

SCHAEFER FARMS SITE POLICY

By renting Schaefer Farms, the renter agrees to the following site policies, which are incorporated into and enforceable as part of the Rental Agreement.

Parking & Vehicles

All vehicles remaining on the property overnight must be parked in the designated parking lot by the gate and removed no later than 10:00 a.m. the following day unless prior arrangements have been made. Vehicles left beyond this time may be towed at the owner's expense.

Walk-Through & Abandoned Items

The renter must designate a walk-through contact responsible for ensuring all personal items and décor are collected at the conclusion of the event. Any items remaining after the event will be considered abandoned unless prior arrangements have been made. Abandoned items may be donated or disposed of at Schaefer Farms' discretion.

Smoking & Fire Safety

Smoking and vaping are permitted only in designated areas. Smoking, vaping, or open flames are strictly prohibited in any building, structure, or enclosed space **(other than sterno used for food buffet service)**.

Pets

Pets are permitted for the rented event. The renter is fully responsible for all pets and must clean up after them. Failure to do so will result in a \$250 cleanup fee. Any injuries or damages caused by pets are the responsibility of the renter.

Guest Boundaries & Safety

Guests must remain within designated venue areas and walking trails. Undesignated areas may contain natural hazards, including poison ivy. Parents and guardians are responsible for supervising children at all times.

Utilities

There is no running water in the barn space. Water will be provided for caterers and chafing dishes as needed.

Fireworks & Sparklers

Fireworks are not permitted. Sparklers may be used for a sparkler send-off only with prior approval and required safety arrangements for extinguishing.

Weather Policy

Schaefer Farms is a rustic and partially outdoor venue and cannot control weather conditions. The renter acknowledges and accepts all weather-related risks. In the event of severe or unsafe weather, Schaefer Farms reserves the right to modify layouts, relocate activities, delay or suspend portions of the event, or move the ceremony to an indoor or covered space to ensure safety. Weather conditions do not constitute grounds for cancellation, rescheduling, refunds, or credits.

Alcohol Service

A licensed and insured bartender is mandatory for any alcohol service. Schaefer Farms must be listed as additionally insured. Guests are strictly prohibited from bringing their own alcohol. Alcohol may only be served by licensed bartenders. Any violation of alcohol policies may result in immediate removal of guests and/or early termination of the event without refund. All beer and beverages must be in cans; glass containers are not permitted. Ice is not provided and must be supplied by the renter.

Coordination & Cleanup

If a Day-of Coordinator is not utilized, the renter is responsible for designating individuals to manage setup, breakdown, and cleanup, including cocktail hour preparation and filling coolers.

Damage & Excessive Cleanup

The renter is financially responsible for any damage to buildings, grounds, furniture, décor, or equipment caused by the renter, guests, or vendors. Excessive cleanup beyond normal use may result in additional fees. Repair or replacement costs will be billed to the renter.

Décor Restrictions

All décor must be free-standing. Nails, screws, staples, tacks, tape, glue, adhesives, or fasteners of any kind are not permitted on walls, beams, doors, furniture, or structures. Confetti, glitter, rice, birdseed, and similar materials are prohibited.

Vendors

All vendors must be properly licensed and insured. Schaefer Farms is not responsible for the actions, performance, or failure of any vendor. Proof of insurance may be required upon request.

Conduct & Enforcement

Schaefer Farms reserves the right to remove any guest or vendor who violates venue policies or behaves in a manner deemed unsafe or disruptive. Serious violations may result in early event termination without refund.

Liability & Force Majeure

The renter assumes full responsibility for the conduct and safety of all guests and vendors. Schaefer Farms is not liable for personal injury, loss, theft, or damage to personal property. Schaefer Farms shall not be held liable for failure to perform due to circumstances beyond its control, including acts of God, severe weather, natural disasters, government orders, power outages, or emergency conditions.

Acknowledgment

By signing below, the renter acknowledges and agrees to all site policies stated above.

Renter Signature: _____ Date: _____

Owner/Representative Signature: _____ Date: _____