



Welcome to Mountains and Meadows at Turkey Pen

Mountains and Meadows at Turkey Pen is one of the few remaining privately owned large tracks of land in Western North Carolina. Bordered by Pisgah National Forest at the "Turkey Pen" trailhead, these 250 picturesque acres is a one of a kind, a piece of paradise.

The name Turkey Pen came about due to the valley that is surrounded by mountains. Indians gathered turkeys in this gap where today we still find arrowheads.

We are committed to enhancing wildlife and preserving the land, which is why we participate in North Carolina's Forest Stewardship Program. With only four structures on the property, we strive to minimize our footprint on this earth.

If privacy and a serene environment is what you are looking for, Mountains and Meadows at Turkey Pen is the place to make memories you'll never forget.

We offer [cabin rentals](#) and [events](#) nestled away in a private haven of wildlife conveniently located close to Brevard, NC, Hendersonville, NC and Asheville, NC.

Activities offered:

- Croquet
- Badminton
- Horse Shoes
- Private Trails Connected to Pisgah National Forest:
- Hiking
- Mountain Biking
- Horseback Riding
- Separate horse pasture for guests
- Pond Fishing
- Fly Fishing- Streams (Blue Ribbon Trout)
- Cabin Rentals
- Events, Birthday parties, anniversary parties, weddings

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



Accommodation Costs

| Accommodation | Cost Per Night Plus Taxes: 7.75% State taxes 4% Accommodation Tax | # of People | Additional | Refundable Security Deposit |
|--|---|-------------|-----------------|-----------------------------|
| | | | | |
| “Turkey Pen Cabin” * 3 brs, 2 baths, full kitchen, LR, front rocking chair porch overlooking private views of mountains | <ul style="list-style-type: none"> \$125 - \$170/night \$875-\$1085/week Monthly rates available | 6 people | n/a | \$150 Cabin \$100 Pet |
| | | | | |
| “Tent Camping” * Many beautiful designated locations | \$25 per tent | 2 people | \$10 per person | \$50 per tent |
| | | | | |
| Horses Welcome * Pasture rental, private trails connect to Pisgah National Forest’s trails (see requirements for horses) | \$15 | Per horse | Welcome! | \$25 per horse |

Accommodation Policies:

- Guest agrees to abide by rules & regulations of *Mountains & Meadows at Turkey Pen*

Tent Camping:

- Reservations must be made in advance. We have a limited number of camping guests allowed.
- An accommodation / occupancy number will be required for each tent. This number will be given upon check-in, and must be placed at assigned tent site.
- In the case of multiple tents, responsible individual per tent must make individual reservation.
- It is your responsibility to rent a porta-potty, which is required at *Mountains & Meadows at Turkey Pen* for camping. We recommend Outhouse Toilets (828-884-9511). Your porta-potty must be present before you can check-in for your tent camping accommodation at *Mountain & Meadows at Turkey Pen*. If your porta-potty isn't present, you will not receive a refund.

Car Tags:

- Car tags will be issued upon check-in and must be placed in visible location in car

Horses:

- Proof of Cogins test must arrive 15 days before arrival of horse. Cost for horse must be included with accommodation payment, and follow other accommodation rate and applicable policies. At any point, *Mountain & Meadows at Turkey Pen* reserves the right to discontinue tenancy if horse is detrimental to property.

Signature: _____ Date: _____

Print Name: _____ Date: _____

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



ACCOMMODATION POLICIES

License agreement is made by Mountains and Meadows at Turkey Pen and guest to rent premises under terms listed.

RESERVATIONS are confirmed upon receipt of 50% deposit of the total rental applied to a VISA, MasterCard, Discover, American Express, PayPal or check debit card. If the reservation is made less than thirty (30) days prior to arrival, payment for the total rental amount is due. Advance deposits are placed in interest-bearing escrow account. Guest waives claims to interest earned.

CANCELATION POLICY: In case of a cancellation thirty (30) or more days prior to arrival, the cancellation fee of \$150.00 will be charged. If the cancellation occurs less than thirty (30) days prior to arrival, the initial 50% rental will not be returned. If the cancellation occurs fourteen (14) days or less prior to arrival the remaining rental balance will be forfeited.

CHECK-IN/CHECK-OUT: In order to allow our housekeeping time to professionally prepare for your stay we ask that guests abide by our check-in time which begins at 4:00 PM and check-out time of 10:00 AM. Early check-in or late check-out requested can not be guaranteed.

RENTAL BALANCE: The remaining balances are due fourteen (14) days prior to arrival and may be paid by traveler's check, cash, PayPal, MasterCard, Visa, Discover or American Express. You may pay for incidental charges at check-out. Any balance remaining unpaid after guest departure will be applied to the credit card imprint taken at check-in. Charges to a guest's credit card may include, but are not limited to theft, and excessive clean-up requirements.

KEYS: Please return all keys upon departure. A \$15.00 charge will apply if keys are not returned.

PETS: Pets are not allowed in any of the rental units, unless arrangements are made in advance with a refundable security deposit of \$100.00.

PARTIES: Parties are not allowed in any of the rental units unless provisions are made with management ahead of time.

RESORT RULES: Guest agrees to abide by rules & regulations of Mountains and Meadows at Turkey Pen.

MAXIMUM OCCUPANCY: The number of guests occupying a property is limited to the number published except infants requiring a crib. Limits are strictly enforced and additional charges may apply.

TERMINATING RENTAL: Agent reserves the right to refuse or discontinue tenancy if guest use is detrimental to property.

DAMAGES: A refundable security deposit of \$150.00 is to be included with remaining balance. If property and rental unit is left in the same condition upon arrival, the security deposit will be returned within fourteen (14) days of departure.

MAINTENANCE: We cannot guarantee the operation of all appliances but our maintenance staff makes every effort to keep equipment, appliances, & property in working order. Agents, authorized employees or repairmen may enter the premises during business hours for repair, care or maintenance of rental unit and property. Malfunctions will be repaired quickly. There is not discount or refund on equipment, appliance failure, and property damages.

EARLY DEPARTURES: Early termination of rental period by guest does not supersede the original reservation agreement.

INDEMNIFICATION: Guest agrees to indemnify & save individual homeowners, Mountains & Meadows at Turkey Pen and its employees, free and harmless for any liabilities or loss or damage whatsoever arising from, related to or in connection with the rental of the premises including but not limited to any claim or liability for personal injury or damage or loss of property which is made, incurred or sustained by guest or guests of guest.

AGREEMENT: Guest certifies that she/he has read and agrees to be bound by the terms of this agreement.

SIGNATURE: _____ **DATE:** _____

Printed Name: _____ Amount Paid: _____

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



Release and Indemnity

THIS AGREEMENT made and entered into this _____ day of _____, 20____, by and between Mountains & Meadows at Turkey Pen, and _____, hereinafter referred "Client,"

WHEREAS Client has requested of Mountains & Meadows at Turkey Pen and use to occupy the premises of _____ on the _____ day of _____, 20____; and

WHEREAS under the terms of this document, the executed forms, copies of which are attached hereto and made a part hereof, Mountains & Meadows at Turkey Pen working with _____ allows the use of the premises for meetings, receptions and other gatherings sponsored by certain organizations, groups and private individuals.

NOW THEREFORE, in consideration of said use being permitted by Mountains & Meadows at Turkey Pen on the above stated date, Client does herewith release Mountains & Meadows at Turkey Pen from any liability whatsoever for bodily injury or death sustained by Client or by guests, or invitees of Client and for loss of or damage to any property sustained in connection with such use, and Client does herewith agree to indemnify and hold Mountains & Meadows at Turkey Pen harmless for any and all claims or causes of action which might arise from the use of Mountains & Meadows at Turkey Pen on the date(s) and time(s) specified herein or as otherwise agreed to.

All vendors of scheduled events are required to adhere to the rules established by venue and to inform their guests and contracted vendors to honor them. Client agrees to be responsible for any damage to the premises or to personal property located thereupon as a result of use of the same, normal wear and tear expected.

I have read this document, the Standard Terms, and all applicable documents (attached and incorporated herein by reference) and agree to abide by them.

Client Signature

Date

Print Name

Approved and accepted by:

Mountains & Meadows at Turkey Pen

Date

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



Standard Terms

Rules & Regulations for Guests and property of *Mountains & Meadows at Turkey Pen*

- No pets on property or at accommodations.
- No swimming or boating
- If gate is open leave open. If gate is shut, shut.
- No glass except at approved event eating area and cabin. Any broken glass must be cleaned immediately by client or approved cleaners.
- No littering, which includes cigarette butts. Smoke only in designated areas, which are defined by sand buckets, for your cigarettes.
- No riding or mistreating horses. No feeding horses.
- No all-terrain vehicles
- No driving vehicles anywhere but designated parking areas. Drive with caution, not exceeding 20 mph.
- No illegal drugs. If any persons are found in possession or using narcotics they will immediately be removed from property by the Sheriff's Department.
- No fireworks, unless approved otherwise before event.
- No balloons, unless approved otherwise before event.

Available Hours: 11:00 am – 11:00 pm (11:00 pm – 12:00 am (Midnight) available to approved event staff by Mountains & Meadows at Turkey Pen)

- Set-up, clean up, arrival, and departure of vendors and guests must take place between approved event times and accommodation times. A \$250.00 per hr. charge will apply for not abiding by times.
- Noise ordinance is strictly enforced from 11:00 pm – 8:00 am. If guests of events are renting accommodation sites, parties may not proceed to accommodation sites or be prolonged at event sites past 11:00 p.m. If guests of events are renting accommodation sites, Package 5 the Bonfire Site, may be an appropriate option for those wishing to congregate at a common area, as long as the noise ordinance is respected.
 - The Noise Ordinance includes, but is not limited to loud noises including music.
 - If the Noise Ordinance is broken, an employee with *Mountains & Meadows at Turkey Pen* will warn guests. *Mountains & Meadows at Turkey Pen* may at this time ask guests to return to accommodation sites and possibly notify the sheriff's department, depending on severity of situation. At this point a refund will not be given and guests may be asked to leave premises.
- For all guests, serving of alcohol at an event or accommodations is to end 1 hour prior to exit time for all guests of Mountains & Meadows at Turkey Pen.

Initials: _____

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



(Standard Terms continued)

▪ **Example Time Line:**

10:00 pm: Serving of alcohol is to end

10:30 pm: Guests begin to exit

11:00 pm: All guests must have exited, or additional charges will apply. Approved event staff allowed to remain

12:00 am (midnight): Gate to property is locked

- Times may be extended upon requests and availability. Requests must be made upon scheduling of event.
- Property is to be left in state upon arrival, if not you are forfeiting your security deposit and possible additional charges.
- Alcoholic beverages served on site are distributed by the client for them and their guests and are considered the full responsibility of the client or licensed caterer or distributor. It is solely the responsibility of the client to procure all licenses, permits, etc. as required by North Carolina laws. Any and all liabilities arising from the consumption of alcoholic beverages or illegal narcotics on the premises are the responsibility of the client. All North Carolina laws and Federal laws must be adhered to at all times. Insurance is required by Mountains & Meadows at Turkey Pen from client.

Information on permits may be found at www.ncabc.com/permits .

- The following is specific behavior that will not be tolerated at Mountains & Meadows at Turkey Pen.
 - Consumption of alcohol on Mountains & Meadows at Turkey Pen property when client has not satisfied the required provisions of Mountains & Meadows at Turkey Pen.
 - Allowing minor persons to consume or serve alcohol
 - Fighting
 - Destruction of property
 - Disrespectful conduct to guests, Mountains & Meadows at Turkey Pen employees, or vendors
 - Possession or use of illegal narcotics
 - Firearms & weapons

If the client or their guest does not comply with the Mountains & Meadows policies, they will be subject to removal by the Sheriff's Department.

- It is understood and agreed by and between the parties that Mountains & Meadows at Turkey Pen shall not be liable in any manner and shall be held harmless for any injuries or damages caused to persons, property, materials, stock or other things or articles whatsoever while said persons, things or articles are in, under or about said property.

Client Signature: _____ Date: _____

Printed client signature: _____ Date: _____

Witness Signature: _____ Date: _____

Witness Printed Signature: _____ Date: _____

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



Horse Policies / Waiver

Mountains & Meadows at Turkey Pen welcomes you and your horse!

All riders, horse owners and / or responsible party must fill out this form

Medical Tests:

- We require a current Cogins test 15 days before arrival of horses, from your veterinarian.

Food / Water:

- Water is supplied from creeks or pond.
- Client needs to provide hay, feed, and any other necessary food for their horses.

Shelter:

- Shelter will not be provided for horses.

Horse Trailers:

- Parking and driving of horse trailer and truck is to take place in designated areas provided by *Mountains & Meadows at Turkey Pen*.
- There is ample space and parking.

Trails:

- *Mountains & Meadows at Turkey Pen* is bordered by Pisgah National Forest. We have personal trails that join forest trails. You are welcome to use these trails. *Mountains & Meadows at Turkey Pen* will do their best to maintain these trails, but are not responsible for any problems you may encounter.

Neighboring Horses:

- We do our best to keep *Mountains & Meadows at Turkey Pen*'s horses separated from visiting horses.

Indemnification:

- It is understood and agreed by and between the parties that *Mountains & Meadows at Turkey Pen* shall not be liable in any manner and shall be held harmless for any injuries or damages caused to persons, animals, property, materials, stock or other things or articles whatsoever while said persons, things or articles are in, under or about said property.

Agreement:

- Client certifies that she / he has read and agrees to be bound by the terms of this agreement.

Client Signature: _____ Date: _____

Printed Client Signature: _____ Date: _____

Witness Signature: _____ Date: _____

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com



Check-Out Policies Cabin

Welcome, to Mountains & Meadows at Turkey Pen.
We are so happy you choose to spend your time here. We hope your stay is
pleasant and enjoyable!

Please, do not use dryer. We have clotheslines & clothes pens available outside.

The following are our check-out policies:

1. Turn fans & air off.
2. Turn lights off.
3. Shut & lock windows & entry doors.
4. Place, scrubbed dirty dishes in dishwasher & start.
5. Place, dirty towels in washing machine, do not start.
6. Do not remove sheets.
7. Place, trash in outside trash can with lid tightly sealed. The trash can is next to the fire chimney. Be sure trash is in a large sealed trash bag.
8. Leave key on dining room table.

If we can do anything to make your stay more comfortable please, let us know.

Sincerely,
Taylor & Alisha Swicegood

Mountains & Meadows at Turkey Pen
350 Generation Pass
Pisgah Forest, NC 28768

Telephone: 828.329.8430

www.mountainmeadownc.com