

A bride and groom are shown in a close embrace, nearly kissing. The bride is wearing a white strapless wedding dress with lace detailing and a large white flower in her hair. The groom is wearing a grey suit jacket with a white boutonniere. They are positioned in front of large wooden barrels, suggesting a rustic or winery setting. The lighting is warm and intimate.

THE
Seclusion™
NESTLED *in the* SHENANDOAH VALLEY

Begin your story of seclusion...



New booking for 2019-2020!



Introducing “The Seclusion”, one of the most elegant, chic barn venues in America. Under construction in the mountains near Lexington, VA and taking reservations for 2019.

Nestled on 72 private acres in the majestic mountains of the Shenandoah Valley, our elegant barn venue affords privacy, panoramic views of Virginia’s breathtaking beauty and luxury amenities for your very special event.



Aerial view of The Seclusion building site

“ABSOLUTELY STUNNING”

Our view of the surrounding mountain ranges was the inspiration for the meticulous design of The Seclusion venue.

Our elegant barn will compliment the surrounding landscape, providing a picturesque setting for your incredible event.





Artist's Rendering

The Barn

Our version of rustic elegance

Expertly decorated with no detail overlooked. From the distressed plank flooring and ceiling to the creamy, rich hues of the shiplap walls, we've embraced the natural light flowing from our overhead cupolas and French veranda doors to showcase our venue.

In addition, the crystal chandeliers, stone fireplace and elegant draping provide the nostalgic romance of your dreams.

Our spacious outdoor veranda, overlooking the natural beauty of the surrounding mountains, combined with a touch of subtle lighting, comfortable seating and soft music, creates a level of comfort and peace, surpassed by none.



Artist's Rendering



The Loft

Where leather meets lace

Ooh, LaLa!

Our stunning bridal loft, with sliding barn doors, opens to a balcony view overlooking the main hall.

The Loft is lavishly furnished with chandeliers, plush seating, large mirrors, bathroom and wet bar - all the amenities to pamper you and your bridal party.



The Quarters

The gentlemen's retreat

A masculine, richly appointed room, featuring comfortable leather seating, large TV, wet bar, bathroom, stereo and a spacious deck.

Take in the long range mountain views while enjoying a game of horseshoes or cornhole out on the lawn. The Quarters is just a perfect place to relax before your big event.



PRICING Effective 08/08/2018

We are a venue rental only facility, that allows you to have complete control and customize your wedding day with your choice of wedding planners, caterers, florists, entertainment and photographers.

PEAK SEASON	OFF-PEAK SEASON	WINTER SEASON	HOLIDAY WEEKENDS
May, June, September & October	April, July, August	November thru March	Memorial Day, Labor Day, New Year's Eve, Columbus Day & Independence Day
Saturdays - \$10,500	Saturdays - \$9,500	Saturdays - \$8,500	Saturdays - \$12,500
Fridays & Sundays - \$9,000	Fridays & Sundays - \$8,000	Fridays & Sundays - \$7,000	Fridays & Sundays - \$11,000

Note: Prices do not include 5.3% sales tax

INCLUDED AMENITIES:

One of America's most upscale, chic barn venues

Use of the property for a 6 hour event (All events must end by 10:30 pm per county ordinance)

Access to *The Loft*, *Grand Hall* and *The Quarters* (earliest arrival 10:30 am)

Controlled climate inside venue

Stone fireplace

Indoor, luxurious restrooms

Various lounge type seating areas

18' x 74' covered veranda with seating and incredible views

Elegant lantern lighting

Lobby/bar receiving area

Modern catering kitchen

Lawn space for tent if needed

Use of barn's high fidelity audio system

Firepit under the stars with seating

Onsite concierge and valet parking

Rectangular farm tables with medium natural x-back hall chairs and ivory cushions for seating up to 250

250 white ceremony chairs with white cushions

\$10,000,000 view (no extra charge!)

CONTACT US:
info@TheSeclusion.com

FAQ's



Please note: The following FAQ's are provided as a general overview of the policies of The Seclusion. Some topics are covered in more detail within the Venue Rental Contract. If there is a discrepancy between a FAQ and the Venue Rental Contract, the Rental Contract shall override the FAQ information.

If you would like to obtain a copy of the Venue Rental Contract, please contact us, we will be happy to provide a copy.

Q: I would like to set up an appointment to tour the property. When can we meet and how much time should I allow for the meeting?

We highly encourage tours of our property. Tours will be available by appointment only, and can vary between 30 minutes to one hour.

Phone: 540.464.3575

Email: info@theseclusion.com

Q: May we bring our own caterer?

Yes, you may provide your own caterer. However, we highly encourage the use of our local talent. We have carefully collaborated with local chefs in the design of our catering kitchen. We wanted to ensure our caterers have the essential space and tools to provide you with exceptional quality food and service. Below are a few of our favorites:

- Full Circle Catering: 540.463.1634 fullcirclecatering.com
- Chef's Catering: 540.462.7182 stoneridgecatering.com
- Southern Inn: 540.463.3612 southerninn catering.com

Q: May I use my own Florist?

Yes. The Seclusion is a venue rental only. We highly encourage using our local floral talent, however, florists from other areas are certainly welcome.

- University Florist: 540.463.6080 universityfloristlexva.com
- The Jefferson Florist and Garden: 540.463.9841 thejeffersonfloristandgarden.com
- Honey Bee's Florist: 540.887.1221 honeybeeflorist.com
- Rask Florist: 540.886.3451 raskflorist.com

Q: May I use my own DJ?

Yes. Live entertainment is allowed, in accordance with the county's noise regulations. Amplified music is restricted to inside the main barn hall and must end at 10:30pm.

Lower volume, background music, can be provided through our audio system around the veranda and outdoor seating areas.

Q: May I use my own wedding coordinator?

Yes, this is your special day! Knowing your wedding is in competent hands with a coordinator of your choice is very important. We highly encourage your wedding planner to accompany you when you tour our venue. We can visit about each other's expectations, so there are no hidden surprises.

FAQ's



Q: Can we use our own photographer?

Yes, you may use your own photographer.

Q: What is the maximum number of guests you can accommodate?

The Barn's Grand Hall can accommodate up to 170. An additional 80 people can be accommodated on the barn's large veranda, which is just steps away through our beautiful French doors. Should you require tent space, our carefully manicured lawn can accommodate a 60' x 30' tent.

Q: How many hours are included in our event time?

Up to 6 hours (5 p.m. to 11 p.m.) of event time. The Bridal Loft, Grand Hall and Groomsman's Quarters are available at 10:30am. The Veranda is available for setup at 3:00 pm.

Q: Can we extend our event time?

Unfortunately, no, per the county's ordinance. All guests, bridal party and vendors must be off the property by 11:00 p.m.

Q: How soon may I reserve my wedding date?

We are pleased to book your wedding 18 months in advance of your selected date.

Q: Can I place a date on hold?

We offer a three-day complimentary hold on all available dates, prior to a contract being signed and the initial deposit being paid.

Q: What steps must I take to secure a date?

The original signed contract and 50% of the venue fee (non-refundable after three days).

Q: What forms of payment do you accept?

We accept cash, cashier's check, MasterCard, VISA and American Express

Q: What is the the payment policy?

- Upon signed contract: 50% of the venue fee is due (non-refundable after three days).
- Three months before wedding date: balance of venue fee and a \$3,000.00 security deposit due.
- Balance of venue fee at this time is non-refundable. Only the security deposit will be refundable in the event of a cancellation.
- Two weeks after the event, security deposit is refunded, less any damages that may occur.

Q: Do you recommend any hotels in the area?

There are a number of lodging choices in Lexington. Below are websites that provide a wealth of information.

- lexingtonvirginia.com
- VRBO.com
- HomeAway.com

FAQ's



Q: What is the cancellation policy?

You have the right to cancel the contract within three days of signing for a full refund of your initial payment (50% of the total venue fee). This cancellation must be received in writing and acknowledged by the General Manager of The Seclusion, LLC.

Outside of those three (3) days, NO REFUNDS will be given. The Seclusion, LLC has a no-refund policy for cancelled weddings. Cancellation insurance is available through a variety of carriers and we encourage all clients to purchase this product to protect themselves.

Q: What types of catering services do you offer?

We do not offer direct catering services; however, we have an incredible catering kitchen, allowing buffets or plated meal service by your caterer of choice.

Q: What are your rules regarding alcohol?

Owner does not hold a license to serve or sell alcoholic beverages. Renter is solely responsible for obtaining a Banquet License from the Virginia Alcoholic Beverage Control Authority prior to the Event. Renter may apply for a Banquet License online at <https://www.abc.virginia.gov/licenses/get-a-license/banquet-licenses>.

Renter must provide Owner with a copy of the Banquet License issued by the Virginia Alcoholic Beverage Control Authority at least 14 days before the Event. Renter must display the Banquet License at all times during the Event, with the Banquet License being posted at least as early as alcoholic beverages are delivered to or brought onto the premises of the Venue.

Q: Will there be more than one wedding taking place at the same time?

No. There may be, however, a one-hour rehearsal on the grounds from 9:00am - 10:00am for another wedding party.

Q: Is the venue handicap accessible?

All areas are handicap accessible with the exception of The Loft (our bridal suite).

Q: May we provide our own favors, menus, personalized signage, etc.?

You are welcome to bring in any favors, menus or extra personal décor to add your own special touch. You are not allowed to use any tacks, nails or glue on any part of the venue. Please see our onsite concierge should you have any questions.

Q: Is someone able to set out the place cards and favors?

You or your wedding coordinator will be responsible for setting up all of your personal items and decor that are brought in.

Q: Do you have extra tables for gifts, welcome table, etc.?

Yes, we have 8-foot tables available at no additional cost.

FAQ's



- Q: Do you provide a dance floor?**
There is no dedicated space specifically for a dance floor. You may arrange the Grand Hall table layout to provide a space for dancing as needed. We can work with you to design a table layout to meet your needs.
- Q: What types of reception tables and seating do you offer?**
We offer 25 farm tables which can seat 8-10 people each, combined with cross-back chairs.
- Q: Do you have a backup plan if it rains?**
No one can predict the weather, however, we have an 18' x 74' gorgeous covered veranda, in which chairs can be placed to allow a bride to walk down the aisle. (Please note, this could reduce the number of dinner seating, depending on your layout).
- Q: Do you provide the chairs at the ceremony?**
Yes, we provide 250 white resin chairs.
- Q: May we include our pets in the wedding ceremony?**
Pets are not allowed on our property, unless they are service pets.
- Q: Is it possible to have a rehearsal for the ceremony?**
Yes, rehearsals may take place from 9:00a.m. - 10:00a.m. one day prior to your wedding.
- Q: May we have an off-site ceremony?**
Off-site ceremonies are allowed but do not affect the facility fee.
- Q: Is there a fee for bartenders and event staff?**
Bartender and event staff fees are generally included in your caterer's fee. The venue provides the onsite concierge and parking valet, which is included in the venue rental fee.
- Q: Do you allow outside cakes and desserts?**
By all means!
- Q: What are the fees for parking?**
There are no parking fees on our property and valet services are part of your rental package. We also have a designated drop off area, should individuals need special assistance and additional overflow space if needed on the property.
- Q: Can I bring in my own linens?**
Yes, we do not provide this service. Typically, this is part of your catering package.
- Q: Do you give military discounts?**
We are always honored to have military personnel at our venue. In support of this, we give active duty military personnel a 10% discount. Proof of active duty required.

FAQ's



Q: What is the insurance policy?

For the protection of your guests and the venue, Renter must provide Owner with a certificate of insurance confirming that the renter and their service providers (caterers, bands, photographers, etc.) are insured against claims for bodily injury including death with limits of not less than \$1 million per occurrence and \$2 million aggregate and claims for property damage with limits of not less than \$1 million per occurrence and \$2 million aggregate arising out of or in connection with its operations in the Venue and that Owner is named as additional insured on the policy providing such coverage. The Renter must acquire an Event Policy providing coverage for such claims and with such limits naming Owner as an additional insured.

These policies are easily attained at minimal costs from providers such as: Markel, Travelers, Wedsafe & Wedsure

Q: How do I secure a date?

We require a non-refundable deposit of 50% of the Total Rental Fee and an executed copy of this Agreement. Upon deposit, Owner will hold your requested date, however, an Event Date is not confirmed, until we have received both the Initial Deposit and the executed Agreement. The executed Agreement must be received within 7 days of the Initial Deposit, or the Event Date may be released without further notification and the Initial Deposit will be forfeited.



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