

Rules and Guidelines

Venue and Home Occupancy Limits

- Overnight guest's information must be documented on Rental Agreement.
- Venue maximum capacity is 200.
- Home overnight maximum capacity is 6 with one king and queen beds and one futon.

Renter(s) Contract

- No excessive/multi-plug/power cords in outlets in either the Home or Venue. Do not overpower wall plug outlets. There is no power source in greenspace/valley.
- Venue outdoor activities: there is no power source or electrical outlets in greenspace battery operated equipment (such as speakers) and generators are allowed.
- Venue indoor: electrical extension cords used must be approved by venue prior to installation and must be rated for the proper size and length of the amperage to be used.
- No extension cords may be plugged in venue or house and strung to greenspace area.
- Generators are allowed with Owner written approval. Generators must be placed on top of tarp/wood to catch leaks or spills of fuel; they may not be filled/drained on property.
- Ultimately, the Owner will deem location placing of drawing plans and power sources in accordance with trees, river, wildlife, and safety of attendees.
- The Renter(s) is responsible for the conduct and behavior of the group using the facility, this includes any criminal activity.
- It is the Renter(s) responsibility to inform vendors of essential paperwork needed for venue, set up and break down day/time, alcohol last call, unregistered overnight guest departure time, event end time, etc.
- All events must end on or by 10 p.m.
- All unregistered overnight guest should be vacated no later than 11 p.m.
- Any ordinance fines by nearby city or county will be billed to Renter(s) within 30 calendar days post event.

General

- Attendees are not allowed to wander/loiter in non-designated portions of property.
- Venue is not liable for any attendee's safety or security – **beware of wildlife, nature, pond, and river.**
- At ALL times, adult supervision of children is required due to open water features, trees, landscaping, thorned plants, and both domesticated and wildlife animals.
- Children may not freely roam/explore the grounds.
- Do NOT flush the following in the toilets: diapers, feminine products, wipes of any kind, grease, mop bucket fluids, beverages, soups, food, or anything that is not toilet paper.
- Avoid using too much toilet paper to avoid clogging.
- Dispose of sanitary napkins discretely in trash cans that are provided in all restrooms.
- Curtesy flushes are always recommended.
- There are designated areas outside for smoking/vaping.
- No discharge of any weapons such as firearms, knives, etc.
- No hunting, fishing, or swimming in the pond or river and no use of boat on pond or river.
- No cutting or trimming of trees/limbs, for ANY reason.

Venue and Home

- All hallways, entryways, and aisles are to be clear of obstacles.
- Home dishwasher is currently off limits to be used.
- No catering dishes are to be washed in the Venue or Home of any sorts.
- No dishes shall be removed from Home to use in Venue or outdoors or vice versa.
- Do not block return air vents in Venue or Home for ANY reason.
- No pets; only certified service animals on leash.
- Do not place any unprotected hot items on counters or tables such as hot pans.

- No food or drinks in bedrooms and bathrooms.
- Do not leave trash of any kind outside, this includes beverage cans, trash bags, etc.
BEWARE OF WILDLIFE.
- If something is not working or is broken in the Home or Venue immediately notify a team member: (737) 366-1123.
- Venue & Home do not provide commercial kitchens therefore no mass cooking.
- No deep frying/open flame cooking for either interior or exterior. Without written consent/approval from Owner.
- Dispose of foods, liquids, and grease into bags, tie it and put it in dumpster.
- Disposable food, plates, pans, cups shall be put in trash bags, tied up, and in dumpster.
- All food and beverage debris, decoration supplies and other trash must be picked up, bagged, and disposed of in dumpster or removed from property by the Renter(s) or their contractor.
- If home is being used, lock up during the event to prevent, unwanted guest, wandering children, damage, theft, etc.

Parking

- No free-range parking or driving across grass/ greenscape area. Please limit vehicle traffic to prevent damage to landscape/grounds/grass.
- Please use limited carpool/shuttling for outdoor ceremony or activities.
- All vehicles are to park on designated gravel parking lot, facing the road, or building.
- Delivery vehicles may unload at entrance to overhead doors to venue building but not park there.
- Do not allow vehicles to block or park in areas to the right of the front porch for handicap access drop off and pick up.
- No parking or driving in grass outside of the parking areas. Do not allow vehicles to park, turn around, or drive in mudded areas.
- Driving across or parking in the field/grass is strictly prohibited.

- No parking in driveway areas to allow space for emergency vehicles and traffic flow.
- Do not allow vehicles to park near or block dumpster access.
- Vehicles that are left behind after the event has concluded, will be subject to towing and Renter(s) will be billed the amount to remove said vehicle(s).

Music

- Due 60 calendar days prior to event date, indoor and outdoor music's location(s), type and power source plan and layout must be submitted for venue approval. There is no power source in greenspace.
- All music ends at 10:30 p.m.
- For indoor music, no mature lyrics with minors on premises.
- For outdoor music, no mature lyrics with minors on premises.
- For outdoor music: no amplified music after 7 p.m.
- For outdoor music: ONLY acoustic music after 7p.m.
- Renter(s) provides own equipment/vendor, Owner is not responsible for loss/missing and/or damaged equipment.

Alcohol

- Due 60 calendar days prior to reservation, TABC Bartender Licenses and insurance.
- The venue does not hold liquor license so will not sell alcohol.
- Clients/vendors are NOT permitted to sell alcohol on the venue premises.
- Alcohol-only events will not be permitted on the venue's property.
- No open container alcoholic beverages may be brought in or taken out of the premises.
- Bartenders are required by law to deny service to anyone who appears intoxicated.
- Any person under the age of 21 will not be served alcohol under any circumstances.
- Valid identification is required for guests of a questionable age.
- The ratio of guests to TABC bartender is 100:1.

- Alcohol may not be self-served, bartenders are not permitted to serve “shots,” and no serving to minors (even with parents’ consent).
- All alcohol must be removed after event.
- All empty cans/bottles shall be placed in trash bags, tied up, and put in dumpster.
- Venue is not liable for any alcohol related damages/harm on or off the property.
- Last call for alcohol is at 9:30 p.m.

Decoration

- The following decorations, fixtures, and fasteners are NOT permitted: paint of any sorts, staples, nails, screws, pins, tacks, tape, Velcro, glue, or any hanging devices of any kind or anything that inserts or attaches to walls or doors.
- Nothing is to be hung off any light fixtures or the chandelier.
- Hay decorations are not permitted for either inside or outside use.
- The following is NOT allowed: rice, bird seed, confetti, and glitter.
- The following IS allowed: real/artificial flower petals are permitted.
- Isolated furniture is not to be moved for any reason.
- If isolated furniture needs to be moved for the reservation, notify the venue.
- Candles are not permitted for either inside or outside use.
- Battery operated candles are permitted.
- No open flames of any sorts, bonfires, pit fires, fireworks, sparklers, etc.
- No stakes or poles, or punctures of any kind are allowed in ground or near trees/roots.
- No chains/wires in trees for heavy items such as swings or decorations that may damage bark-or tree. Light weight items allowed but MUST be reviewed for approval by Owner.

Renter Name

Printed: _____

Renter Signature: _____ Date: _____

Other Renter Name

Printed: _____

Other Renter Signature: _____ Date: _____