Jon Krepesky, by Warranty Deed recorded as Instrument No. 2016-031-D-J1, Land Based Records of Harrison County, Mississippi.

If this property is burdened by water, this conveyance includes any water, whether in natural or any stream due to the action of the elements. Such riparian and littoral rights so far as they are conveyed herewith but without warranty as to their nature or extent. If any portion of the tract is to be divided into high tide water, or to unusual water, as defined in the Mississippi Coastal Wetlands Protection Act, it is conveyed by quiet claim only.

Grantor covenants to give, and to defend, and to defend, if any, to Grantee, his heirs and assigns, all such easements, rights of way, easements, restrictions and encumbrances of record in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

The conveyance is subject to any and all covenants, rights of way, easements, restrictions and encumbrances of record in the Office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been provided as of the date on an estimated basis, and when said taxes are actually determined, if the provision of said taxes is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual accrual.

WITNESS MY SIGNATURE, on this 08 day of March, 2018.

John Krepesky  
JOHN KREPESKY

ACKNOWLEDGEMENT

STATE OF Virginia  
COUNTY OF Stafford

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, JON KREPESKY, who acknowledged before me that he signed, executed and delivered the abovesaid conveyance hereon, on this day of March, 2018, for the purpose and uses therein stated.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this 08 day of March, 2018.

Janessa Lee Thornton  
NOTARY PUBLIC  
Commission Expires  
Aug. 27, 2023  
My Commission Expires  
March 31, 2022

Janessa Lee Thornton  
NOTARY PUBLIC

My commission expires March 31, 2022

# MINUTES OF MAY 11, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION

U.S., Social Security Death Index, 1935-2014 - Ancestry.com

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## Wayne D. Krepsky in the U.S., Social Security Death Index, 1935-2014

Name: Wayne D. Krepsky  
Last Residence: 53081 Sheboygan, Sheboygan, Wisconsin  
Born: 1 Feb 1942  
Died: 4 May 2008  
State (Year) SSN issued: Wisconsin (1956-1956)

Source Citation  
State: Wisconsin; Issue Date: 1956-1956

Source Information  
2024  
U.S., Social Security Death Index, 1935-2014 (Master on File), Provo, UT, USA: Ancestry.com Operations Inc, 2024.

Digital data from Social Security Administration. Social Security Death Index. Source: Social Security Administration.

Description  
The Social Security Administration Death Master File contains information on millions of deceased individuals with United States social security numbers whose deaths were reported to the Social Security Administration. Birth years for the individuals listed range from 1875 to last year. Information in these records includes name, birth date, death date, and last known address. [View source](#)

© 2019, Ancestry.com

Wayne Donald Krepsky (1942-2008) Find A Grave Memorial

Page 1 of 4



## Wayne Donald Krepsky

BIRTH: 1 Feb 1942  
DEATH: 4 May 2008 (aged 65)  
BURIAL: Unknown  
MEMORIAL ID: 26707045 | View Source

Wayne D. Krepsky, 56, of Sheboygan, passed away at St. Agnes Hospital, Fond du Lac. Wayne was born February 1, 1942 in Sheboygan to Gordon and Delores (Otto) Krepsky. He enlisted in the USAir Force from 1961 to 1964, stationed in Italy and Germany. He was subsequently commissioned to the USAir Force and earned his PhD in Health Care Administration in 1981. He continued in the USAir Force Reserve, retiring in 1984 as a Major. On August 22, 1980 Wayne and ~~Janice C. Driver~~ were united in marriage in Biloxi, Mississippi. In addition to his wife, Judith, Wayne is survived by his daughter, Claudia Krepsky ~~Wright~~ (Christine ~~Wright~~) and their daughter, Jasmine; four brothers, Gordon (Linda) Krepsky, Steve (Diane) Krepsky, Tom (Kase) Krepsky, and David Krepsky; two sisters, Karen DeKerker and Janice Behrka. In addition to his parents, Wayne was preceded in death by a sister, Joyce Eichman and a brother, Mark Krepsky. Wayne will always be remembered for his hearty laugh, his great sense of humor, and his big heart.

Created by: Louise D  
Added: 9 May 2008  
Find A Grave Memorial 26707045

Find A Grave database and Images (<https://www.findagrave.com>): accessed 01 February 2019, memorial page for Wayne Donald Krepsky (1 Feb 1942-4 May 2008), Find A Grave Memorial ID: 26707045; Maintained by Louise D (contributor 46017574) Unknown.

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Privacy Statement Terms of Service

## Short-Term Rentals - Residential

### Property Owner:

Terry Massey  
(517) 282-3567

### Address:

205 White Harbor Rd.  
Long Beach, MS 39560

### Parking:

Only 4 cars are allowed to park in the driveway at this residence at one time. No parking on the road or in the grass is allowed.

### Local Property Manager:

Chad Brown  
908 Park Row Ave.  
Long Beach, MS 39560  
(518) 337-1419

### Trash Management:

Trash and recycling must be set out by the road every Sunday night for Monday morning pickup. Containers must be brought up from the road by the end of Monday evening.

### Rental Agreement:

We will be using the Airbnb rental platform ~~and an individual rental agreement, attached.~~

MINUTES OF MAY 11, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION
Vacation Rental Agreement

PARTIES. This Vacation Rental Agreement (hereinafter the "Agreement") is entered into on \_\_\_\_\_, 20\_\_\_\_ between the following parties:

TENANT(S): \_\_\_\_\_
with a mailing address of \_\_\_\_\_
(hereinafter the "Guest"), and

LANDLORD: Terry Massey, with a mailing address of
205 White Harbor Rd., Long Beach, MS 39560 (hereinafter the "Host").

PROPERTY. The Host agrees to lease the described property below to the Guest, and the Guest agrees to rent from the Host the following property:

- 1. Property Address: 205 White Harbor Rd., Long Beach, MS 39560.
2. Type of Residence: [X] House [ ] Apartment [ ] Condo [ ] Other: \_\_\_\_\_
3. Number of Bedroom(s): 4
4. Number of Bed(s): 7
5. Number of Full Bathroom(s): 3
6. Number of Half Bathroom(s): 0
7. Pool: [ ] Yes [X] No
8. Hot Tub: [ ] Yes [X] No
9. Other: \_\_\_\_\_

Hereinafter known as the "Property."

VACATION RENTAL TERM. The Guest shall have access to the Property under the terms of this Agreement for the following time period (hereinafter the "Rental Term"):

- 1. Check-In: \_\_\_\_\_ 3:00 \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_: \_\_\_\_\_ [ ] AM [X] PM
2. Check-out: \_\_\_\_\_ 11:00 \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_: \_\_\_\_\_ [X] AM [ ] PM

PAYMENT. The Guest shall pay the Host a total of \$\_\_\_\_\_.

1. Itemized Charges. The total due includes the following itemized charges:

- [ ] Rent: \$\_\_\_\_\_
[ ] Cleaning Fee: \$300
[ ] Taxes: \$\_\_\_\_\_
[ ] Other \_\_\_\_\_: \$\_\_\_\_\_

TOTAL: \$\_\_\_\_\_

Vacation Rental Agreement

2. Payment Terms. The payment terms are as follows:

- [ ] Total amount of \$\_\_\_\_\_ due by \_\_\_\_\_, 20\_\_\_\_.
[X] Installments. Due on the \_\_\_\_ of each month in the amount of \$\_\_\_\_\_.

3. Deposit

- [X] - Initial Deposit Required. The Guest shall pay the Host \$\_\_\_\_\_ as an initial deposit of the total due upon the signing of this Agreement.
[ ] - Initial Deposit Not Required. The Guest is not required to provide an initial deposit upon the signing of this Agreement.

4. Payment Methods

- [ ] Debit Card
[ ] Credit Card
[ ] Check
[X] Digital Payment Service: [X] Paypal at \_\_\_\_\_; [X] Venmo at \_\_\_\_\_; or [X] Zelle at \_\_\_\_\_

SECURITY DEPOSIT. The Guest shall be obligated to pay the following security deposit upon execution of this Agreement:

[X] - Security Deposit: The guest shall pay \$1000 as a security deposit. Said security deposit is due on \_\_\_\_\_, 20\_\_\_\_. The Security Deposit shall be held to ensure the Guest's compliance with the terms and conditions of this Agreement. This Security Deposit shall not be applied towards rent. The Security Deposit shall be returned to the Guest within the State's required timeframe after the end of the Rental Term less any itemized deductions for damages, unpaid fees, excessive cleaning requirements, loss of property and any other violations of this Agreement.

[ ] - No Security Deposit: There is no security deposit required.

EXCESSIVE CLEANUP. If the Property qualifies for a "deep clean" due to excessive wear and tear from your Rental Term, a fee of \$500.00 ("Excessive Cleanup Fee") shall be charged at the end of the Rental Term. The Excessive Cleanup Fee may be deducted from the Security Deposit.

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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**Vacation Rental Agreement**

**SMOKING POLICY.** Smoking on the Property is: (check one)

Prohibited.

Permitted in the following limited areas: \_\_\_\_\_  
 \_\_\_\_\_

**OCCUPANCY LIMIT.** The total number of individuals staying on the Property during the Rental Term shall be a total of 12 guests for overnight stays. An additional 4 people are allowed to visit during the day but must leave when quiet hours begin, which is 10:00pm. The rental rate is based on this maximum occupancy.

Occupancy exceeding the number of guests listed above is a breach of this Agreement and may be subject to termination by the Host with no refund of monies.

**PETS.** The Host: (check one)

- **Does Not Allow Pets:** No pets of any kind are allowed on the Property. If the Guest is found to have pets on the Property, this Agreement and any Security Deposit shall be forfeited. The Host also has the right to seek monies for any additional damages occurred as a result of having a pet on the property.

- **Allows Pets:** The Guest may have \_\_\_\_ pet(s) on the Property with a maximum limit of \_\_\_\_ pounds per pet. There is a pet fee in the amount of \$\_\_\_\_\_ that is  non-refundable  refundable unless there are damages related to the pet. The Guest is responsible for all damage that any pet causes, regardless of the ownership of said pet, and agrees to restore the Property to its original condition at their expense.

The following types of pets are allowed: \_\_\_\_\_

The Guest is required, at the signing of this Agreement, to pay the above fee and provide the host with the type, number and weight of all pets.

**UTILITIES.** The Host shall be responsible for all utilities and services to the Property EXCEPT for the following which shall be the responsibility of the Guest:  
 \_\_\_\_\_

**TRASH DISPOSAL.** During the Rental Term guests shall dispose of their waste in the following manner: Trash and recycling must be set out by the road every Sunday night for Monday morning pickup. Containers must be brought up from the road by the end of Monday evening.

### Vacation Rental Agreement

Below are the collection days for trash and recycling at this property.

Trash: \_\_Monday morning\_\_\_\_\_

Recycling: \_\_Monday morning\_\_\_\_\_

**QUIET HOURS.** During the Rental Term the Guest agrees to abide by the following:

- **No Quiet Hours.** There are no quiet hours. However, the Guest must reside on the Property in a manner that respects the quiet enjoyment of any surrounding residents.

- **Quiet Hours.** Quiet hours begin at \_\_10:00\_\_  AM  PM each night and continue until sunrise. Quiet hours consist of no loud noise and keeping all noise at a minimum level.

**PARKING.** The Host shall provide the following parking during your Rental Term:

- 4 parking space(s). The parking space(s) are located: in the driveway only. Parking on the road or in the grass is prohibited.

- The Property does not have designated parking. Guests are responsible for their own parking.

**LOCKBOX.** Before arriving, a code will be provided to the tenants. The house must be locked when away and after checking out.

**PERSON OF CONTACT.** The Host:

- **Does** have a manager on the Property that can be contacted for any emergency, maintenance, or repairs at:

Agent/Manager's Name: Chad Brown

Telephone: (518) 337-1419

- **Does not** have an agent/manager on the Property, although the Host can be contacted for any emergency, maintenance, or repair at the contact information provided at the end of this Agreement:

**SUBLETTING.** The Guest shall not sublet the Property without written consent from the Host.

**MOVE-IN INSPECTION.** Upon Check-in, the Guest shall inspect the property and inform the Host of any obvious damages.

**MINUTES OF MAY 11, 2023**  
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**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**  
**Vacation Rental Agreement**

**HOST ENTRY.** The Host has the right at all reasonable times during the terms of this Agreement to enter the property if necessary for the purpose of inspection, repair or any other reasonable action. Unless an emergency, notice will be provided in accordance with applicable State law.

**MAINTENANCE AND REPAIRS.** The Guest shall maintain the Property in a good, clean, and ready-to-rent condition and use the Property in a careful and lawful manner and in accordance with the entirety of this Agreement. The Guest shall leave the Property in a ready to rent condition upon checking out, meaning that the Property should be immediately habitable by future guests. Should the property not meet these conditions, the Guest shall be responsible for paying for any maintenance and repairs. The Guest agrees that the Host shall deduct costs of said services from any Security Deposit prior to a refund if Guest causes any damage to the Property or any items listed on the attached inventory.

**QUIET ENJOYMENT.** The Guest, along with neighbors, shall enjoy each other's company in a quiet and respectful manner. The Guest is expected to behave in a respectable manner and shall be a good neighbor to any residents within the immediate area. Creating a disturbance of the area by violation of Quiet Hours, unauthorized gatherings, or any inappropriate conduct shall be grounds for immediate termination of this Agreement.

**LIABILITY.**

1. Host Liability. The Guest and any of their occupants hereby indemnify and hold harmless the Host against any and all claims of personal injury or property damage or loss arising from the use of the Property, unless the loss is a direct result of the Host's actions. The Guest expressly recognizes that any insurance held by the Host does not cover the personal property of Guest and that Guest should purchase their own insurance for their guests if such coverage is desired.
2. Guest Liability. The Guest is liable for their own acts and the acts of anyone listed in this Agreement in addition to any occupant or guest that they allow on the Property.

**ATTORNEY'S FEES.** The Guest agrees to pay all reasonable costs, attorney's fees, and expenses that result from the Host enforcing this agreement.

**USE OF PROPERTY.** The Guest shall use the Property for residential purposes only. The Guest is explicitly prohibited from engaging in any commercial activity on the property.

**Vacation Rental Agreement**

**ILLEGAL ACTIVITY.** The Guest shall use the Property for legal purposes only. Any illegal use, including but not limited to, illicit drug use, verbal or physical abuse of any person or illegal sexual behavior shall be cause for immediate termination of this Agreement with no refund.

**POSSESSIONS.** Any personal items or possessions that are left on the Property are not the responsibility of the Host. The Host shall make every reasonable effort to return the item to the Guest at the Guest's expense. If claims are not made within the State's required time period or two (2) weeks, whichever is shorter, the Host shall be able to keep or discard said items.

**HAZARDOUS MATERIALS.** At the Property, the Guest shall not possess any items that may be considered a fire hazard, other than items for cooking or the operation of an appliance. These items include, but are not limited to, gasoline, compressed gas, propane, kerosene, motor oil, fireworks, ammunition, or any other similar item whether in the form of a liquid, solid, or gas.

**CANCELLATION.** If Guest cancels their reservation within 14 days of the start of the Rental Term, any initial payments made by the Guest are forfeited.

**REFUNDS.** The Host shall not provide a refund due to a shortened stay and/or poor experience that resulted from unfavorable weather conditions, an Act of God, or anything outside the control of the Host.

**NOTICES.** All notices shall be sent by the Host or Guest using the contact information provided at the end of this Agreement.

**POSSESSION & SURRENDER.** Guests shall be entitled to the possession of the Property at the Check-in date and time set forth in the "Vacation Rental Term" Section of this Agreement. Upon the designated Check-out date and time set forth in the same section of this Agreement, Guest shall peacefully surrender the Property to the Host in the condition it was provided, excluding reasonable wear and tear.

**JOINT AND SEVERAL.** If there is more than one Guest, all Guests shall be jointly and severally liable under this Agreement.

**LEAD BASED PAINT.** The Property:

- Was built prior to 1978. Attached and affixed to this agreement is the following addendum: "Disclosure of Information on Lead-Based Paint: and/or Lead-Based Paint Hazards." This addendum must be initialed and signed by all Parties.

- Was not built prior to 1978.



**MINUTES OF MAY 11, 2023  
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LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
Vacation Rental Agreement**

**GOVERNING LAW.** This Agreement shall be governed and subject to the laws of the State of Mississippi.

**WAIVER.** A delay or failure by the Host to enforce any section of this Agreement shall not be deemed as a waiver of any violation. In addition, acceptance of any partial payment of rent, or any other amount due, shall not be deemed a waiver of the Host's right to then entire amount set forth in this Agreement.

**ADDITIONAL PROVISIONS.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SEVERABILITY.** If any provision of this Agreement, or the application thereof, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

**ENTIRE AGREEMENT.** This Agreement contains all of the terms and conditions agreed to by the parties. It may only be modified or amended by written agreement, signed by all parties to this Agreement. This Agreement replaces all previous discussions and agreements, whether oral or written. The Parties agree to all terms and conditions of this Agreement and shall be bound until the termination of the Agreement.

**SIGNATURES.** IN WITNESS THEREOF, the Parties agree to the entirety of this Agreement, executed on the day set forth above.

\_\_\_\_\_  
**HOST SIGNATURE**

\_\_\_\_\_  
**DATE**

Host Name: Terry Massey  
Host Address: 205 White Harbor Rd.  
Host Phone Number: (517) 282-3567  
Host Email Address: cass223@yahoo.com

\_\_\_\_\_  
**GUEST SIGNATURE**

\_\_\_\_\_  
**DATE**

Guest Name: \_\_\_\_\_  
Guest Address: \_\_\_\_\_  
Guest Phone Number: \_\_\_\_\_

**Vacation Rental Agreement**

Guest Email Address: \_\_\_\_\_

\_\_\_\_\_  
**GUEST SIGNATURE**

\_\_\_\_\_  
**DATE**

Guest Name: \_\_\_\_\_  
Guest Address: \_\_\_\_\_  
Guest Phone Number: \_\_\_\_\_  
Guest Email Address: \_\_\_\_\_

**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**POLICY DECLARATIONS**

American Modern Property and Casualty Insurance Company  
Dwelling Special  
New Business



Premium Summary		Policy Summary	
Dwelling #1:	\$4,057.00	Policy Number:	103-074-536
205 WHITE HARBOR RD LONG BEACH MS 39560-5611		Policy Period:	09/29/2022 to 09/29/2023 12:01 A.M. Standard Time
Policy Coverage:	\$20.00		
Additional Costs:	\$0.00		
<b>Total Policy Premium:</b>	<b>\$4,077.00</b>	Named Insured(s):	TERRY MASSEY 205 WHITE HARBOR RD LONG BEACH MS 39560-5611

Note: a minimum earned premium of \$100.00 applies to this policy.

**Policy Discounts**

Paperless Discount  
Claims Free Discount

Contracted Agency:  
ARDE INSURANCE GROUP INC - #017532  
P.O. BOX 8575  
GULFPORT MS 39507

**Dwelling Discounts**

The following discounts apply to one or more dwellings on this policy.

205 WHITE HARBOR RD, LONG BEACH MS  
39560-5611  
Deadbolts, Smoke Alarm and Fire Extinguisher

**Policy Coverages**

Coverage	Limit / Description	Premium
Identity Recovery	15,000	\$20.00
	Policy Level Coverages Premium	\$20.00

**Dwelling #1:** 205 WHITE HARBOR RD, LONG BEACH MS 39560-5611

Occupancy: Seasonal    Residence Type: 1 Family Residence    Construction Type: Frame    Year Built: 2022    Protection Class Code: 5    Territory: 1

**Additional Interests**

Description of Interest: Lienholder    Name: GULF SOUTH MORTGAGE LLC ISAOA/ATIMA    Address: 12292 ASHLEY DR, GULFPORT MS 39503-2759  
Loan/Contract Number: 1022071402

**Coverage Detail**

Coverage	Limit / Description	Premium
Dwelling		\$3057.00
Limit	400,000	
Loss Settlement	Replacement Cost	
All Other Peril Deductible	2,500	
Wind and Hail Deductible	5,000	
Other Structures	40,000	Included
Loss Settlement	Replacement Cost	
Personal Property	100,000	\$832.00

**Dwelling Special Policy Declaration**

American Modern Property and Casualty Insurance Company  
Policy Period: 09/29/2022 - 09/29/2023  
Policy Number: 103-074-536    Policy Type: Dwelling Special



Loss Settlement	Actual Cash Value	
Additional Living Expense/Fair Rental Value	40,000	Included
Water Damage	40,000	Included
Mold and Remediation - Property	5,000	Included
Water Backup and Sump Overflow	5,000	\$50.00
Deductible	250	
Premises Liability	500,000	\$110.00
Medical Payments	500 Per person/25,000 Per occurrence	Included
Property Manager Premises Liability Extension		Included
Vandalism or Malicious Mischief		Included
Deductible	500	
Fire Department Service Charge	500	Included
Mold Exclusion - Premises Liability		Included

**Important Information**  
This dwelling does not have coverage for the peril of flood.  
This dwelling does not have coverage for the peril of earthquake.  
Occasional Rental applies to this dwelling (dwelling is occasionally rented to others).

Premium    \$4,057.00

**Your Policy Documents**

Your policy consists of this Policy Declaration and the documents in the following list. Please keep these together.  
**Policy Level Forms (Forms that apply to all Dwellings)**

- IL-CW-G-0001(01-15) - Signature Endorsement
- DS-MS-A-0001(03-19) - Special Provisions - Mississippi
- DW-CW-G-0001(01-15) - Condemnation Endorsement
- DS-CW-P-0001(03-18) - Dwelling Property - Special Form
- IL-CW-G-0010(07-17) - Additional Policy Protection
- DW-CW-X-0004(05-17) - Criminal Acts Exclusion
- IP-CW-C-0002(01-15) - Identity Recovery Coverage Case Management Service and Costs Coverage
- Forms that apply to Dwelling #1: 205 WHITE HARBOR RD, LONG BEACH MS 39560-5611**
- DS-CW-C-0002(01-16) - Permitted Vacancy or Seasonal Usage Clause
- DY-CW-X-0002(01-15) - Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- DY-CW-C-0001(01-16) - Premises Liability Endorsement
- DS-CW-G-0001(01-15) - Construction Cost Index
- IP-CW-C-0004(01-15) - Reinstatement of Limit
- DS-CW-C-0007(03-16) - Water Backup And Sump Overflow
- DW-CW-X-0005(01-17) - Roof Surfacing Cosmetic Damage Exclusion - Windstorm or Hail
- DY-CW-X-0003(01-15) - Premises Liability Swimming Pool Slide and Diving Board Exclusion

MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

Dwelling Special Policy Declaration

American Modern Property and Casualty Insurance Company  
Policy Period: 09/29/2022 - 09/29/2025  
Policy Number: 103-074-535 Policy Type: Dwelling Special



DS-CW-C-0033(06-17) - Water Damage Coverage  
DY-CW-X-000\*(01-16) - Premises Liability Lead Paint Liability Exclusion  
DY-CW-C-0005(01-16) - Property Manager - Premises Liability  
DS-CW-C-0010(01-15) - Additional Living Expense or Fair Rental Value

Policy Maintenance Information

Manage your policy online 24/7 with Online Services. Go to www.emig.com to sign up now. Or, download the Online Services mobile app for convenient on-the-go access.

PLEASE REVIEW THE INFORMATION CONTAINED IN THIS POLICY.  
IF ANY INFORMATION IS INCORRECT, PLEASE CONTACT:

ARDE INSURANCE GROUP INC  
(225) 897-2464

Report a Claim: 1-800-375-2075

American Modern Insurance Group

Mailing address  
P.O. Box: 5323  
Cincinnati, OH 45201-5323

Main Administrative Office  
7300 Midland Blvd.  
Amelia, OH 45102-2507

DW-CW-D-00C1 (01-15)

Page 0 of 3

Tina Dahl

From: Donald Frazer <dona1d@ardeinsurancegroup.com>  
Sent: Wednesday, April 26, 2023 10:03 AM  
To: Tina Dahl  
Subject: Third at Town Green and Massey

Tina,

Please accept this email as confirmation that both policies for Third at town green and Terry M Massey's policies include coverage for short term rental. Please call me with any questions.

Sincerely

Donald Frazer  
Arde Insurance Group

Sent from my iPhone

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Levens and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 456 Pinecrest Blvd, Tax Parcel 0611I-03-011.047, submitted by Wendy Renfrow, as follows:

MINUTES OF MAY 11, 2023  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	4-28-23
Zoning	R-1
Agenda Date	5-11-23
Check Number	174

(Initial on the line that you've read each)

W Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

W Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crown.

W Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 4-28-23

PROPERTY INFORMATION

TAX PARCEL # 0611-03-011.047

Address of Property Involved: 456 Pinecrest Cir

Property owner name: Wendy Renfrow

Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.

Property owner address: 456 Pinecrest Cir

Phone No. 813 344 8868

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Not yet determined

Phone No. \_\_\_\_\_ Fax: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

tree is close to the house & it is causing insurance problems [company + affordability] (use separate sheet if needed)

Number of Trees:

0 Live Oak 1 Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Signature Wendy Renfrow Date 4-28-23

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

W TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

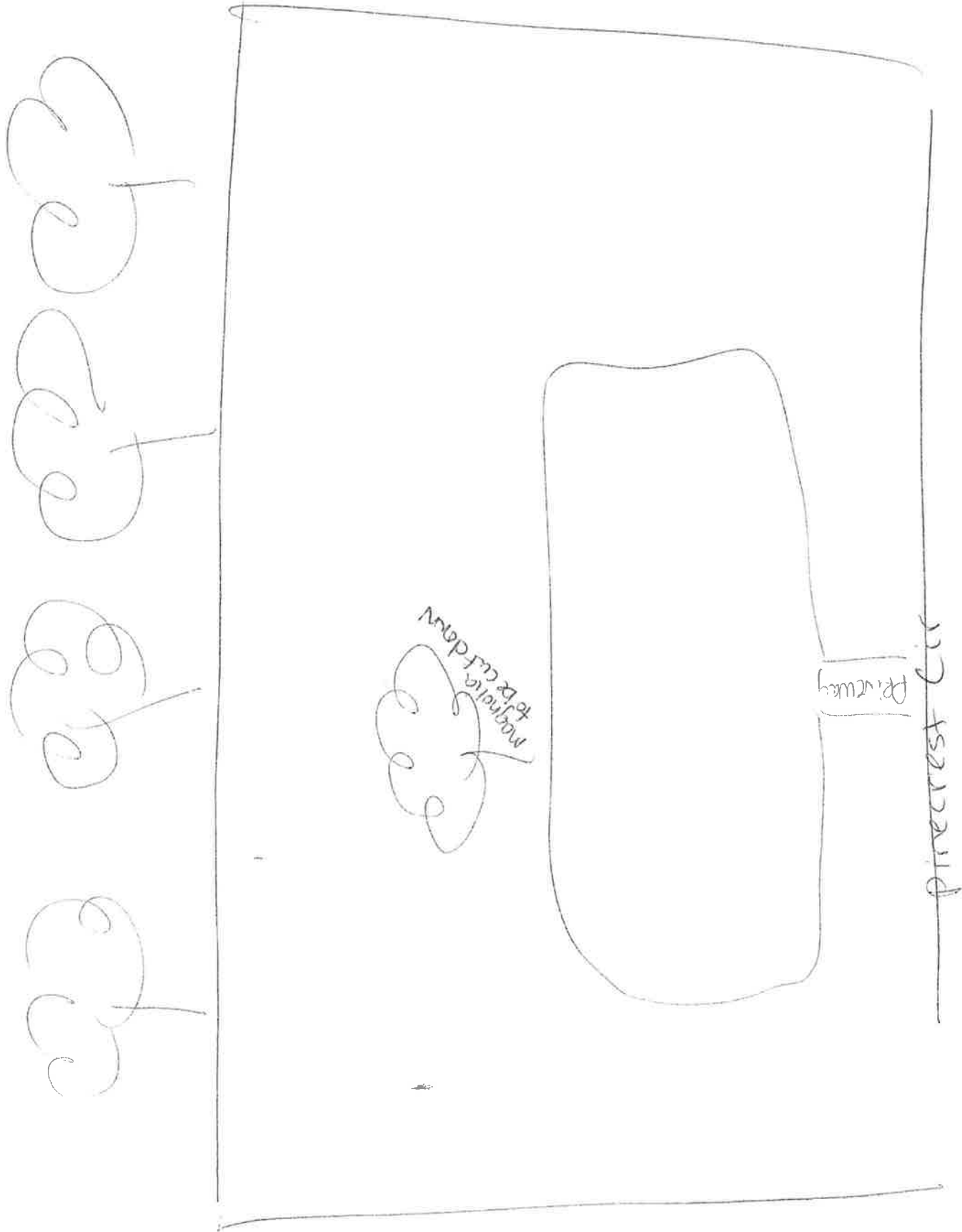
W PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

W OWNERSHIP: Please provide a recorded warranty deed.

W PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

W REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

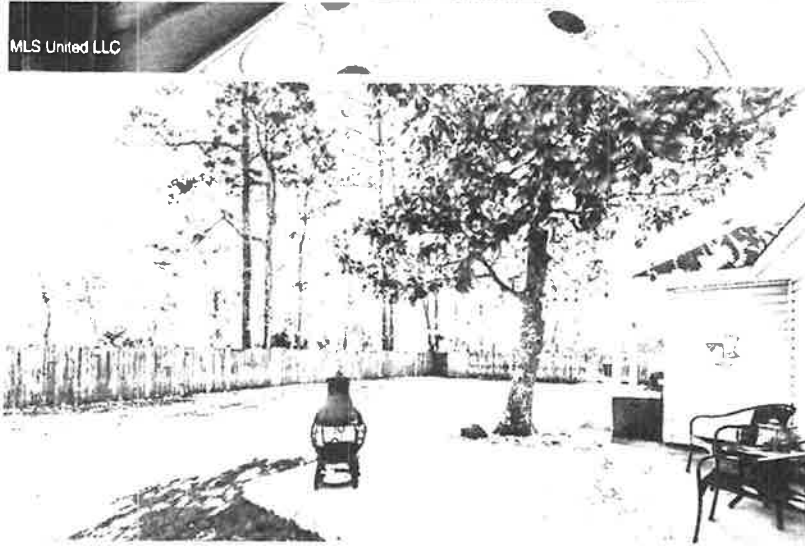
W MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.



**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



SCANNED



J1 - GULFPORT DISTRICT  
Instrument 2023-0000055-D-11  
Filed/Recorded 04/13/2023 10:58:01 AM  
Total Fees 26.00  
2 Pages Recorded

Prepared by:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantor:  
David J. Cullen  
6372 Cavalier Corridor  
Falls Church, VA 22044  
(202) 651-0614

Return To:  
David B. Pilger  
Attorney at Law  
1406 Bienville Blvd., Suite 101  
Ocean Springs, MS 39564  
(228) 215-0011

Grantees:  
John L. Renfrow, Jr.  
Wendy F. Renfrow  
456 Pinecrest Circle  
Long Beach, MS 39560  
(617) 446-3700

File No. F220101N

INDEXING INSTRUCTIONS: Lot 44, Pinecrest S/D, Phase 2, 1st JD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISSIPPI  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, David J. Cullen aka David J. Cullen, III, do hereby sell, convey and warrant unto John L. Renfrow, Jr. and Wendy F. Renfrow, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lot 44, Pinecrest Subdivision, Phase 2, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 44, at Page 21.

This being the same property as that conveyed to David J. Cullen, by instrument recorded in Instrument No. 2005-17283-D-J1, Land Deed Records in the First Judicial District of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of the date on an estimated basis, and when said taxes are actually determined, if the pro-ration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual pro-ration.

This conveyance is not part of the Grantor(s) homestead.

WITNESS MY SIGNATURE, on this the 5 day of Apr, 2022.

David J. Cullen

ACKNOWLEDGMENT

STATE OF VA  
COUNTY OF FREDERICK

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, David J. Cullen, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 5 day of Apr., 2022.

(AFFIX SEAL)

Notary Public

My commission expires: 3/31/2024



**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION  
MEMORANDUM**

Date; May 11, 2023  
To; City of Long Beach Planning Commission  
From; Long Beach Tree Board  
Re; Tree Removal – 456 Pinecrest Circle

Dear Planning Commission  
As per request from Wendy Renfrow, Magnolia removal at 456 Pinecrest Circle. We, Paul Dauro, Karen Price and Victor Chapman agree to approve the removal of the tree as requested by the applicant.

After considerable discussion and recommendation made by a member of the City’s Tree Board, Commissioner Levens made motion, seconded by Commissioner Suthoff, and unanimously carried to approve the application as submitted.

\*\*\*\*\*

Commissioner Levens recused himself at this time.

\*\*\*\*\*

It came for discussion under New Business a Tree Removal for the property located at 713 Forest Avenue, Tax Parcel 0511O-03-027.000, submitted by Macie Buza, as follows:



MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



CITY OF LONG BEACH, MISSISSIPPI  
201 Jeff Davis Avenue  
P.O. Box 929  
Long Beach, MS 39560  
(228) 863-1554  
(228) 863-1558 fax

APPLICATION FOR TREE PERMIT

OFFICE USE ONLY	
Date Received	5-2-23
Zoning	R-1
Agenda Date	5-11-23
Check Number	CC

(Initial on the line that you've read each)

MB Routine trimming does not require a permit. The reason for pruning may include, but are not limited to, reducing risk, maintaining or improving tree health and structure, improving aesthetics, or satisfying a specific need. The City of Long Beach does recommend you obtain a licensed Arborist for your and the tree protection.

MB Any single-family Residential, Multi-Family Residential, Commercial or Industrial Zoned areas need a permit to remove a Live Oak or Magnolia tree with its root system, growing upon the earth usually with one trunk or at least eighteen (18) inches in circumference or larger, measured four and one-half (4 1/2) feet above the surface of the ground, or a multi-stemmed trunk system with a definitely formed crowned.

MB Any person desiring a permit for removal of any Live Oak or Magnolia tree, shall submit this application and a filing fee of \$25.00 per parcel of land to which such application pertains.

TODAY'S DATE: 4.9.2023

PROPERTY INFORMATION

TAX PARCEL # 05110-03-027.000  
Address of Property Involved: 713 Forest Avenue  
Property owner name: Macie Byza  
Are you the legal owner of the above property? Yes  No  If No, written consent from the owner is needed. Please provide a statement that no person, not listed on this application, has any interest in the title in or to the property.  
Property owner address: 713 Forest Avenue  
Phone No. (228) 493-4306

CONTRACTOR OR APPLICANT INFORMATION

Company Name: Kem Gibson  
Phone No. 697-0905 Fax: \_\_\_\_\_  
Name: Kem Gibson  
Address: 711 South Forest

PERMIT INFORMATION

Permit for: Removal  Trimming \_\_\_\_\_ Pruning \_\_\_\_\_

What is the reason the tree needs to be removed? Be specific ex. Construction, street or roadway, recreational area, patio, parking lot, diseased tree not worthy of preservation, etc.:

causing slab damage to house as well as extensive damage to neighboring house.

Number of Trees:

1 Live Oak \_\_\_\_\_ Southern Magnolia

I hereby certify that I have read this application and that all information contained herein is true and correct; that I agree to comply with all applicable codes, ordinances and state laws regulation construction; that I am the owner or authorized to act as the owner's agent for the herein described work.

Macie Byza 4.9.2023  
Signature Date

ADDITIONAL INFORMATION REQUIRED FROM APPLICANT

(Initial on the line that you've read each)

MB TREE SITE PLAN: Please provide a map or diagram of the parcel of land, specifically designating the area or areas of proposed tree removal and the proposed use of such area. Please include the following: 1) location of all protected and large shade trees on the property, their size and species 2) Designate which are disease/or damaged, 3) designate which are endangering any roadway, pavement, or utility line, 4) any proposed grade changes that might adversely affect or endanger any trees on the site and specify how to maintain them 5) designate the trees to be removed and the trees to be maintained, and 5) location of existing and/or proposed structures.

MB PHOTOGRAPH: You must attach a photograph of the tree to be removed, the photo must show any damage the tree is causing.

MB OWNERSHIP: Please provide a recorded warranty deed.

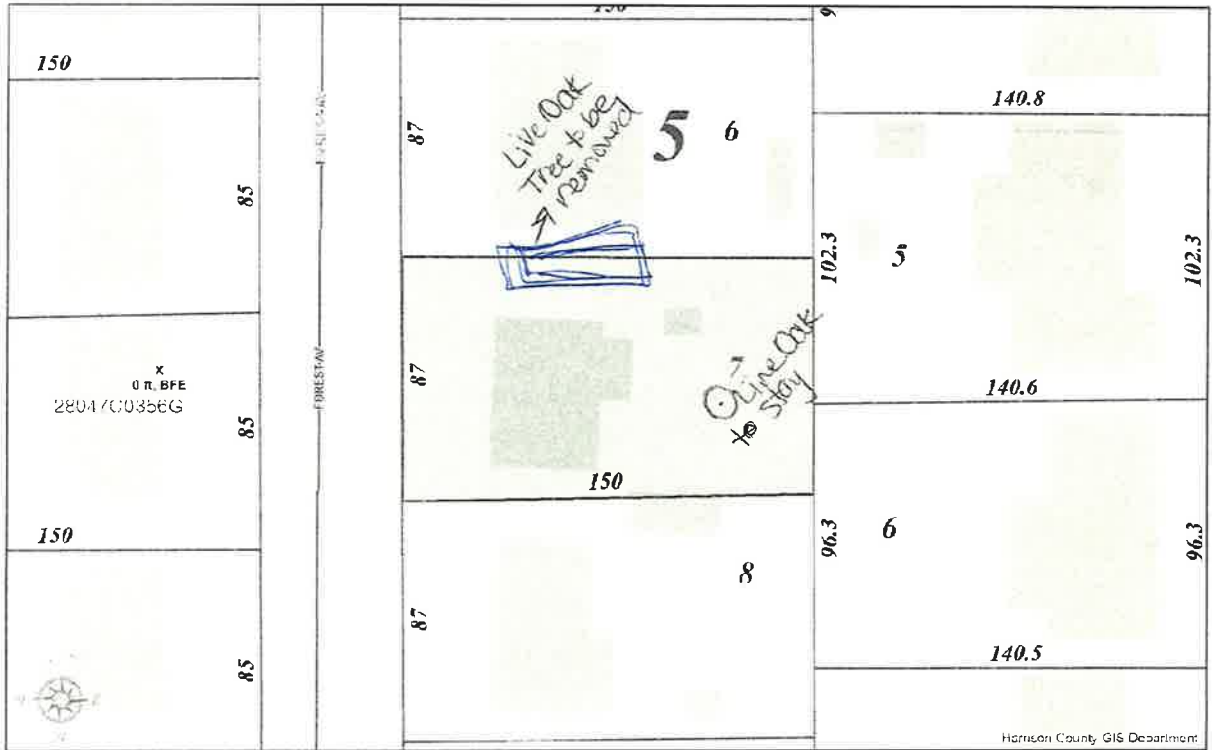
MB PERMIT FEES: Upon issuance of a Tree Removal Permit, the permit fee will be as follows: For removal of a tree or trees where such removal of such tree or trees is necessitated by material damage caused by such tree or trees to permanent improvement or improvements on the parcel where such tree or trees are situated a fee of \$1.00 per tree permitted to be removed. For removal of all other trees, a fee of \$45.00 per tree permitted to be removed. As per City of Long Beach Tree Ordinance (#364) any person removing any Live Oak or Magnolia tree within the City of Long Beach, Mississippi, without a valid tree removal permit, shall be guilty of a misdemeanor; and upon conviction thereof shall be sentenced to pay a fine not less than \$500.00 nor more than \$1000.00. The removal of each tree without having first secured a valid tree removal permit shall constitute a separate offense and shall be punishable as such.

MB REPLANTING: As a condition of granting the tree removal permit, the City, acting by and through its Mayor and Board of Aldermen, may require the applicant to relocate or replace trees, but may not require the replacement of trees in a number greater than the number of Live Oak or Magnolia trees removed; trees to be of Four (4) inches caliper deciduous trees or five (5) feet in height of evergreen or Live Oak or Magnolia trees.

MB MEETING: You must attend the Planning Commission meeting, not attending may cause your permit for tree removal to be denied or withheld.

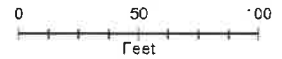
MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

My Map



HARRISON COUNTY, MISSISSIPPI

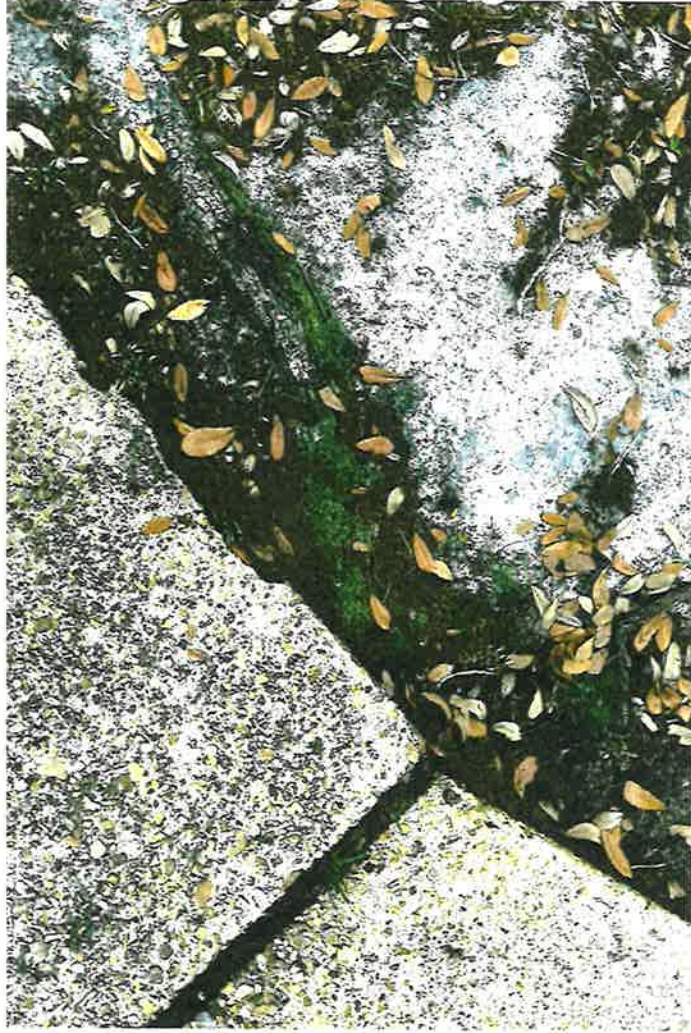
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY TAX ASSESSOR.  
MAP DATE: May 2, 2023

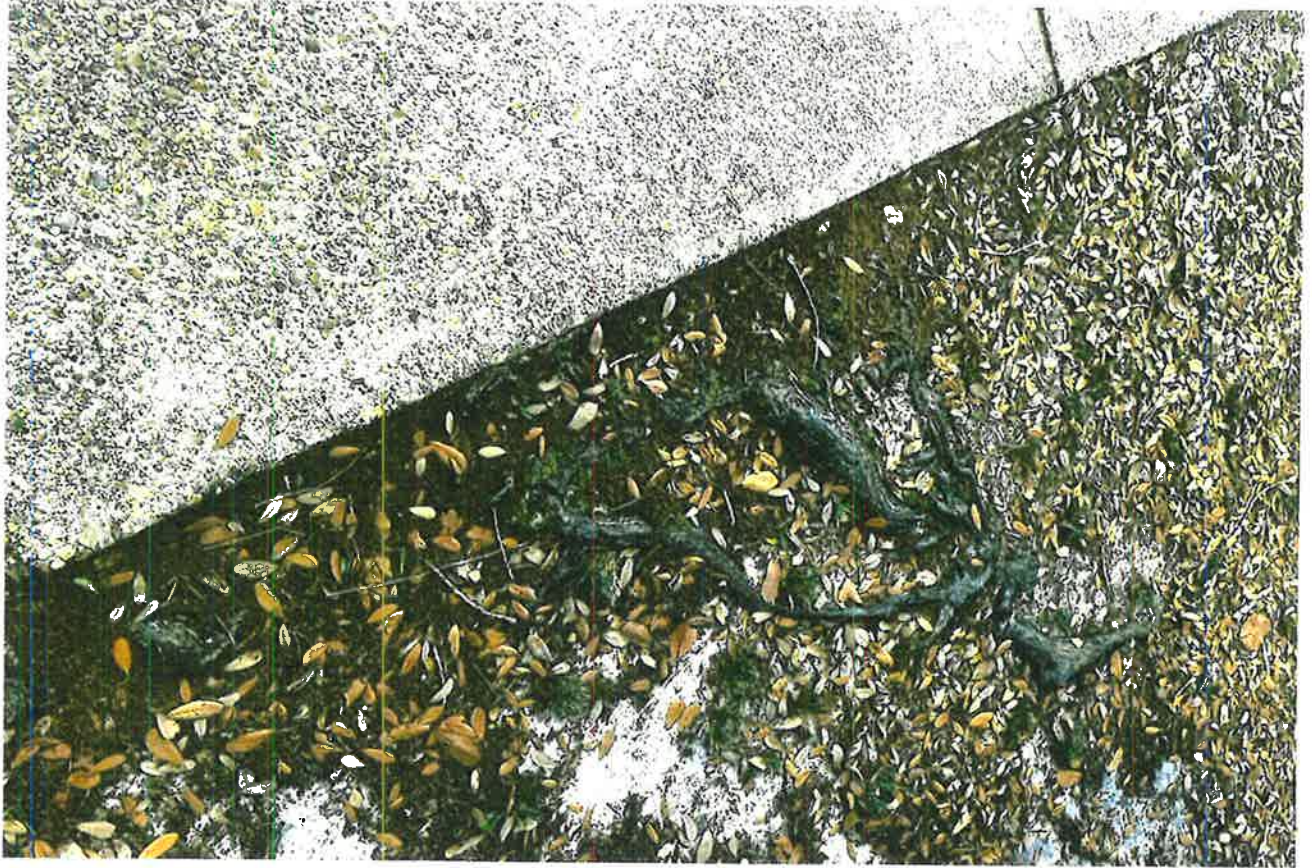


**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**





**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



**SCANNED**



*JLM* 1st JUDICIAL DISTRICT  
Instrument 2022-0030633-D-11  
Filed/Recorded 12/29/2022 3:17:01 PM  
Total Fees 26.00  
3 Pages Recorded

Prepared by:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
MS Bar # 1866

Return to:  
Andrew Marion, PLLC  
Attorney-at-Law  
1919 23<sup>rd</sup> Ave.  
P.O. Box 863  
Gulfport, MS 39502  
(228)-865-9047  
File # 22-253

STATE OF MISSISSIPPI  
HARRISON COUNTY  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, WE

**Jerry L. Levens, Jr. and Amanda F. Levens**  
606 Charleston Lane  
Long Beach, MS 39560  
228-697-0515

do hereby sell, convey and warrant unto

**Macie Brynn Buza**  
713 Forest Ave.  
Long Beach, MS 39560  
228-493-4306

that certain tract, piece or parcel of land situated and being located in the First Judicial District of Harrison County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)


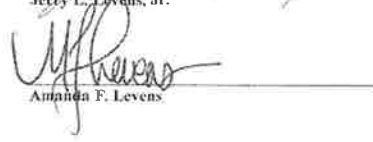
INDEXING INSTRUCTIONS: Exempt

**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS OUR SIGNATURES, this the 29<sup>th</sup> day of December, 2022.

  
Jerry L. Levens, Jr.  
  
Amanda F. Levens

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named Jerry L. Levens, Jr. and Amanda F. Levens who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and year therein written as their own free and voluntary act and deed.

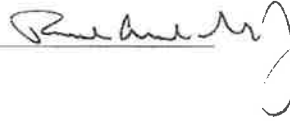
GIVEN under my hand and official seal on this the 29<sup>th</sup> day of December, 2022.

MY COMMISSION EXPIRES:

\_\_\_\_\_



NOTARY PUBLIC



**Exhibit "A"**

**Lot Seven (7), Block Five (5), PECAN PARK SUBDIVISION, Unit One (1), a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 25, at Page 20, thereof, reference to which is hereby made in aid of and as a part of this description.**



MINUTES OF MAY 11, 2023  
REGULAR MEETING

LONG BEACH PLANNING and DEVELOPMENT COMMISSION

MEMORANDUM

Date; May 11, 2023  
To; City of Long Beach Planning Commission  
From; Long Beach Tree Board  
Re; Tree Removal - 713 Forest Avenue

Dear Planning Commission

As per request from Macie Buza 713 Forest Ave., Live Oak Tree removal. We, Paul Dauro, Karen Price and Victor Chapman agree to approve the removal of the tree as requested by the applicant.

After considerable discussion and recommendation made by a member of the City's Tree Board, Commissioner Fields made motion, seconded by Commissioner Suthoff and unanimously carried recommending approval of the application as submitted.

\*\*\*\*\*

Commissioner Levens returned to the meeting at this time.

\*\*\*\*\*

It came for discussion under New Business, a Short-Term Rental application for the property located at 48 Oak Alley Lane, Tax Parcel 0512J-03-066.048, submitted by Patricia L. Curtis (owner) and Misty Elsworth (property manager), as follows:

MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

**CITY OF LONG BEACH, MISSISSIPPI**  
**APPLICATION FOR SHORT-TERM RENTAL**

<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560
---	--	--

**PROPERTY INFORMATION:**  
ADDRESS: 48 Oak Alley Ln. Longbeach, MS 39560 Tax Parcel # 0512T-03-066048  
(Location of Short-Term Rental)

**OWNER'S INFORMATION:**  
Property Owner's Name: Patricia L. Curtis  
Property Owner's Address: 8410 Fairthorn Way Douglasville, GA 30135  
Property Owner's Mailing Address, if different from above: \_\_\_\_\_

City                      State                      Zip

Property Owner's Phone No: 770-283-7770 Email Address: curtispl1876@gmail.com

Is there a homeowner's association for the neighborhood? Yes If so, please provide written statement of support of short term rental? \_\_\_\_\_

**PROPERTY MANAGER INFORMATION:**  
Property Manager's Name: Misty Elsworth  
Property Manager's Address: (Must be a local contact)  
9230 Old Lorraine Rd Ste C Gulfport, MS 39503  
City                      State                      Zip

Property Manager's Phone No: 228-697-8074 Email Address: misty@coastalrealttygroup.com

**PLEASE PROVIDE THE FOLLOWING:**

- Mississippi Sales Tax ID # 415-31-0840
- Recorded Warranty Deed
- Parking Rules & Plan
- Trash Management Plan
- Copy of Proposed Rental Agreement
- Proof of Liability Insurance, which includes short term rental coverage

**ADDITIONAL INFORMATION:**

- Completed written statement of compliance.
- FEES: \$250, nonrefundable application fee \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.
- LICENSE: A Privilege Tax License must be applied and paid for after approval.
- INCOMPLETE APPLICATIONS will not be processed.

**AFFIDAVIT**

I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT; I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS. VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT.

Patricia L. Curtis                      Patricia L. Curtis                      3/31/23  
PRINT NAME                                      SIGNATURE                                      DATE  
4/30/23

<b>BELOW IS FOR OFFICE USE ONLY</b>			
Maximum Occupancy: <u>8</u>	Maximum Vehicles allowed: <u>3</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>8</u>

I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID.

Building Official Signature: Ryan L...                      Date: 5/10/23  
Fire Inspector Signature: \_\_\_\_\_                      Date: \_\_\_\_\_

COMMENTS \_\_\_\_\_

Date Received: <u>5-1-23</u>
Agenda Date: <u>5-11-23</u>
Amount Due/Paid: <u>250.00</u>
Payment Method: <u>CC</u>

MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



I, Patricia L. Curtis, owner of the property located at 48 Oak Alley Ln, Tax Parcel 0510J-02-066-048, affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Patricia L. Curtis  
signature

3/31/23  
date

4/30/23



Proposed By & Return To: Schwartz, Ogden & Jordan, LLC  
12236 Hwy 49  
Columpton, MS 39561  
228-832-2350  
Jr: Phil 229875

Book As Let 48 The Oaks of Long Beach

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

THE OAKS OF LONG BEACH, L.L.C.,  
AMS Limited Liability Company  
3 Oak Alley Lane  
Long Beach, MS 39560  
504-612-2030

do hereby sell, convey and warrant unto

PATRICIA L. CURTIS and husband BOBBY L. CURTIS,  
as joint tenants with full rights of survivorship and not as tenants in common  
48 OAK ALLEY LANE  
LONG BEACH, MS 39560  
(770) 283-7770

The following parcel is land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Forty Eight (48) THE OAKS OF LONG BEACH SUBDIVISION, a subdivision according to the Official map or plan thereof on file and of record in the Office of the County Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 48 of Page 5 thereof, reference to which is hereby made in and out of and as a part of this description.

THE ABOVE described property is to pass the interest of the Grantor herein.

THIS CONVEYANCE is subject to any and all recorded easements, covenants, rights of way and encumbrances applicable to subject property and to being in any and all price records.

Provisional covenants and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been paid out of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, THE OAKS OF LONG BEACH, LLC has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this 11th day of May, 2023.

THE OAKS OF LONG BEACH, LLC

[Signature]  
BY: BERNARD V. LITVIN, III, Manager

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

I, JIMMY L. PERSONALTY, CLERK AND APPELLANT BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, BERNARD V. LITVIN, III, who not knowing that he is the Manager of THE OAKS OF LONG BEACH, LLC, and as for said deed, signed, sealed and delivered the hereunto foregoing instrument of writing on the day and in the year therein mentioned, for and on behalf of said entity, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 11th day of May, 2023.

[Signature]  
JIMMY L. PERSONALTY

Attest: Commission Expires:



**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

City of Long Beach  
201 Jeff Davis Ave  
Long Beach, MS 39560

Patricia & Bobby Curtis  
8410 Fairthorn Way  
Douglasville, GA 30135


Ref: Parking Plan

To Whom It May Concern:

The parking plan for 48 Oak Alley Lane, Long Beach, MS 39560 is as follows:

- All short-term renters with access to the property must park within the garage and driveway at rental location with no more than three vehicles.
  - Renters are informed of this via two methods:
    - Incoming email
    - Outgoing email

Respectfully,

  
 Patricia L. Curtis  
 8410 Fairthorn Way  
 Douglasville, GA 30135

  
 Bobby L. Curtis  
 8410 Fairthorn Way  
 Douglasville, GA 30135

City of Long Beach  
201 Jeff Davis Ave  
Long Beach, MS 39560

Patricia & Bobby Curtis  
8410 Fairthorn Way  
Douglasville, GA 30135

Ref: Trash Management Plan

To Whom It May Concern:

The trash management plan for 48 Oak Alley Lane, Long Beach, MS 39560 is as follows:

- All short-term renters with access to the property must place the trash and recycle cans at the curb for trash pick-up each week prior to Monday morning.
  - Renters are informed of this via two methods:
    - Incoming email
    - Outgoing email
- If trash and recycle cans are not placed at the curb prior to Monday pickup services, the renter must notify property owners to ensure trash and recycle cans are ready for pickup.
  - Renters must inform property owners via online method:
    - Short-term rental messaging services

Respectfully,

  
 Patricia L. Curtis  
 8410 Fairthorn Way  
 Douglasville, GA 30135

  
 Bobby L. Curtis  
 8410 Fairthorn Way  
 Douglasville, GA 30135

MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

City of Long Beach  
201 Jeff Davis Ave  
Long Beach, MS 39560

Patricia & Bobby Curtis  
8410 Fairthorn Way  
Douglasville, GA 30135

Ref: Proposed Rental Agreement

To Whom It May Concern:

The rental policies for 48 Oak Alley Lane, Long Beach, MS 39560 are managed by the online vacation rental companies through the listings for the rental properties. These agreements and policies can be accessed by these links:

- VRBO.com: <https://www.vrbo.com/2921124>
- AirBnB.com: <https://www.airbnb.com/rooms/659229485614740644>

All short-term renters with access to the property must obey the house rules as well. All house rules are outlined on short-term rental web sites.

Respectfully,

Patricia L. Curtis  
8410 Fairthorn Way  
Douglasville, GA 30135

Bobby L. Curtis  
8410 Fairthorn Way  
Douglasville, GA 30135

**QBE**  
MAXWELL INSURANCE GROUP, INC.  
8875 VEST OAKLAWN RD, STE A  
BETHESDA, MD 20814  
Agency Phone: (202) 391-1896

NFP Policy Number: 002157243  
Company Policy Number: 002157243  
Agent: GINGE, MAXWELL

Power: LOSS PAYEE  
Policy Term: 07/14/2022 12:01 AM - 07/14/2023 12:01 AM  
Policy Form: QWELLN9 (FL05)  
To report a claim: <https://360.manage.flood.com>  
File or call us at: 888-596-0441

**REVISED FLOOD INSURANCE POLICY DECLARATIONS**  
NATIONAL FLOOD INSURANCE PROGRAM

**DELIVERY ADDRESS**  
BOBBY CURTIS / PATRICIA CURTIS  
48 OAK ALLEY LN  
LONG BEACH, MS 39560-8001

**INSURED NAME(S) AND BUILDING ADDRESS**  
BOBBY CURTIS / PATRICIA CURTIS  
48 OAK ALLEY LN  
LONG BEACH, MS 39560-8001

**COMPANY MAILING ADDRESS**  
PO BOX 310208  
DENVER, CO 80251-2208

**PROPOSED PROPERTY LOCATION**  
48 OAK ALLEY LN  
LONG BEACH, MS 39560-8001

**BUILDING INFORMATION**  
BUILDING OCCUPANCY: SINGLE-FAMILY HOME  
MEMBER OF UNITS: N/A  
PRIMARY RESIDENCE: NO  
PROPERTY DESCRIPTION: SLAB ON GRADE (NON-ELEVATED), 3 FLOOR(S), FRAME CONSTRUCTION  
PROPRIETARY CLAIMS: 0 CLAIMS

**BUILDING DESCRIPTION** MAN DWELLING  
RISK RATING APPROXIMATE: 100

**DATE OF CONSTRUCTION** UNKNOWN  
**CURRENT FLOOD ZONE** X  
**FIRST FLOOR HEIGHT (FEET)** 3.3  
**FIRST FLOOR ELEVATION METHOD** MEASUREMENT

**MORTGAGE / ADDITIONAL INTEREST INFORMATION**  
FIRST MORTGAGEE: AMERICAN HOME MORTGAGE COMPANY, L.L.C. A DELAWARE LEO (304) 419-0000  
SECOND MORTGAGEE: PO BOX 20028 FLORENCE, SC 29502  
ADDITIONAL INTEREST: OAKS OF LONG BEACH HOA  
DEACT/AGENCY: 48 OAK ALLEY LN LONG BEACH, MS 39560

**LEASE NO:** 00710246  
**LOAN NO:** N/A  
**CAD/HC:** N/A  
**DISASTER AGENT:** N/A

**RATE CATEGORY** 1 - RATING RANGES  
**COVERAGE DEDUCTIBLE**  
BILLING: \$340.00  
CONTENTS: N/A

**COMPONENTS OF TOTAL AMOUNT DUE**  
BUILDING PREMIUM: \$755.00  
CONTENTS PREMIUM: \$11.00  
INCREASED COST OF COMPLIANCE (ICC) PREMIUM: \$10.00  
NET QUATION DISCOUNT: (\$52.00)  
COMMUNITY RATING SYSTEM REDUCTION: (\$15.00)  
FIRST FLOOR DISCOUNT: (\$15.00)  
ANNUAL INCREASE CAP DISCOUNT: (\$15.00)  
SPECIALTY DISCOUNTS: (\$0.00)  
DISCOUNTED PREMIUM: \$743.00  
RESERVE FUND ASSESSMENT: \$100.00  
RHA SURCHARGE: \$20.00  
FEDERAL POLICY FEE: \$47.00  
PROBATION SURCHARGE: \$0.00  
TOTAL ANNUAL PREMIUM: \$815.00  
PSCRATA PREMIUM ADJUSTMENT: \$9.00  
ADJUSTED ANNUAL PREMIUM: \$1,150.00

**Zero Balance Due - This is Not A Bill**  
Policy Issued by: Insurance NAID Number: 30217

File: 1498287 Page 1 of 1 DocID: 21661238

Printed: 04/05/2023

# MINUTES OF MAY 11, 2023 REGULAR MEETING LONG BEACH PLANNING and DEVELOPMENT COMMISSION



UNITED SERVICES AUTOMOBILE ASSOCIATION  
9800 Fredericksburg Road - San Antonio, Texas 78288  
HOMEOWNERS POLICY DECLARATIONS

PAGE 4  
MAIL MACH-

Named Insured and Residence Premises Policy Number  
PATRICIA I CURTIS AND MR HOHBY I CURTIS USAA 00856 60 28 93A  
48 OAK ALLEY LN  
LONG BEACH, HARRISON, MS 39560-8001

Policy Period From: 05/13/22 To: 06/13/23  
(12:01 AM standard time at location of the residence premises)

<b>SECTION I - COVERAGES AND AMOUNTS OF INSURANCE</b>	
COVERAGE A - DWELLING PROTECTION	\$312,000
COVERAGE D - OTHER STRUCTURES PROTECTION	\$31,200
COVERAGE C - PERSONAL PROPERTY PROTECTION	\$156,000
COVERAGE D - LOSS OF USE PROTECTION (UP TO 12 MONTHS)	\$62,400
<b>SECTION II - COVERAGES AND LIMITS OF LIABILITY</b>	
Personal Liability - Each Occurrence	\$500,000
Medical Payments to Others	\$5,000
<b>DEDUCTIBLES (Applies to SECTION I Coverages ONLY)</b>	
We cover only that part of the loss over the deductible stated.	
WIND AND HAIL	NOT COVERED
ALL OTHER PERILS	\$1,000
<b>POLICY PREMIUM For Section I and Section II Coverages Above</b>	<b>\$5,124.73</b>
<b>CREDITS AND DISCOUNTS (Included in policy premium above)</b>	<b>\$1,826.83 CR</b>
Details on the following page (if applicable)	
<b>OTHER COVERAGES AND ENDORSEMENTS</b>	<b>\$4,235.05 CR</b>
Forms and Endorsements are printed on the following page.	
<b>STATE SURCHARGES AND TAXES (Shown below if applicable)</b>	
<b>TOTAL POLICY PREMIUM</b>	
Including Credits, Discounts, Optional Coverages, Endorsements, State Surcharges and Taxes	
	<b>\$788.74</b>
<b>PREMIUM DUE AT INCEPTION. THIS IS NOT A BILL. STATEMENT TO FOLLOW.</b>	

**FIRST MORTGAGES:**  
HOMESTAR FINANCIAL CORPORATION LOAN NR 62607020-3  
ISACA/AITMA  
351 WASHINGTON ST NW  
GAINESVILLE, GA 30601-8517

In witness whereof, this policy is signed on 05/13/22

*James D. Syring*  
James Syring

President, USAA Redipractical Attorney-in-Fact, Inc.  
**REFER TO YOUR POLICY FOR OTHER COVERAGES, LIMITS AND EXCLUSIONS.**

HO-D1 (07-09) 87028-0704



UNITED SERVICES AUTOMOBILE ASSOCIATION  
HOMEOWNERS POLICY DECLARATIONS

PAGE 5

Policy Number Policy Term: 06/13/22 06/13/23  
USAA 00856 60 28 93A Inception Expiration

POLICY AND ENDORSEMENTS THAT ARE PART OF YOUR CONTRACT WITH US.

QR3 (02)	(07-08) QUICK REFERENCE-SPECIAL FORM	
HO-3R (02)	(07-08) HOMEOWNERS SPECIAL FORM	
HO-ACP	(07-12) AMENDMENT TO CONTRACT PROVISIONS	
HO-HS	(04-18) SHARING ECONOMY ENDORSEMENT	
HO-MS	(08-16) MISSISSIPPI SPECIAL PROVISIONS	
HDSLS3 (02)	(07-08) SPECIAL LOSS SETTLEMENT	
HO-125	(07-08) HOME PROTECTOR	
HO-208	(07-12) WATER BACKUP OR SUMP PUMP OVERFLOW	
HO-728	(07-12) REPLACEMENT COST COVERAGE	
HO-94MS	(07-08) WINDSTORM OR HAIL EXCLUSION	\$4,335.96 CR

YOUR PREMIUM HAS ALREADY BEEN REDUCED BY THE FOLLOWING:

AUTO AND HOME COMBINATION DISCOUNT	\$258.58 CR
MULTI-PRODUCT DISCOUNT OTHER P&C	\$100.35 CR
VPP	
MULTI-PRODUCT DISCOUNT BANK	\$100.35 CR
LOYALTY DISCOUNT	\$152.07 CR
INSURANCE-TO-VALUE DISCOUNT	\$258.79 CR
HOME AGE DISCOUNT	\$2,857.20 CR
PROTECTIVE DEVICE CREDIT	\$42.60 CR
ROOF AGE DISCOUNT	\$56.89 CR

HO-D2 (07-08) 06/13/22 87028-0705

MINUTES OF MAY 11, 2023
REGULAR MEETING
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

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93A

HO-HS (04 18)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

SHARING ECONOMY ENDORSEMENT

(Applies to HO-3R, HO-6R & HO-9R unless otherwise noted.)

DEFINITIONS

Item 4. "Business" is deleted and replaced by the following:

4. "Business" means any full or part-time activity arising out of or related to any trade, profession or occupation of any "insured". "Business" does not include "home exchange" or "home-sharing host activities".

The following definitions are added:

"Home-sharing host activities" means the rental or holding for rental of the "residence premises," in whole or in part, by any "insured" to a "home-sharing occupant". "Home-sharing host activities" include "home exchange", but do not include a full-time bed and breakfast, hostel, or boarding house. "Home-sharing host activities" also do not include any group home, assisted living, nursing, or hospice care facility.

"Home-sharing occupant" means a person other than an "insured", who has entered into an agreement or arrangement to compensate an "insured" for "home-sharing host activities" for a period of not more than thirty consecutive days. "Home-sharing occupant" also includes someone who is accompanying a person who has entered into such an agreement or arrangement.

"Home exchange" occurs when you and another person agree to exchange homes temporarily, either simultaneously or not, with or without monetary compensation. "Home exchange" applies only to the "residence premises".

SECTION I - PROPERTY WE COVER

HO-HS (04-18)

132699 C118
Page 1 of 3

The \$10,000 limit is the most we will pay in any one loss regardless of the number of appliances, carpeting or other household furnishings involved in the loss.

This coverage reduces the Personal Property Protection amount of insurance.

The policy deductible applies.

SECTION I - LOSSES WE COVER

Under COVERAGE C - PERSONAL PROPERTY PROTECTION, item 9. Theft is deleted in its entirety and replaced by the following:

9. Theft, including attempted theft and loss of property from a known place when it is likely that the property has been stolen.

This peril does not include loss caused by theft:

- a. Committed by any "insured"; or
b. Committed by any other person regularly residing on any part of the "insured location" for a period in excess of thirty consecutive days, even if other permanent residency is established or claimed elsewhere; or
c. In or to a dwelling under construction, or materials and supplies for use in the construction until the dwelling is finished and occupied; or

Theft of personal property committed by a "home exchange" participant other than an "insured", or "home-sharing occupant" is covered up to \$10,000 subject to Special Amounts of Insurance.

This peril does not include loss caused by theft that occurs away from the "residence premises" of:

- a. Property while at any other residence owned by, rented to, or occupied by any "insured" unless the "insured" has

HO-HS (04 18)

For form HO-6R, under COVERAGE A - Dwelling Protection, We Do Not Cover, item 2 is deleted and replaced by:

2. Structures rented or held for rental to any person not a tenant of the "residence premises", unless used solely as a private garage. This exclusion does not apply to structures rented to, or held for rental to a "home-sharing occupant".

For forms I-C, 3R and HO-9R under Property We Do Not Cover items 6, and 7, are deleted and replaced by the following:

6. Personal property of roomers, roommates, boarders, other tenants, "home exchange" participant other than an insured, or "home-sharing occupants." This does not apply to property of roomers, roommates, boarders or other tenants who qualify as "insureds".

7. Personal property in an apartment regularly rented or held for rental to others by any "insured", except as used for "home-sharing host activities" or as provided in ADDITIONAL COVERAGES, Landlord's Furnishings.

ADDITIONAL COVERAGES

For forms I-C-3R and HO-9R item 13. Landlord's Furnishings is deleted and replaced by the following:

13. Landlord's Furnishings. We will pay up to \$10,000 for your appliances, your carpeting, and other household furnishings located in an apartment, room, or guest quarters on the "residence premises" regularly rented or held for rental to others by an "insured", for loss caused by "named peril(s)".

USAA 00856 6C 2B PAGE 54
93B

stayed at the temporary residence at any time during the 60 days immediately before the loss;

- b. "Watercraft", or "personal watercraft" including their furnishings, equipment and outboard motors; or

- c. Trailers and campers.

SECTION II - EXCLUSIONS

Under Coverage E - Personal Liability and Coverage F - Medical Payments to Others item 1b, is deleted and replaced by the following:

1b. (1) Arising out of or in connection with a "business" conducted from an "insured location" or engaged in by any "insured", whether or not the "business" is owned or operated by an "insured" or employs an "insured". This exclusion applies but is not limited to an act or omission, regardless of its nature or circumstance, involving a service or duty rendered, promised, owed, or implied to be provided because of the nature of the "business".

(2) Arising out of the rental or holding for rental of any part of any premises by any "insured", except for:

- (a) "Home-sharing host activities";
(b) "Home exchange"; or
(c) An "insured location", used in part, as an office, studio, or private garage.

SECTION II - ADDITIONAL COVERAGES

Item 3. Damage to Property of Others is deleted in its entirety and replaced by the following:

3. Damage to Property of Others. We will pay, at replacement cost, up to \$1,000 per "occurrence" for "property damage" to property of others caused by any "insured".

Page 2 of 3

MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION

USAA 03856 A1 28 PAGE 25  
93A

We will not pay for "property damage":

- a. To the extent of any amount recoverable under SECTION 1 of this policy;
- b. Caused intentionally by any "insured" who is 13 years of age or older;
- c. To property owned by any "insured";
- c. To property owned by or rented to a tenant, roomer, boarder, or "home exchange" participant other than an "insured", if residing on any part of the "insured location" for a period in excess of thirty consecutive days prior to the date of loss; or
- e. Arising out of:
  - (1) A "business" engaged in by any "insured";
  - (2) Any act or omission in connection with a premises owned, rented or controlled by any "insured", other than the "insured location"; or

- (3) the ownership, maintenance, occupancy, operation, use, loading or unloading of "aircraft", "hovercraft", "watercraft", "personal watercraft" or "motor vehicle". This exclusion (3) does not apply to a "motor vehicle" that:
  - (a) is designed for recreational use off public roads;
  - (b) is not owned by any "insured"; and
  - (c) At the time and place of the "occurrence", is not required by any, or regulation issued by a government agency, to have been registered for it to be used on public roads or property.

Except as specifically modified in this endorsement, all provisions of the policy to which this endorsement is attached also apply to this endorsement.

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HO-HS (04-18)

Page 3 of 3

After considerable discussion, Commissioner Suthoff made motion, seconded by Commissioner Glenn and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

It came for discussion under New Business, a Short-Term Rental for property located at 115 Winters Lane, Tax Parcel 0612F-02-016.002, submitted by 5 Star Ventures, LLC/Denise Dehn (owners) and Beachy Bookings, LLC (property manager), as follows:



**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

CITY OF LONG BEACH, MISSISSIPPI			
APPLICATION FOR SHORT-TERM RENTAL			
<b>PHYSICAL ADDRESS:</b> 201 JEFF DAVIS AVENUE LONG BEACH, MS 39560	<b>PHONE:</b> (228) 863-1554 <b>FAX:</b> (228) 863-1558	<b>MAILING ADDRESS:</b> POST OFFICE BOX 929 LONG BEACH, MS 39560	
<b>PROPERTY INFORMATION:</b>			
ADDRESS: <u>115 Winters Lane</u>		Tax Parcel # <u>0612f-02-016.002</u>	
(Location of Short-Term Rental)			
<b>OWNER'S INFORMATION:</b>			
Property Owner's Name: <u>5 Star Property ventures,LLC. / Denise Dehn</u>			
Property Owner's Address: <u>115 winters Lane</u>			
Property Owner's Mailing Address, if different from above: <u>735 158th Abe.NW Andover MN 55304</u>			
Property Owner's Phone No: <u>612-805-0277</u>		City	State
Email Address: <u>Deniseosterauthor@gmail.com</u>		Zip	
Is there a homeowner's association for the neighborhood? <u>NO</u> If so, please provide written statement of support of short term rental?			
<b>PROPERTY MANAGER INFORMATION:</b>			
Property Manager's Name: <u>Beachy Bookings LLC</u>			
Property Manager's Address: (Must be a local contact) <u>416 E Pass Rd Gulfport MS 39507</u>			
Property Manager's Phone No: <u>228-229-2275</u>		City	State
Email Address: <u>beachybookingsllc@gmail.com</u>		Zip	
<b>PLEASE PROVIDE THE FOLLOWING:</b>			
<ul style="list-style-type: none"> <li>• Mississippi Sales Tax ID # <u>NA</u></li> <li>• Recorded Warranty Deed</li> <li>• Parking Rules &amp; Plan</li> <li>• Trash Management Plan</li> <li>• Copy of Proposed Rental Agreement</li> <li>• Proof of Liability Insurance, which includes short term rental coverage</li> </ul>			
<b>ADDITIONAL INFORMATION:</b>			
<ul style="list-style-type: none"> <li>• Completed written statement of compliance.</li> <li>• FEES: \$250, nonrefundable application fee. \$500, yearly renewable fee. Checks should be made payable to the City of Long Beach.</li> <li>• LICENSE: A Privilege Tax License must be applied and paid for after approval.</li> <li>• INCOMPLETE APPLICATIONS will not be processed.</li> </ul>			
<b>AFFIDAVIT</b>			
I HEREBY CERTIFY THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN TRUE AND CORRECT, I ACKNOWLEDGE RECEIPT OF AND AGREE TO COMPLY WITH THE RULES & REGULATIONS OF SHORT-TERM RENTALS (Ordinance 660), ALL APPLICABLE CODES, ORDINANCES AND STATE LAWS VIOLATION OF ANY CODES OR REGULATIONS SHALL RESULT IN THE SUSPENSION OR REVOCATION OF THE PERMIT			
Denise Dehn	<i>Denise Dehn</i>	<small>datloop verified 05/03/23 9:14 AM EDT KSD9-WNQN-VGEL-RDQO</small>	<u>4/3/23</u>
PRINT NAME	SIGNATURE		DATE
<b>BELOW IS FOR OFFICE USE ONLY</b>			
Maximum Occupancy: <u>6</u>	Maximum Vehicles allowed: <u>4</u>	Number of bedrooms: <u>3</u>	Number of people home can accommodate: <u>6</u>
I AFFIRM THAT THE APPLICANT IS IN COMPLIANCE WITH ALL APPLICABLE ZONING REQUIREMENTS, BUILDING & FIRE CODES; AND THAT ALL APPLICABLE TAXES, FEES AND OTHER CHARGES HAVE BEEN PAID			
Building Official Signature: <i>Lynn Lohm</i>		Date: <u>5/10/23</u>	
Fire Inspector Signature:		Date:	
COMMENTS:			
Date Received: <u>5-3-23</u>			
Agenda Date: <u>5-11-23</u>			
Amount Due/Paid: <u>250.00</u>			
Payment Method: <u>5083</u>			

MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION



Denise Dehn, owner of the property located at  
115 Winters Lane, Tax Parcel 0612F-02-016.002

affirm that I am in compliance with building codes, deed restrictions and/or covenants, and have paid all applicable taxes, fees and other charges. I acknowledge that a violation of the ordinances of the City of Long Beach shall result in the suspension or revocation of the permit.

Denise Dehn DocuSign verified  
25/03/23 9:44 AM EDT  
E3C0-DATC-2UP8-XF05  
signature

4/3/23  
date

date

2



SCANNED



JUDICIAL DISTRICT  
4847 Records 02/12/2023 10:18:03 AM  
Total Fee: \$5.00  
2 Pages Recorded

Prepared by:  
David B. Pflger  
Attorney at Law  
1408 Benville Blvd., Suite 101  
Crown Springs, MS 39064  
(623) 215-0011

Grantor:  
Lisa Phillips Kent  
Dennis Keith Kent  
116 Edgewood Place  
Stoughton, MA 01906  
(515) 551-4756

Return To:  
David B. Pflger  
Attorney at Law  
1408 Benville Blvd., Suite 101  
Crown Springs, MS 39064  
(623) 215-0011

Grantee:  
S Star Property Ventures, LLC,  
a Nevada limited liability company  
726 158th Avenue NW  
Andover, MN 55304  
(612) 805-0217

File No. 2222203V

INDEXING INSTRUCTIONS: Lot 9, Replat of Long Beach Oaks S/D, 1st UD, Harrison County, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the cash and sum of TEN AND NO/100 DOLLARS (\$10.00) each in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, we, Lisa Phillips Kent and Dennis Keith Kent, do hereby sell, convey and warrant to S Star Property Ventures, LLC, a Nevada limited liability company, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereto to Long Beach, and being more particularly described as follows to-wit:

Lot 9 in (9), Replat of Long Beach Oaks Subdivision, a subdivision according to the map or plat the copy of the same on file and of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi, in Plat Book 37, at Page 37.

This being the same property as first conveyed to Lisa Phillips Kent and Dennis Keith Kent, by Warranty Deed recorded in Instrument No. 2021-144-D-1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject in any manner due to the action of the elements. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their extent or extent. If any portion of the property is below the mean high tide watermark, or is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quickclaim only.

Grantor(s) warrant any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was required or performed by preparer.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the pro-rates of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual pro-rata.

WITNESS OUR SIGNATURES, on this the 13<sup>th</sup> day of March, 2023.

Lisa Phillips Kent  
Lisa Phillips Kent  
Dennis Keith Kent  
Dennis Keith Kent

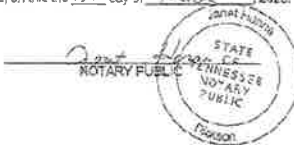
ACKNOWLEDGMENT

STATE OF Mississippi  
COUNTY OF Harrison

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Lisa Phillips Kent and Dennis Keith Kent who acknowledged before me that they signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 13<sup>th</sup> day of March, 2023.

(OFFICIAL SEAL)



My commission expires: 2-25-24

**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

*Beachy Bookings, LLC. Short Term Rental Agreement*

Address: \_\_\_\_\_

This Rental Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

**OCCUPANCY**

Guest agrees that no more than 6 persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

**CONDITION AND USE OF PROPERTY**

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such item's failure to work but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tub, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and always keep the Property in clean and sanitary condition. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, encumber, or inconvenience neighbors. nor shall Guest use the Property for any immoral, offensive, or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

**DEFAULT**

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings, and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

**ASSIGNMENT OR SUBLEASE**

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

**RISK OF LOSS AND INDEMNIFICATION**

Guest agrees that all private property, furnishings, personal effects, and other items brought into the Property by Guest, or their permitted guests and visitors shall be at the sole risk of Guest about any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

**RELEASE**

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees, or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities, or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk, and responsibility.

**ENTRY AND INSPECTION**

Rental Agent reserves the right to enter the Property at reasonable times and with reasonable advance notice for the purposes of inspecting the Property or showing the Property to prospective purchasers, renters, or other authorized persons. If Rental Agent has a reasonable belief that there is imminent danger to any person or property, Rental Agent may enter the Property without advance notice.

**UNAVAILABILITY OF PROPERTY**

In the event the Property is not available for use during the Rental Term due to reasons, events, or circumstances beyond the control of Rental Agent, Rental Agent will apply due diligence and good faith efforts to locate a replacement property that equals or exceeds the Property with respect to occupancy capacity, location and value that meets the reasonable satisfaction of the Guest. If such replacement property cannot be found and made available, Rental Agent shall immediately return all payments made by the Guest, whereupon this Agreement shall be terminated, and Guest and Rental Agent shall have no further obligations or liabilities in any manner pertaining to this Agreement.

**ADDITIONAL TERMS TO THE RENTAL AGREEMENT**

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

**GENERAL PROVISIONS**

This Agreement contains the entire agreement between the parties regarding the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the State of Mississippi. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument.

**CHECK-IN TIME is AFTER 4 P.M. CST AND CHECKOUT is AT 10 A.M. CST.**  
There is no early check in or late check out.

**SMOKING: Allowed outside only. If there is evidence of smoking in the house, then there will be an additional cleaning fee of \$100.00 added to the credit card on file.**

**We do not allow pets.**

**OCCUPANCY: No persons other than those in the Guest party set forth below may stay overnight on the property. Maximum occupancy is 8 people including children. No more than 8 people can occupy the home over night. No guests allowed.**

Must be twenty-one or older to make a reservation. Parties or large groups need management approval. Portals let us may be required, and additional fees are to be paid by renter. Keep the property and all furnishings in good order.

**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

**PARKING – Parking is limited to 2 vehicle(s). Vehicles are to be parked in designated parking areas only. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.**

No firearms or fireworks allowed. You will be asked to leave immediately without a refund if you violate this rule. Please do not play loud music or musical instruments. No abusive noise will be tolerated.

A reservation deposit of \$500.00 is required upon booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met:

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in provided garbage tote, and soiled dishes are cleaned.
- All used towels are placed in a bathtub
- All keys are left on the kitchen table and unit is left unlocked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- No contamination of property with cigarette smoke or any other contaminate
- The vacationer is not evicted by the owner (or representative of the owner) or the local law enforcement.
- All furnishings inside and outside are in their proper place

If damages exceed the damage deposit, then the amount of damages will be due in full immediately.

Reservation Balance: 50% is due within five (5) days of booking. Remainder is due fourteen (14) days before your arrival date. (Unless other arrangements have been made)

**INCLUSIVE FEES – Rates include a one-time linen & towel setup. You must bring sheets for the sofa bed if you need to use it.**

**Cancellation Policy:** Management and Guest agreement is required to cancel a reservation. Guest can reschedule the reservation later.

**NO DAILY HOUSEKEEPING SERVICE –** While linens and bath towels are included in the unit, daily house cleaner service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units. Upon exiting the home, please take out the trash, wash the dishes and put dirty towels in the tub. Keep the property and all furnishings in good order. There is a washer/dryer in each house for guest use. Please put the garbage cans out as specified by the signs on the posts. A onetime cleaning fee is added to your rental amount.

**RATE CHANGES –** Rates subject to change without notice.

**FALSIFIED RESERVATIONS –** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

**WATER AND Sewer. DO NOT FLUSH anything other than toilet paper.** No feminine products, diapers, baby wipes, condoms, etc. should be flushed at any time. If it is found that anything other than toilet paper has been flushed and clogged the sewer system, you could be charged damages of two hundred dollars or more (\$200+).

Please check that you have removed all your personal belongings upon checkout. Anything left behind can be mailed for a \$25.00 service fee plus postage. Any unclaimed items will be donated after 14 days.

This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk

of any harm arising from their use of the premises or others whom they invite to use the premise. Fire Extinguishers are located under the sink in each of the houses. Please use them responsibly and only for what they are intended. Do not remove them from the home.

Any requests for changes to this contract must be in writing by the guest and have a manager's signature of approval.

By signing below, I agree to all terms and conditions of this agreement.

Sign \_\_\_\_\_ Date: \_\_\_\_\_

Driver's License # \_\_\_\_\_ State: \_\_\_\_\_

Number of Guests in Party: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Rental guest registration (Name of all persons staying):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Cars Year, Make, Model, License Plate:  
\_\_\_\_\_  
\_\_\_\_\_

Trash: \_\_\_\_\_

Rental Dates: \_\_\_\_\_

A credit card must be kept on file and a copy of ids and vehicle information. Any changes must be approved with management \_\_\_\_\_ Initial here to acknowledge all information listed above.

Guest agrees to leave on the checkout date by the checkout time or at any time violations of the rules are reported. \_\_\_\_\_ Initial

Rental Agent  
Beachy Bookings, LLC  
PO Box 467  
Ocean Springs, MS 39568  
Cell phone – 228-229-2275  
beachybookingsllc@gmail.com

**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**



Dear 5 Star Property Ventures LLC,

Enclosed is an amendment to your current policy through Tower Hill Specialty Group, which includes a revised declarations page and any applicable endorsement(s). Your policy number and effective date of this policy amendment are shown below, for your reference.

Please refer to your enclosed policy declarations page for important details about your coverages. For quick reference, below is a summary of details about your policy and contact information.

Be sure to review this amendment carefully, noting any changes to your coverages. We recommend that you keep this letter and the enclosures with your insurance policy for reference. If the amendment affects your policy premium, the amount will be indicated on your enclosed declarations page.

**Your Policy Number** Y016448458  
**Insurance Company** Tower Hill Prime Insurance Company  
**Policy Effective Date** March 17, 2023  
**Your Insurance Agency** Unfiled Risk Agency  
 (228) 206-3853 Agency Code: TS2R22

*For coverage questions or to request changes to your policy, please contact your agent.*

**HOW TO CONTACT TOWER HILL**

- THSpecialty.com** Register your account online at [THSpecialty.com/portal](https://THSpecialty.com/portal) to:
- Access your Tower Hill policy documents
  - Pay your bill
  - Change your billing plan
  - Report a claim and track its progress
  - Go green and save time by selecting our eDocs option to receive your notifications by email.
- 888.795.7256** Call our Customer Service Center to report a claim, for help with payment plan options, or to make a phone payment.  
**Monday through Friday 8am to 6pm (ET)**
- 844.TOWER.11** If your home has a covered loss and you need emergency services  
 (844.869.3711) such as water extraction or roof tarping, contact CastleCare 24/7.

Tower Hill Specialty Group | PO Box 147018, Gainesville, FL 32614 | (888) 795.7256 | THSpecialty.com



**DWELLING PROPERTY DECLARATIONS**

THIS IS **NOT** A BILL.  
 Payment notice will be sent separately to: Insured

**Insured**  
 5 Star Property Ventures LLC  
 735 158TH AVE NW  
 ANDOVER, MN 55304

**Additional Insured**  
 Name: Denise Dehn  
 Address: 735 158th Ave NW, Andover, MN 55304  
 Relationship to Insured: Owner/Partner/Officer

**POLICY NUMBER**  
**Y016448458**  
 Amended  
 Change Effective:  
 05/01/2023

**AGENCY** TS2R22  
 Unfiled Risk Agency  
 1310 27TH AVE  
 GULFPORT, MS 39601  
 PHONE NUMBER: (228) 206-3853

**POLICY PERIOD:** 03/17/2023 to 03/17/2024. Each period begins and ends at 12:01 AM standard time at the insured location.  
**INSURED LOCATION:** 115 WINTERS LN  
 LONG BEACH, MS 39560

Coverage is provided where a premium or limit is shown for the coverage.

**BREAKDOWN OF PREMIUM:**

Coverages	Limit	Premium
COVERAGE A - Dwelling	\$202,696	\$1,261.00
COVERAGE B - Other Structures	\$24,402	\$22.00
COVERAGE C - Personal Property	\$30,000	\$135.00
COVERAGE D - Fair Rental Value	\$20,270	-\$17.00
COVERAGE L - Premises Liability	\$100,000	\$70.00
COVERAGE M - Medical Payments to Others	\$500/\$25,000	Incl
Dwelling Modified Functional Replacement Cost Loss Settlement		Incl
Mold and Remediation - Property	\$10,000	Incl
Mold Exclusion - Liability		Incl
Personal Property Replacement Cost Loss Settlement		Incl
Property Manager - Premises Liability		Incl
Water Damage Coverage	\$20,270	-\$22.00
Windsstorm or Hail Exclusion		-\$846.00
Inspection Fee		\$25.00
Policy Fee		\$75.00

**Policy Discounts**  
 None

**Dwelling Discounts**  
 None

**Total Policy Premium:** \$653.00  
**Total Taxes & Fees:** \$0.00

**Total Cost:** \$653.00

Note: A minimum earned premium of \$100.00 applies to this policy, plus any applicable fully earned fees and coverages.

**MINUTES OF MAY 11, 2023  
REGULAR MEETING  
LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

POLICY NUMBER  
Y016448458

**DEDUCTIBLE (Section I Only):**  
The AOP Deductible is \$2,500.  
- In case of a loss under Section I, we cover only that part of the covered loss over the deductible stated.

**Additional Interests**  
Description of Interest: Mortgagee  
Loan #: 9429872-3011  
Name: Magnifi Financial  
Address: PO BOX 325  
SARTELL, MN 56377

**BASIC RATING INFORMATION:**

PROGRAM	OCCUPANCY	RESIDENCE TYPE	CONSTRUCTION TYPE	YEAR BUILT	PROTECTION CLASS
DP-3	Rental	1 Family	Frame	2019	5

TERRITORY	SUPPLEMENTAL HEATING	OCCUPANCY DETAILS
	No	N/A

**Liability Coverage Other Location(s):**  
NONE

**APPLICABLE FORMS AND ENDORSEMENTS:**

- D3-CW-C-0010 (07/17) Additional Living Expense or Fair Rental Value
- DW-CW-G-0001 (07/17) Condemnation Endorsement
- IP-CW-G-0002 (12/17) Construction Cost Index
- DW-CW-X-0004 (07/17) Criminal Acts Exclusion
- D3-CW-P-0001 (07/17) Dwelling Property 3 - Special Form
- DY-CW-X-0001 (07/17) Premises Liability Lead Paint Liability Exclusion
- DY-CW-X-0003 (07/17) Premises Liability Swimming Pool Slide and Diving Board Exclusion
- D3-CW-C-0005 (07/17) Modified Functional Replacement Cost Loss Settlement
- DY-CW-X-0002 (07/17) Premises Liability Fungi, Wet or Dry Rot, or Bacteria Exclusion
- D3-CW-C-0006 (07/17) Personal Property Replacement Cost
- DY-CW-C-0001 (07/17) Premises Liability Endorsement
- DY-CW-C-0005 (07/17) Property Manager - Premises Liability
- IP-CW-C-0004 (07/17) Reinstatement of Limit
- IL-CW-G-0001 (07/17) Signature Endorsement
- D3-MS-A-0001 (01/19) Special Provisions - Mississippi
- DW-CW-C-0004 (07/17) Reduction in Coverage when Vacant or Unoccupied
- D3-CW-C-0003 (07/17) Water Damage Coverage
- DW-CW-X-0005 (04/16) Windstorm or Hail Exclusion

**NOTICES:**

- This Declarations replaces all previously issued policy Declarations, if any. This Declarations together with your policy and endorsements completes your policy. Refer to your policy and endorsements for details regarding your coverages, limits, and exclusions.
- **Notice Of Insurance Information Practices**  
Personal information about you may be collected from persons other than you in connection with this application and subsequent renewals. Such information, as well as other personal and privileged information collected by us or by our agents, may in certain circumstances be disclosed to third parties. You have the right to review your personal information in our files and can request correction of any inaccuracies. A more detailed description of your rights and our practices regarding such information is available at [www.thespecialty.com/privacy](http://www.thespecialty.com/privacy) or upon request. Contact your agent for instruction on how to submit such a request to us.

DW-CW-D-0001 (09/17)

Page: 6

POLICY NUMBER  
Y016448458

- **Flood Exclusion**  
Your policy excludes coverage for damage caused by flooding of all types. This exclusion may exclude any and all damages resulting from storm surge from a hurricane, surface water, flash floods, waves, tidal water, tidal waves, wind driven rain or water, or any other overflow of water, and spray from any of these events. For further details, please see the language of your policy. The language of your policy will control the obligations of the parties.  
  
You are further advised that to be covered for such a loss, you will have to obtain a separate flood insurance policy through the National Flood Insurance Program (NFIP). Your insurance agent or company representative can provide you with information regarding obtaining flood insurance from the NFIP and whether it is available in your location. The NFIP can provide both structure and contents coverage.
- **Earthquake Exclusion**  
Your policy excludes coverage for any damages caused or precipitated by an earthquake or earth movement. This exclusion generally excludes all damages caused or in any way resulting from earthquake, earth movements, tremors and aftershocks, and also excludes earth movement, land shock waves, aftershocks or tremors before, during or after a volcanic eruption. For further details, please see the language of your policy. The language of the policy will control the obligations of the parties.  
  
You are further advised that to be covered for such a loss, you will have to obtain a separate earthquake endorsement or special earthquake policy. Not all insurance companies provide earthquake coverage. Your insurance agent or company representative can provide you with information on coverage for damage due to an earthquake.
- We must notify you that your Policy contains an exclusion for Windstorm Or Hail. When this exclusion is attached to your Policy, it is important that you understand the following: We will NOT cover direct or indirect loss caused by, resulting from or contributed to by windstorm or hail.

<b>Policy Maintenance Information</b>	
Manage your policy online 24/7 with <a href="http://THSpecialty.com/portal">THSpecialty.com/portal</a> .	
<b>PLEASE REVIEW THE INFORMATION CONTAINED IN THIS POLICY. IF ANY INFORMATION IS INCORRECT, PLEASE CONTACT:</b>	
Report a Claim: 1-888-795-7256 Tower Hill Specialty, LLC	
Mailing Address P.O. Box 147018 Gainesville, FL 32614-7018	Main Administrative Office 6281 Tri Ridge Blvd Suite 320 Loveland, OH 45140

DW-CW-D-0001 (09/17)

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**MINUTES OF MAY 11, 2023**

**REGULAR MEETING**

**LONG BEACH PLANNING and DEVELOPMENT COMMISSION**

After considerable discussion, Commissioner Levens made motion, seconded by Commissioner Suthoff and unanimously carried recommending to approve the application as submitted.

\*\*\*\*\*

There being no further business to come before the Planning and Development at this time, Commissioner Fields made motion, seconded by Commissioner Kruse, and unanimously carried to adjourn the meeting until the next regular scheduled meeting in due course.

APPROVED:

\_\_\_\_\_

Vice Chairman Shawn Barlow

DATE:

\_\_\_\_\_

ATTEST: \_\_\_\_\_

Tina M. Dahl, Minutes Clerk