

Terms and Conditions for Use of “The Lodge” at North Beach Inn by Large Groups (25-50 People)

PLEASE READ ALL THE TERMS AND CONDITIONS BEFORE YOU SIGN. YOU AS THE SIGNER WILL BE RESPONSIBLE TO ENSURE THAT ALL MEMBERS OF YOUR GROUP ARE AWARE OF ALL APPLICABLE TERMS AND CONDITIONS, AND COMPLY WITH THEM.

1. **Respecting Other Guests Staying at North Beach Inn:** North Beach Inn offers guests who stay in our cottages the experience of *quiet, peace, and privacy*. By signing this document you agree that:
 - a. You and your group will maintain this ethos with diligence and care,
 - b. Any music or other loud sounds, live or canned, will not be audible beyond the adjacent cabins that you have rented as well, and,
 - c. If guests staying in cottages *are* negatively impacted by your event, you agree to pay for any reimbursement North Beach Inn is obligated to provide to this/these guests, up to the full daily rate of their rental.
2. **Deposit & Cancellation:** 30% of the total bill, including tax (8.1%), will be charged as a deposit. Minimum deposit is \$200. 75% of the deposit will be remitted if you cancel 90 days before your event.
3. **Damage Deposit:** The damage deposit must be submitted in full 30 days prior to your event. It will be returned in full (minus any damage costs, extra cleaning costs and reimbursement costs to any other guests staying at North Beach Inn who are negatively impacted by your event) by check, mailed within 7 days after your event.
4. **Rental of the Cottages:** You will be required to rent the cottages in the immediate vicinity, “Robin Hood”, “Yellow Lantern”, and “Redstone” starting the night before the event through the night of your event, a minimum of 2 nights.
5. **Maximum Number of People:** You will not exceed 50 people. The presence of extra people connected to your event (caterers, visiting speakers, etc.) will need to be negotiated due to limited parking.
6. **Parking:** You will not exceed 20 vehicles parked at The Lodge and on the lawns along the beach to the east, and in front of rented cottages. Off-site parking in a field 1/3 mile away can be made available on request ahead of your event. You will be responsible for shuttling your guests to and from this parking and The Lodge.
7. **What You Are Renting:** The Lodge (including kitchen and porch), the three cottages, and the beach area directly in front of these cottages and The Lodge (from the wood shed to the east edge of the property). The rest of the beach and property are reserved for our other guests. It is not permitted to erect tents of any kind.
8. **Event Setup:** North Beach Inn will prepare The Lodge Main Room by removing the resident tables, chairs, couches and easy chairs (see The Lodge floor plan) as needed and returning them again at the end of the event. This will be charged at an hourly rate of \$35/person- hour and must be arranged in advance. Beyond this, you will be responsible to supply or rent furniture and place settings for your event and set them up yourself. Simple canopy tents may be used only with prior approval.

9. **Event Tear-Down and Cleaning:** You are responsible for dismantling and hauling away any items you brought or rented within your rental timeframe, including placing all garbage and recycling in the appropriate outside bins. Cleaning options:
 - a. Leave it as you found it. The venue must be cleaned and vacated by the end of your rental time.
 - b. We will clean it for a cleaning fee.
10. **Staff Presence:** A staff member will remain in the vicinity and will be on call as needed. Please note that the basement of The Lodge is part of the housekeeping operations of North Beach Inn and may be in use during part of your event. While our staff will attempt to be quiet and discreet, there will be a certain amount of traffic and work-related noise that cannot be avoided.
11. **Directions to The Lodge:** To maintain the privacy of our other guests North Beach Inn does not have a business sign at the driveway entrance. You will be responsible to provide your party with directions and parking details (we will provide these to you to distribute).
12. **Private Property:** North Beach Inn and the beach are private property; only registered cottage guests, and guests of The Lodge for the duration of the event, may be on site. Please make sure that your party is aware that further visits to the property, and visits by others, are by appointment only.
13. **Wheelchair Access:** Neither The Lodge nor the bathroom facility in The Lodge are wheelchair accessible at this time.
14. **Bathrooms:** There is only one bathroom in The Lodge for guest use. If needed, the bathrooms in the adjacent cabins may also be used.
15. **Liability:** North Beach Inn cannot be held responsible for any damage, injuries or death during your event. Use of The Lodge is entirely at your own risk. We strongly recommend that you purchase liability insurance for the duration of your event.

Signed: _____ Date: _____