

THREE POINTS RANCH EVENTS LLC
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THREE POINTS RANCH FACILITY RENTAL

EFFECTIVE SEPTEMBER 15, 2009

RENTAL RATES FOR GROUP EVENTS 2009 AND 2010

HIGH SEASON ~ MARCH-JUNE / OCTOBER-DECEMBER

SATURDAY: \$3,500

FRIDAY & SUNDAY: \$2,700

MONDAY-THURSDAY: \$1,100

LOW SEASON ~ JULY, AUGUST & SEPTEMBER / JAN. & FEB.

SATURDAY: \$2,500

FRIDAY & SUNDAY: \$1,700

MONDAY-THURSDAY: \$1,000

RENTAL PERIOD: We schedule only one event per day. The rental period is eight (8) hours, with the standard being from 4:00 p.m. to 12:00 a.m. Hourly rates for longer or shorter periods (family reunions, BBQ parties, etc.) are available – just [contact us](#) to request a quote and availability.

OVERNIGHT AIRSTREAM ACCOMMODATIONS & CAMPING: Overnight packages are available as an add-on to the regular rental rate. Accommodations are available in each of the Airstream trailers, as well as camping on the House Pasture grounds. Two Airstreams are double occupancy, and three are single occupancy. We have around 40 three-person tents and 80 sleeping bags available for rent, in addition to accommodations in the Airstreams.

INCLUDED IN THE EVENTS RENTAL RATE:

FACILITIES: The rental rate includes up to 250 people and all of the following facilities in the House Pasture and the Windmill Pasture:

Three Points Pavilion - The House Pasture is centered by the Three Points Pavilion, a stunning open-air event space inspired by East African architecture. The Three Points Pavilion provides the perfect backdrop for that once-in-a-lifetime celebration. Includes approximately 2,100 sq./ft. of covered space, a 10 ft. service bar, 1,500 sq./ft. of dining/ceremony/dancing space (space enough for either 85 seated diners, 150 folks in reception seating, or 200 dancing), a central fireplace, and a restroom.



Photo: stella alesi / photography



Dining Barn - Whether the occasion calls for cocktails and hors d'œuvre, buffet dining, or a four-course chef's meal, the professional kitchen and bar facilities of the Dining Barn make it the ideal staging area for the highest level of service. Includes approximately 1,400 sq./ft. of climate controlled or open-air covered space, a full cook's kitchen, 15 ft. bar/serving buffet, 850 sq./ft. of dining/ceremony/dancing space

(seating up to 70 diners; up to 130 for reception row seating; or up to 180 dancing), and a restroom.

Airstream Camp - A fleet of four vintage Airstream trailers round out the covered space available in the House Pasture. Each climate controlled and uniquely outfitted, the Airstreams offer cozy retreats for your guests to relax in international style. In advance of weddings and ceremonies, the Airstreams become hair and makeup stations for the bride and groom. During parties and dinners, they become private enclaves for small groups to gather.



Photo: stella alesi / photography

Ceremony Site at Buck Knoll - For those guests who wish to convene a ceremony outdoors against the backdrop of the lush Texas hill country, Buck Knoll is perfectly situated on the highest hills of Three Points Ranch, convenient to the ranch entrance and parking. The site can accommodate up to 250 people with a mixture of guests standing and seated. We've recently improved the site by landscaping Amphitheater-style terracing and center stairs into the natural curves of the hillside.



INCLUDED SERVICE, COORDINATION AND PLANNING: The Three Points Ranch staff will be available to you and your vendors to answer questions and make recommendations regarding your event as needed by phone and email. The facility rental rate includes a one-hour meeting with our staff to help you plan your event, and the space is freely available for your vendor visits on a scheduled basis. For events that include wedding ceremonies, the rental rate includes a complementary one-hour time slot for ceremony rehearsal prior to the day of the event. The rental rate also includes one parking attendant, if necessary. For parties more than 150 people, at least one extra parking attendant or additional security personnel may be required at the renter's expense.

RECYCLING: As we are committed to reducing the human impact on the environment, we require the separation of all reusable materials from your event for recycling. We'll provide clearly marked recycling receptacles and volunteer to recycle all of these separated materials in bulk (including glass, aluminum, cardboard, and certain plastics). We offer our onsite dumpster to caterers who help comply with these recycling policies - something your caterers will really appreciate.

NOT INCLUDED IN THE RENTAL RATE:

EQUIPMENT: The Three Points Ranch does not provide tents, tables, chairs, linens, or other equipment for any private events over thirty people in number. For events of less than thirty people (and only for these events) tables and chairs are included in the rental price. We are happy to provide a quote via one of our local rental partners that estimates your exact equipment needs, but as an estimate, a basic table and chair configuration to seat 150 for dinner at the Pavilion and Barn would cost around \$425 (estimate includes 150 white folding chairs, 19 60" rounds seating 8 each, delivery/pickup, and damage recovery insurance).

EXTRA COORDINATION AND PLANNING: For an additional competitive hourly rate, our experienced bridal staff is available to serve as the dedicated event coordinator for ceremony clients who do not have a wedding planner and/or require our dedicated staff time on the day of the event and during its planning stages. For example, this could include full service managing the scheduling of vendors and day-of-event deliveries, or coordinating the setup and strike on the day of the event.

RENTAL POLICIES (2009-2010)

RESERVATIONS & BILLING: A security deposit of \$500 is required to hold your date reservation. One half (50%) of the rental fee is due at contract signing (to be executed within two weeks of your reservation being held). The remaining portion of the rental fee is due 180 days prior to the scheduled event date, or at the contract signing if the booking is made less than 180 days in advance of your event date. Reservations are available on a first come, first served basis. Rates may vary around national holiday weekend periods. Our published rates are subject to change without notice until a rental contract is executed.

SECURITY DEPOSIT: A \$500 security deposit is required at the time of reservation. The security deposit will be refunded within thirty (30) days of your event, minus damages and cleanup charges if applicable.

CANCELLATION: Either party may cancel your event up to seven months (210 days) prior to the scheduled event date, in which case your entire rental fee will be refunded. You may cancel your event up to ninety (90) days prior to the scheduled event date, in which case half (50 percent) of the rental fees will be refunded. Cancellation of your event within any period less than 90 days from your event will result in your forfeiture of the entire rental fee.

CATERING AND OUTSIDE VENDORS: The Three Points Ranch welcomes you to use the outside caterers and service providers of your choice. We also maintain a list of recommended vendors who are familiar with event productions at our unique facilities, which is very important. All outside vendors must be licensed and insured and are subject to approval by Three Points Ranch, and we highly recommend your vendors schedule a free site visit with us in advance to become familiar with the facilities.

TENTS & RAIN PLANNING: While tents are not included in the rental, we encourage clients with parties greater than 120 to include tents as part of their event production plans. The ranch is an outdoor-focused venue that is magical even when it's raining, but additional covered space will never go unused. We'll work with you to plan your tenting arrangements, and advise you as to what tents are acceptable and when they may be installed.

CLEAN UP: We will provide a dumpster for all non-recyclable, non-hazardous trash and discarded materials resulting from your event (including decorations) as long as your catering staff adheres to our recycling protocols. Large rental items may often be stored overnight for pickup in the early morning, but this arrangement requires our advance written consent. Any necessary cleanup charges will be deducted from the security deposit after the event.

ALCOHOLIC BEVERAGES: You may purchase in advance all the alcoholic beverages to be served at your event from the beverage vendor of your choice; your guests may NOT bring any outside alcohol whatsoever to the ranch premises. All Texas Alcoholic Beverages Commission (TABC) laws must be followed while on the premises. All alcohol must be served by fully insured TABC-certified bartenders, and its service must end no later than 30 minutes prior to the event's announced end. We recommend the courtesy of a parting coffee service for guests who will be driving.

SMOKING: Smoking is allowed only in designated areas of the ranch. This policy is to limit the significant fire and litter risks associated with smoking.

LIABILITY AND INSURANCE: Rental clients are required to obtain and maintain proof of insurance for the duration of the event, including insurance from all contractors and vendors, with both Three Points Ranch Events LLC and ranch owners named on the certificates of insurance. Where your available policy of insurance is insufficient, we require the purchase of event liability insurance (through providers such as www.wedsure.com), which can add anywhere from \$100-200 to the total rental cost but protects you in ways that you'll appreciate.

Rental clients must agree to indemnify both Three Points Ranch Events LLC and the owners of the Three Points Ranch, and incur all responsibility for losses, actions, claims, damages or liabilities resulting from your event.