



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



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Event / Wedding Costs & Policies

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

Available Packages for April –November Packages only include the following (Winter Packages available upon requests)	Under 50 Guests	Under 100 Guests	101-150 Guests	151-200 Guests (over 200 call for \$)
Package One: Ceremony Site				
Refundable Security Deposit	\$250	\$300	\$350	\$400
<ul style="list-style-type: none"> Preferred site is at the "Island Pond." Other sites are available upon approval. Rehearsal prior to wedding (1 hour, provided no other events are booked for that day/time). Additional time can be scheduled at an additional rate (only ceremony site available). Ceremony on island with "<i>Mountains laurel arbor</i>" 	\$575	\$650	\$725	\$800
Package Two: Event / Reception Site				
Refundable Security Deposit	\$450	\$500	\$550	\$600
<ul style="list-style-type: none"> Approved <i>reception site</i> at one of our many beautiful locations. Sites include private views of Mountains, meadows, ponds, horses, cabin, small waterfall, waterwheel pond and creeks 	\$1,400	\$1,600	\$1,800	\$2,000
Package Three: Rehearsal Dinner				
Refundable Security Deposit	\$250	\$300	\$350	\$400
<ul style="list-style-type: none"> Approved designated site and time Available for 4 hours 	\$400	\$475	\$550	\$625
Package Four: Basic Ceremony / Reception Site at the "Island Pond"				
(This package is available for 50 people or less)				
<ul style="list-style-type: none"> Cost is \$1375, plus refundable security deposit of \$400 Rehearsal prior to wedding (1 hour, provided no other events are booked for that day/time). Additional time can be scheduled at an additional rate. The "Island Pond" is the available site Ceremony on island with "<i>Mountains laurel arbor</i>" Reception site at the "Island Pond" 				
Package Five: Bonfire				
<ul style="list-style-type: none"> Cost is \$300, plus refundable security deposit of \$100 Approved times may extend beyond events for guests with accommodations with <i>Mountains & Meadows at Turkey Pen</i> Bonfire will be prepared with extra wood. Noise ordinance rules apply. Hours 11:00 p.m. – 2:00 a.m. 				

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Packages do not include tent, tables, or chairs. We recommend an Event Planner. Packages do not include planning your event. An additional charge of \$50 per hour along with 10% of Vendor's cost will apply for event planning by *Mountains & Meadows at Turkey Pen* employee. We are available to provide this service. This service must be agreed upon between client and *Mountains & Meadows at Turkey Pen*. Appropriate paperwork will apply before service is provided. We are happy to offer this service.

ALL EVENTS INCLUDE:

- Onsite Host and Parking Attendant (includes all terrain vehicle for transportation of special needs guests, driven by *Mountains & Meadows at Turkey Pen* employee).
- Event signs, directional
- Three 1 hour planning meetings with *Mountains & Meadows at Turkey Pen* employee. (Additional meetings with *Mountains & Meadows at Turkey Pen* employee will be charged at event planner fee of \$50 per hour). Client may visit for planning, without *Mountains & Meadows at Turkey Pen* employee at no additional charge. Appointments need to be made in order to assure gate to property is open.

CLIENT IS REQUIRED TO PROVIDE:

- Porta-potties are required to insure your guests are comfortable. Different factors are important in determining the number you will need for your event. *Mountains & Meadows at Turkey Pen* is not responsible for insuring the correct number of porta-potties. The cabin is not an alternative restroom for guests. *Mountains & Meadows at Turkey Pen* recommends at least one (1) porta-potty per 100 guests. Inappropriate use for restrooms will result in removal from property.
- Necessary lighting is required for events lasting past dark, which includes the take-down and clean-up period. Appropriate lighting should provide the necessary lighting for guests and vendors safety, as well as the take-down and clean-up period. If appropriate lighting is not required, additional charges may apply if property is not left in excellent condition.
- Appropriate number of staff to handle your events number of guests. Client must provide one (1) staff person per 25 guests if alcohol or a sit-down dinner is planned. Client must provide one (1) staff person per 75 guests when no alcohol is served and the meal is buffet style.
- An authorized contact should be at the site to accept delivery / pick up of all setups. If contact is not available at the site during time of the delivery / pick-up, then the client will agree with *Mountains & Meadows at Turkey Pen* on the amount and location of equipment. An additional charge and possible delays for rescheduling will apply.
- *Mountains & Meadows at Turkey Pen* requires the client provide a *Certificate of Insurance* indicating your homeowners insurance policy covers events held at rented facilities or proof of an event liability policy.
- Credit Card authorization form to be used in the event of damages or any additional service charges.
- All paperwork must be completed 60 days prior to event.

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- If client has rented the cabin, client may bring extension cords to get electricity to convenient event site. Water may also be used if client has rented cabin. If cabin is not rented by client, client will need to provide generators for electrical purposes. Outside water may be accessed from owners at *Mountains & Meadows at Turkey Pen's* personal home, with permission.

PAYMENT: (In the form of cashiers check, PayPal, cash, or credit card authorization)

- In order to secure your date, 50% deposit is required.
- Sixty (60) days prior to wedding, remaining balance and refundable security deposit is due. If payment is not paid on time, you will forfeit your date and 50% deposit.
- If guest numbers exceed the amount agreed upon with *Mountains & Meadows at Turkey Pen*, an additional charge of \$20 per guest will apply.

HOURS:

- **11:00 a.m. – 12:00 (midnight)** 11:00 p.m. all guests must have exited, with the exception of Event Staff and other approved guests. 12:00 a.m. gate to property will be locked. Take down and clean-up must be completed by 12:00 a.m.
- For all events, serving of alcohol is not to begin till food is served and is to end one (1) hour prior to the final exit time for guests.
 - Example time line:
 - 10:00 p.m. Serving of alcohol is to end.
 - 10:30 p.m. Guests begin to exit.
 - 11:00 p.m. All guests must have exited, with the exception of approved Event Staff and approved guests.
 - 12:00 a.m. (midnight) Property gate is locked. Authorized contact person for client must be present and notify *Mountains & Meadows at Turkey Pen* of their final departure. At this point *Mountains & Meadows at Turkey Pen* will do a walk through with contact person. We will notify contact person of anything that is not left in acceptable condition. This walk through should be done giving contact person enough time to do anything left undone. Additional fees will apply if not completed by 12:00 a.m. This will not be the final walk through for *Mountains & Meadows at Turkey Pen*. We reserve the right to continue to check property and accommodations thoroughly for up to seven (7) days, which then your security deposit may be returned or additional charges will apply.
- Times may be extended upon requests and availability. The request must be approved before event date. Additional fees may apply.
- A \$250.00 per hour charge will apply for not abiding by times. It is the responsibility of client to exit guests.
- Property is to be left in condition upon arrival. If not, you are forfeiting your Security Deposit and possible additional charges

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WEATHER:

- *Mountains & Meadows at Turkey Pen* is not responsible for weather related inconveniences or power interruptions.
- *Mountains & Meadows at Turkey Pen* recommends a rain-plan tent for ceremonies / receptions to be held outdoors.

PARTIES:

- Parties are to be held at designated sites. Parties are not allowed at accommodation sites, regardless of camping or cabin.

NOISE ORDINANCE:

- Noise ordinance is strictly enforced from 11:00 p.m. – 8:00 a.m. 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 possible 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.

EARLY DEPARTURE:

- Early termination of rental period by client does not supersede the original reservation.

TRASH:

- Removal of trash is the responsibility of client.

ALCOHOL:

- Alcoholic beverages served on site are distributed by the client for them and their guests and are considered the full responsibility of the client of 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*.
- Information on permits may be found at www.ncabc.com/permits .
- Qualified persons over the age of 21 must perform any service in relation to alcohol. These services may not fall under the catering staff's obligation; therefore, the appropriate wait-staff must be obtained.

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TERMINATING EVENT:

- *Mountains & Meadows at Turkey Pen* reserves the right to refuse or discontinue tenancy if client and guests use is detrimental to property.

MAINTENANCE:

- Our Maintenance staff makes every effort to keep property in working order. Agents, authorized employees, or repairmen may enter the premises for repair, care or maintenance of property or accommodations. Malfunctions will be repaired quickly. There is no discount or refund on equipment or property damages.

DAMAGES:

- A refundable security deposit will be refunded if property is left in the same condition upon arrival. The security deposit will be returned with 14 days of departure.
- A Credit Card authorization form must be completed and will be charged if damages exceed security deposit.

PHOTOS:

- The client agrees to grant *Mountains & Meadows at Turkey Pen* the right to use film taken for promotional purposes without compensation or liability to client. It is agreed that *Mountains & Meadows at Turkey Pen* has the right to request copies of negatives, digitally or electronically – product images or any materials produced by photographer for the benefit, whether for display, publicity, or otherwise to be used exclusively by *Mountains & Meadows at Turkey Pen*.

FLOWERS:

- Florists / client are responsible for providing containers for flowers and decorations. *Mountains & Meadows at Turkey Pen* does allow the use of flowers and greenery on property for an additional charge, which must be agreed upon before event date. If client decides to use flowers and greenery from *Mountains & Meadows at Turkey Pen*, it must be approved before event date. *Mountains & Meadows at Turkey Pen* will not be responsible for providing the appropriate amount of flowers and greenery for event.

DECORATIONS AND DECORATING:

- Candles must be enclosed in glass or metal containers
- Bird seed, rice, party string, confetti, and balloons are not permitted at *Mountains & Meadows at Turkey Pen*. These items may present a danger to the wildlife and horses.

PROPERTY / GUEST RULES:

- Client / Guest agree to abide by Rules & Regulations of *Mountains & Meadows at Turkey Pen*.

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OUTSIDE PROVIDERS / VENDORS:

- *Mountains & Meadows at Turkey Pen* does not require clients to contract with any particular vendor or outside provider.
- Outside providers / vendors contract with the client.
- The client takes responsibility and liability for non-performance on the part of any outside provider / vendor.
- The client is responsible for any damages or losses that occur as a result of any outside provider / vendor and their employees.
- The client is responsible to address and recoup any expenses from the outside provider / vendor.
- The client is responsible to pay necessary fees when billed by *Mountains & Meadows at Turkey Pen*.
- *Mountains & Meadows at Turkey Pen* is not responsible to fill these roles unless agreed upon before event date. If *Mountains & Meadows at Turkey Pen* staff needs to intervene without notice on event day, due to lack of outside provide / vendor staff, additional fees will apply. In this situation insufficient time results in lack of staff from *Mountains & Meadows at Turkey Pen*, which will not allow us to meet guests' needs to the best of our ability.
- If outside providers / vendors forget needed items, items may not be removed from the cabin.

INDEMNIFICATION:

- Client agree to indemnify and save individual land and 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 client of guests of client.

AGREEMENT:

- Client certifies that she/he has read and agrees to be bound by the terms of this agreement. Client certifies that she/he has initialized all pages of events and wedding costs.

Client Signature _____ Date _____

Client printed signature _____ Date _____

Witness Signature _____ Date _____

Witness printed signature _____ Date _____

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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

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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.

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(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: _____

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