

Rules and Regulations

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1. A refundable security deposit of \$500 must be paid by _____ for the event upon booking. Upon THE RENTER's completion of his/her obligations, THE OWNER shall return to THE RENTER the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by THE RENTER and/or THE RENTER's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with THE RENTER's knowledge or consent.
2. Due to multiple scheduling of events, all reservations must begin and end at the time indicated on the contract. Rental times are final sixty (60) days prior to the event. Any requested changes to your contracted rental time/date are subject to availability. Time and date changes must be made in writing to Eagle Mountain Ranch. Any changes made to your contracted day or time within 60 days of the event date are subject to all applicable fees. These fees will be taken out of the security deposit.
3. Products may not be sold at the venue for the profit of any individual or commercial enterprise, except by invitation and/or approval from Eagle Mountain Ranch or management staff.
4. Occupancy: Total participants must not exceed the posted room capacity. No more people than 150 seated / 200 standing room may be in attendance for any rental function or security deposit will be forfeited, this includes both inside and outside the facility.
5. INSURANCE REQUIREMENTS: THE RENTER will provide contact information of any vendors contracted for the event and all required insurance forms. All required documents are to be submitted to Eagle Mountain Ranch no less than thirty (30) days in advance of the event date. If documents are not received, the reservation is subject to any applicable fees.
6. INSURANCE REQUIREMENTS: THE RENTER is required to obtain a General Liability Policy in the name of the person who signs this contract for no less than \$1,000,000 coverage. The insurance policy must cover the full contracted time/day and is to be provided to Eagle Mountain Ranch no less than 30 days in advance of the event date. The Certificate of Insurance is to name Eagle Mountain Ranch as additionally insured and MUST be noted on the certificate as listed below:

**Eagle Mountain Ranch
150 W 1400 N
Gunlock, Utah 84733**

7. If alcohol is present during the event, you must contract with an insured bartending service (who holds Host Liquor Liability Insurance). If your bartending service leaves prior to the event ending, no further alcohol may be served. THE OWNER must be provided with proof of licensing 30 days before the commencement of the event. If these requirements are not met, alcohol will not be allowed on the premises for the event.
8. Eagle Mountain Ranch will not be held liable in the event of accidents resulting in injury from setting/cleaning up the venue or from use of the kitchen or other equipment that THE RENTER, vendors or guests may use.
9. Eagle Mountain Ranch will not be held liable in the event of an illness resulting from food preparation.
10. Eagle Mountain Ranch will not be held responsible for items left at the facility, lost or stolen items.
11. Eagle Mountain Ranch will not be held liable for unforeseen mechanical problems associated with electrical, cooling/heating, or kitchen equipment failure. Eagle Mountain Ranch will make every effort to ensure all equipment is in normal operational condition.
12. THE RENTER and their party shall be completely responsible for their own set-up and clean-up of both interior & exterior of the facility.
13. Eagle Mountain Ranch provided tables and chairs are located in the storage container to the south of the lawn. All furniture must be wiped down and returned to the container when the event is complete. Eagle Mountain Ranch does not provide set up/tear down of any equipment. Eagle Mountain Ranch will make every effort to ensure furniture, countertops, appliances and the bridal suite are cleaned before use.
14. Tables, chairs or other objects may not block or impede the flow of traffic in or out of any exits to or from any building, per Fire Code.

15. All areas are required to be returned in the condition they are received. This includes both the exterior and interior of the venue (interior of the main floor if the main house is used).
16. THE RENTER's party is responsible for providing their own cleaning supplies.
17. Serving ware, extension cords and ladders are NOT provided by Eagle Mountain Ranch.
18. THE RENTER's party shall arrange for all pick-ups and deliveries to be made the day before or the day of the event during the contracted time. All items provided by THE RENTER or outside source must be removed by the contracted end time listed on the contract. Eagle Mountain Ranch staff is not authorized to accept any deliveries on behalf of THE RENTER.
19. NO decorations, wire or lighting are to be hung from balcony, lighting, A/C ducts, or in the outdoor plants, trees or light posts by THE RENTER and/or their associates.
20. Decorations may be hung only with poster putty products, painters tape or Command hooks or similar products that won't cause paint stripping or holes in the walls. NO DÉCOR is to be attached in any manner to the glass or framing of the doors/windows.
21. ABSOLUTELY NO scotch, masking or duct tape, nails, staples, tacks, glitter, confetti, birdseed or rice allowed. No tape on windows or glass doors. If rose petals, hay or any other substance is used on the event lawn, it must be removed prior to check out. Sparklers are okay for use outside and on the event lawn. Any damage caused from sparkler use will result in damage fees to be taken from the security deposit.
22. Any candles beside cake candles must be enclosed in a casing or votive container.
23. THE RENTER will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that THE OWNER may incur as a consequence of the actions of THE RENTER or any of THE RENTER's guests while THE RENTER is in control of the venue, and shall indemnify and hold harmless THE OWNER against any and all legal actions which may arise from THE RENTER's use of the venue.
24. Any disputes arising under this contract shall be adjudicated in THE OWNER's local jurisdiction.
25. In the event of stains or damage to any area of the facility, THE RENTER is responsible for all required repair or replacement costs.
26. The buildings must be vacated by all guests by the time indicated on the contract.
27. Smoking is strictly prohibited inside and/or on the entire property.
28. Adult guests are responsible for supervising their children at all times. None of THE RENTER's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with THE RENTER's knowledge or consent are allowed on any part of the property besides the parking space, storage container, event lawn, pool house and pool area, cabin, and allowed main floor of the house. Horse stables, trails, a small body of water, and the Santa Clara River are located on the property. These areas are prohibited. Eagle Mountain Ranch is not to be held liable for any bodily injury, drowning or death that may result from any persons near or entering said prohibited areas.
29. In consideration of being allowed to participate in the facility rental, THE RENTER understands and agrees that neither Eagle Mountain Ranch, nor any person acting on behalf of Eagle Mountain Ranch, may be held liable in any way for any event which occurs in connection with this facility rental, which may result in harm, death, injury or other damage to THE RENTER, and THE RENTER's guests or vendors.
30. THE RENTER agrees to comply with all rules related to the facility rental.
31. Cancellations must be submitted in writing. All cancellations will incur a cancellation fee that will be deducted from the security deposit. If the event is canceled within more than 60 days from the event date a \$125 cancellation fee will be applied. If the event is canceled 30 - 60 days from the event date 50% of the security deposit will be forfeited. Any cancellations within 30 days of the event date will forfeit 100% of the deposit.
32. Eagle Mountain Ranch reserves the right to escort any of THE RENTER's guests or vendors off the premises if their behavior is deemed immoral, dangerous, or harmful to themselves or anyone else.