



QUESTIONS? PLEASE  
CONTACT:

DELANA LANDS  
512-887-4547

[delana@peacefulspiritranch.com](mailto:delana@peacefulspiritranch.com)

RANCH ADDRESS:  
1000 CR 150  
Georgetown, TX 78626

## DAIRY BARN RENTAL POLICY AND TERMS

**IMPORTANT: Rental and Use of the Dairy Barn is for PRIVATE USE ONLY. Neither the Dairy Barn nor Peaceful Spirit Ranch is open to the General Public. The Dairy Barn is available for a Full-Day or Half- Day rental Monday – Sunday from 8:00 am to 5:00 pm or otherwise upon request. The “Dairy Barn” Maximum capacity shall not exceed 25 people.**

### DEPOSIT FEE SCHEDULE:

- To secure your reservation, please submit a signed agreement and a *non-refundable “hold the date” deposit of 25%* of the total rental fee. This deposit will be applied to the total rental fee. \* See FEE SCHEDULE. In the case of a multiple-day rental, a 50% deposit is required upon booking.
- Full payment is due 15 days before the event and will be collected automatically if reserving with a credit card.

### CANCELATION POLICY:

- You have until 15 days prior to your event date to cancel your reservation and incur no further costs outside of the *non-refundable deposit*.
- If payment in full is not received 15 days prior to the event date, this contract will be cancelled, and the date will be made available for rebooking.
- No refund is made if you cancel within 15 days prior to your event date.

### REFUNDS

Any refund of rental fees will be returned to the renter, using same method of payment, upon termination of this agreement.

### ADDITIONAL FEES (Not returnable)

**If damages are incurred, renter will be responsible for the cost to return the DAIRY BARN and or any other property on site to pre-use condition.** Fees charged will be for actual cost of labor, materials, supplies, and equipment, and for any lost rental revenues for the period in which the



facility is not available. Repairs will be made by a contractor approved by Peaceful Spirit Ranch, and Fees MUST be paid within 30 days of billing.

### **IMPORTANT TO KNOW:**

Please be advised, the Dairy Barn is a renovated, private facility and was once part of a working dairy operation dating back to the 1950's. It was built downhill and thus contains a lot of steps. Please notify your guests there will be multiple steps to navigate. Also, there are 2 bathrooms- neither of which is wheelchair accessible. We want very much to look after your safety and ensure you enjoy your time here.

### **DAIRY BARN RULES/POLICIES**

- 1. Rental and Use of the Dairy Barn is for PRIVATE USE ONLY. Peaceful Spirit Ranch is a working ranch and is not open to the General Public.**
2. Renters may bring in outside food, beverage, and paper goods at their own expense (subject to compliance with all rules stated herein).
3. Alcoholic beverages may be served by the renter, provided that all rules and regulations pertaining thereto by the State of Texas are always adhered to.
4. The Dairy Barn is a non-smoking facility, and the use of tobacco products of any kind inside or outside our facilities, including the horse barn, and tiny house is strictly prohibited. *Your cooperation in preventing grass fires is necessary and required.*
5. There is no public telephone available at the Dairy Barn.
6. No tape, tacks, or adhesives are to be attached to the walls or any permanent surfaces. All decorations must be free-standing and in no way mounted or affixed to the walls and/or floors. Catch trays must be provided for any natural plants. Confetti of any type is not permitted on the premises. This includes rice, grains, and birdseed.
7. Any furnishings (other than tables and chairs currently available), equipment, supplies, and/or decorations required by renter will be the responsibility of the renter and will be removed by the renter during clean up.
8. Peaceful Spirit Ranch will not be responsible and/or liable for any lost, stolen, or damaged personal items, or for any injury incurred in conjunction with any event or function.
9. It is important to park in designated parking areas only (getting stuck in the mud is no fun).
10. When vacating the DAIRY BARN turn off all lights and set the thermostat at 75 degrees in warm months (Mar-Oct) and 65 degrees in cold months (Nov-Feb).

11. The Dairy Barn, back porch and courtyard areas must be left in a clean and orderly condition; all trash must be placed in trash cans. Trash bags are provided and located in the kitchen drawer marked as such. Any overflow trash should be bagged up and tied and placed on the front porch of the Dairy Barn. We'll take it from there. You are welcome to utilize the kitchen and all cookware, serving pieces and utensils. Please ensure all dishes are washed and countertops are wiped clean.
12. Renter is responsible for any damage to facility, furnishings, and property (including animals) arising directly or indirectly from their acts or omissions or from the actions of persons attending their event, whether invited or uninvited.
13. **FEEDING OF / INTERACTING WITH THE ANIMALS (including horses & cattle) IS STRICTLY PROHIBITED- UNLESS SUPERVISED BY PEACEFUL SPIRIT RANCH PERSONEL. THIS IS FOR THE SAFETY OF OUR BELOVED ANIMALS AND ALL GUESTS. Even well-intentioned actions can result in serious health consequences for our animals. Your appreciation for their well-being and cooperation is paramount.**
14. In the case of emergency, please contact DELANA LANDS at (512) 627-7048.

## **WHAT IS INCLUDED IN RENTAL OF THE DAIRY BARN FOR MEETINGS?**

### **Food Service:**

- Keurig Coffee/ Hot Tea Setup includes Regular & Decaf Coffee, Hot Chocolate and a variety of hot tea packets, Half & Half creamer, a variety of sweeteners, paper coffee cups and napkins.
- Complete use of the kitchen including refrigerator, serving platters/ bowls, cookware, microwave, ceramic mugs, and china. We have flatware and china plates (service for 20 people). If you prefer not to wash dishes, you are free to bring your own paper goods.
- One bag of ice for each day of rental

### **Supplies for your meeting:**

- Free Wi-Fi. (not DSL... remember- we are in the country)
- Use of Smart TV and DVD player.
- Use of tri-pod easel for flipcharts (please bring your own flipchart/ markers).
- Use of white, dry-erase marker board (markers not included).
- Indoor seating for 20 at the dining tables in the Milking Room
- Indoor seating for 10 comfortably in the Vision Room (room with couches and big chairs)
- Outdoor seating for 20 at patio dining tables. \*An additional 5 folding chairs are available.



## WHAT IS NOT INCLUDED IN RENTAL OF DAIRY BARN FOR MEETINGS?

- Access to the horses or horse barn unless previously arranged as additional, scheduled activity and Peaceful Spirit Ranch personnel are present and supervising.
- Free- roaming access inside the pastures unless previously arranged as additional, scheduled activity and Peaceful Spirit Ranch personnel are present and supervising. This is a working ranch. We want to ensure the complete safety of our guests and all our wonderful horses and cattle.
- Catering or meal preparation.
- Bottled water, soft drinks, or alcohol. We are on a well and think the water is tasty. You are welcome to bring your own bottled water.
- Janitorial/ clean-up service. (Get your team involved in tidying things up and you will be finished in no time.) NOTE: An additional CLEANING FEE of \$150 will be charged to your credit card should these items be left undone:

### Dairy Barn Cleaning Checklist

#### Kitchen

- Wipe down kitchen counter tops and doors *with multi-purpose cleaner*
- Sweep floors
- Wash all dishes and put away
- Wipe down oven top with *multi-purpose cleaner*
- Consolidate trash, tie bags, then place on front porch of Dairy Barn
- Clean and wipe down sink with *Bleach Cleaner*

#### Dairy Barn & Back Porch

- Ensure all trash has been removed from rooms and back porch
- Ensure all furniture has been moved back to its original placement if anything was moved
- Ensure any flammables such as candles or propane at the fire pit are extinguished
- Any cushions or placemats at outside tables can be left in place. No need to put away.



## DAIRY BARN USE APPLICATION

Name: \_\_\_\_\_

Group Name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date(s) requested: \_\_\_\_\_

Full- Day Rental (10 hours) / Half-Day Rental (5 hours)

Time: \_\_\_\_\_ Additional Hours Requested: \_\_\_\_\_

Purpose of rental use: \_\_\_\_\_

Approximate attendance: \_\_\_\_\_

**The maximum occupancy of the DAIRY BARN is 25 people. Parking is limited.**

### RULES AND POLICIES ACKNOWLEDGMENT

I, \_\_\_\_\_, on behalf of \_\_\_\_\_,  
acknowledge that I have been given a copy of the “**DAIRY BARN RENTAL POLICY AND TERMS**” and  
do hereby agree to abide by the terms and policies as set forth by THE HEALING RANCH, INC. DBA/  
PEACEFUL SPIRIT RANCH.

\_\_\_\_\_  
**Renter's Signature**

\_\_\_\_\_  
**Date:**



**INDEMNIFICATION AND HOLD HARMLESS AGREEMENT**

I, \_\_\_\_\_, on behalf of \_\_\_\_\_, understand and agree that as the renter of THE DAIRY BARN, at PEACEFUL SPIRIT RANCH, I assume all of the risk to persons and property which might be connected with the use of said facility, and that THE HEALING RANCH, INC. / DBA PEACEFUL SPIRIT RANCH will have no liability for personal injuries or property damaged, or both, suffered by any person or persons in connection with my use of said facility. Renter agrees to hold harmless PEACEFUL SPIRIT RANCH from any/every penalty, claim, loss, cost damage, attorney’s fees, and expense which might occur or be asserted by any person because of renter’s use of the DAIRY BARN.

This indemnity and hold harmless agreement shall include indemnity against all reasonable costs, expenses, and liabilities relating to or in connection with any such claim or proceeding and the defense thereof, including attorney’s fees and court costs incurred by THE HEALING RANCH, INC. / DBA PEACEFUL SPIRIT RANCH if PEACEFUL SPIRIT RANCH must defend any action by any third party or enforce the terms of this agreement.

I hereby release THE HEALING RANCH, INC. / DBA PEACEFUL SPIRIT RANCH from all such liability and agree to indemnify THE HEALING RANCH, INC. / DBA PEACEFUL SPIRIT RANCH, its agents, and its employees, and to hold it and them harmless from any loss.

\_\_\_\_\_  
**Renter’s Signature** **Date:** \_\_\_\_\_

Please sign and return pages 5 and 6 of this agreement to Delana Lands by email, fax, text, or USPS mail.

Email: [delana@peacefulspiritranch.com](mailto:delana@peacefulspiritranch.com).  
Phone/ Fax/ text: 512-887-4547

It can also be mailed to:

Delana Lands  
1000 CR 150  
Georgetown, TX 78626

When we receive your signed agreement, we will contact you for payment of the deposit. You will receive an email confirming your reservation. Please feel free to contact us for any reason. We look forward to welcoming you to Peaceful Spirit Ranch.

# Dairy Barn Rental Fee Schedule

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## Full-Day Rental (10 hours):

For small groups up to 20- 25 people

\$ 550\*

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## Half-Day Rental (5 hours)

For small groups up to 20- 25 people

\$ 350\*

Additional cost per hour

\$ 70\*

If more time is needed for setup or if you'd like to extend the booking past 5 hours, an hourly rate of \$70 per hour will apply.

**\*Required additional taxes of 6% will be applied.**