



## Welcome to Barn Star Events at Jonathan Creek near Waynesville, North Carolina

Thank you for your interest in having your wedding at the Barn Star Events. Our facility is not only filled with tradition but is sure to be the perfect location for your perfect wedding. Our barn has been in the Boyd family since it was built in the 1940s by our Grandfather, Julius Boyd and was used for the Angus cattle he raised. His son Charles and his grandson, Brian have carried on a proud tradition of farming, landscaping and as growers of Fraser Fir Christmas trees for many years. Barn Star Events was restored and remodeled by Brian and is carefully managed by him and members of his family. Barn Star Events newly opened in the summer of 2017 and has since, not only hosted weddings but parties, gatherings and community fundraisers as well. You will quickly find that Barn Star Events is the best venue, with the most space and seating and convenient level and close parking for the money. Mostly, though, we pride ourselves on our exceptional service and our upfront pricing, with no surprise additional costs.

Your wedding is special and we want to say, we are honored and humbled to be part of any bride and groom's wedding day. What we feel is important about Barn Star Events is that you have more control over the investment you are making. Your contract to use our facility does not restrict you to use of our catering, linen, beverage service, etc.; but rather lets you put in place style and service that best suits your taste and financial needs. However, we do have contractual guidelines to consider for safety and security of our property and you and your guests. For example, serving alcoholic beverages requires guidelines of only beer, wine & champagne and must include an additional \$400 for serving staff and additional liability coverage costs. Additional charges may apply but we will make every effort to keep you informed of these before your final invoice.

### Barn Star Events Wedding Ceremony & Reception Facility Fees

Friday (1PM - 8PM) & Saturday (9AM-11PM) - \$4,500 for **UP TO** 175 seats for outside ceremony seating & up to 150 inside seating and additional 25 outside reception guest seating. (*Additional guests over 175 will set up outside only at a charge of \$5 per person and a tent is required.*)

Saturday Only- (9AM-11PM) -\$3,500 for **UP TO** 175 seats for outside ceremony seating & up to 150 inside seating and additional 25 outside reception guest seating. (*Additional guests over 175 will set up outside only at a charge of \$5 per person and a tent is required.*)

Sunday Only (9AM-9PM) - \$2,800 for **UP TO** 175 seats for outside ceremony seating & up to 150 inside seating and additional 25 outside reception guest seating. (*Additional guests over 175 will set up outside only at a charge of \$5 per person and a tent is required.*)

#### *Wedding Ceremony Fees includes:*

- ❖ Outdoor Ceremony Area with white chair seating of up to 175 white chairs; additional seating will be made at a \$5 each chair charge. Alter/arbor or bridge for setting. **(No cover or tent are available nor can be offered for rental by Barn Star Events. You are responsible for obtaining, setting up and using a tent if desired. If additional labor and work is needed to dry or rearrange chairs to accommodate your ceremony, there will be an additional \$300 charge.)**
- ❖ An amazing, authentic barn and setting for your wedding with many convenient and wonderful amenities
- ❖ Ample time for set-up Barn opens at 9am Saturdays and Sundays and Fridays at 1pm for additional rental fee. (No storing of wedding items before or after event). **Sunday weddings and related activities are to be held only on the Sunday booked beginning at 9AM.**
- ❖ Tables (20 - 8-foot white tables & 5- 6-foot wooden tables) and chairs to accommodate **UP TO** 175 total - 150 inside seating and additional 25 outside reception guest seating. (*Additional guests over 175 will set up outside only at a charge of \$5 per person and a tent is recommended. White table clothes*

for the 8ft tables available for use (up to 20; additional at charge). Placement of table clothes are your obligation. Décor, colors and decorations are up to you.

- ❖ Sign-in table, gift table, etc., designated cake area, drink area & optional beer/wine serving area with additional charge for liability & serving.
- ❖ Amazing picturesque settings and props for photography including antique tractors, wagon, silo, and a 1940s truck.
- ❖ Outdoor picnic table seating with umbrellas, corn-hole boards for guest enjoyment, etc.
- ❖ Bridal dressing area that is air conditioned
- ❖ Separate groom's "man cave" on property
- ❖ Restrooms in the barn that are handicap accessible
- ❖ Catering space with staging area **NO ONSITE FOOD COOKING** as we do not have a commercial kitchen. Use is for reheating and serving prep only. Kitchen includes stove, microwave, large commercial icemaker, sink and refrigerator with small freezer.
- ❖ Dance floor area
- ❖ Sound system with Bluetooth available inside the barn only, with microphone for use (**designated DJ required**)
- ❖ Flat convenient parking for all guests; all areas handicap accessible & parking attendants
- ❖ Very easy convenient location for all guests to locate and travel to and from
- ❖ Hosts on site to aid and assist in friendly and helpful manner during wedding day
- ❖ Meeting time (**up to 1.5 hours; no more than 2 visits**) for planning with additional vendors; additional time over this amount will be charged \$50 per hour.
- ❖ Trash removal (must be bagged and left for pickup)
- ❖ *A list of additional amenities (with pricing) available*

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### Weddings, Rehearsal Parties and Other Private Events

We enjoy the guests we serve as well as the relationships that we build in the process of planning and hosting your event and it is our intent and will to provide you the most honest, courteous, and inclusive service possible so that you and your guests will not only enjoy their time at Barn Star Events but will look forward to the next visit. We reserve the right, however, to refrain contracting use of our facilities for any reason that gives warrant for concern to our business or staff. We also reserve the right to end your event with violation of this agreement early for safety and security reasons. We thank you for your interest in Barn Star Events!

Each event will have a defined START time and a defined END time. Decorators, florists, bakers, wedding parties, etc. Must be aware of event START time. Events that run past event END time will be billed \$400 for each additional hour on site. Events at Barn Star Events must start cleaning up **ONE-hour prior to END time with the facility and parking areas CLEARED thirty minutes after END time**. Although we encourage clients to be innovative and creative with event themes and décor, we ask that you follow these few guidelines:

- ❖ **NO OPEN FLAMES MAY BE USED IN DECORATING OR IN ANY PART OF THE EVENT. (NO SPARKLERS)**
- ❖ **NO SMOKING OR VAPING** in the barn area or in the parking area/field area. There will be a designated smoking area available. Please keep in mind you are responsible for this historic wooden structure that is in a hay field while it is in use for you event!
- ❖ After wedding departures please use bubbles, bird seed, **REAL** flower petals, etc. at departure of the newlyweds. WE DO NOT allow any loose materials. This includes **fake flower petals, spray string, confetti, glitter, or other items than can easily blow off tables and onto our floor or grounds. It can be a slip hazard on our concrete floor and can be hazardous to farm animals and will result in a \$500 clean up fee to the client.** No helium balloons, Sparklers, Chinese lanterns (or other flammable items), no-floating release items – again, we are a working farm with farm animals.
- ❖ Décor plans including **MOVING TABLES** and/or **HANGING ITEMS** should be **APPROVED** by BSE prior to event. **NO pews or benches are to be rearranged**. Individuals responsible for event must remain for the duration of contracted event and until all items are removed. The placing and removing of decorations on the arbor or anywhere above 6 feet in height is at the personal risk. Barn Star Events

is not liable for injuries received on our property. No items can be brought in advance nor kept over past your event. **DO NOT SLIDE ITEMS ON THE STAINED CONCRETE FLOOR.** Damage charges will apply for scratches or niks.

- ❖ Events going past the time allotment will be **charged \$400 per additional hour.** All items and individuals must be cleared from the property by 11PM for Saturday weddings and 10PM for Sunday weddings.
- ❖ Barn Star Events is a historic facility with all family heirlooms and collectables that have been inventoried. Any missing, broken or damaged articles will be assessed for value and charged as an additional invoice after the event. Our facility is monitored 24/7 by camera.
- ❖ **BARN STAR EVENTS WILL NOT TOLERATE IRRESPONSIBLE ACTIONS OF GUESTS. THIS INCLUDES INTOXICATION, DRUG USE, FOUL LANGUAGE (INCLUDING MUSIC LYRICS), DISREGARD FOR PARKING PROCURES AND PULLING IN AND OUT OF OUR PROPERTY WITH SPEED OR BURNOUTS. SUCH ACTIONS, BY ANYONE RELATED TO YOUR EVENT, WILL RESULT IN THE END OF YOUR RECEPTION EVENT AND \$500 CHARGE. ALL CHILDREN MUST BE MONITORED AT ALL TIMES AS THIS IS A WORKING FARM WITH ANIMALS, FENCING, RUNNING WATER, ETC.**
- ❖ Only the bridal room of the barn is air conditioned, however a continual breeze and large fans move air through the very open barn. **Outside misters, air conditioners, etc are not permitted.**

### Deposits/Retainer and Payment Policy

To secure a date at the Barn Star Events, we will **MINIMALLY** accept \$1,500 **NONREFUNDABLE DEPOSIT/RETAINER.** If the contract, rules, expectations and safety are not followed by you and your guest during your event, we reserve the right to add additional fees as are described in this contract. After receipt of this deposit, we will confirm your event date and usage of the barn. After receipt of this retainer, you are obligated to fulfill the **full payment prior to the 14 days before your event.** The fill-in form at the end of this contract will serve as your understanding and adherence to all information included on this document. Money received as a deposit acts as agreement and understanding of this contract, and receipt only of it will secure the date (not just the signed paperwork.) **Guaranteed guest count is required 14 days prior to your event. Money owned for rental is due 14 days prior to the wedding/event date,** and any additional charges for alcohol service, additional items, etc. Barn Star Events reserves the right to cancel the event without refund of any amount if not paid in full 14 days prior to the event. You will be charged a late fee for overdue invoices. *Additional charges that may arise from additional guest, alcohol use that was not indicated initially, extra cleanup or guest overage/damage will be communicated, and charges accrued will be due immediately following the event or a collections process will begin.* We accept credit card with processing fee of 3% or via PayPal with card being kept on file but checks and cash are permitted. If any check is returned by the financial institution, or a credit card is declined, Client must arrange for alternate payment within forty-eight (48) hours of notification and will be responsible for the rejected amount. If the payment is a returned check, a fee of \$35 will be charged. We will make you aware of the charge amount before applying to the card. **Forms & Payments can be sent over phone if credit card. Checks may be sent to: Brian Boyd (Owner Barn Star Events); 2436 Jonathan Creek Road; Waynesville, NC 28785.**

### Cancellation Policy

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### **ALL PAYMENTS, RETAINERS & DEPOSITS ARE NON-REFUNDABLE AND NON-TRANSFERRABLE**

Events that are in contract and cancel within 90 days of their event will be liable for 50% of the **remaining** balance due. Clients that cancel within 30 days of the event will be billed for payment in full. This is not negotiable. Your deposit and contract are for the date intended, need to move the date for whatever reason, negates the contract and may leave you responsible for the full cost associated with two dates. **If Barn Star Events is open and rescheduling is due to a client issue or concern, an additional \$1500 will be added to the remainder bill to secure another date; again if that rescheduling is within 90 days of the original booked date, half of the remainder will be due as well on top of the new \$1500 for reserving a new date AND a new contract (based upon new rates and information currently in use) are required. *Again, tying up two dates will require a second deposit AND a NEW CONTRACT (at the new/current rate) as the first deposit goes towards the first date held and not used.***

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## Outside Vendors

At Barn Star Events, we support other local businesses. We can provide a list of caterers and area restaurants that provide catering, but coordination, setup, payment and execution of food, beverage, decorations, linens, bakers, musicians, etc. are solely and completely up to you. **WE STRONGLY RECOMMEND AT LEAST A DAY OF COORDINATOR** for your wedding party planning and ceremony assistance; as well as for the flow of events for your reception. We do not have the staffing to assist with the wedding ceremony and reception activities.

Any outside vendor that requires special electrical hook-ups, unique animals, special attractions, etc. must be made aware of in advance to Barn Star Events and approved, as well as you must provide full details regarding their role in any particular event (i.e. contact name and phone number, arrival/set up time, etc.) **ANY FOOD TRUCKS NEED TO BRING AND USE THEIR OWN GENERATOR AS WE DO NOT HAVE RESOURCES TO POWER THAT EQUIPMENT.** This goes for any additional electrical use beyond standard service in the barn. **All cleanup must be done by the caterer or done by you or there will be an additional charge.** We do not have a commercial kitchen, only a staging area and appliances for reheating. We do have a commercial ice maker for vendor/client use. **NO ONSITE FOOD PREPARATION.** Caterers are encouraged to be from state-inspected food institution and currently hold a passing sanitation grade, however, if you choose not to do so, any food-borne illness or contamination/sickness of any guests is NOT our responsibility and Barn Star Events WILL NOT be held liable.

Vendors, photographers & decorators, etc. are asked to work with us in a courteous and respectful manner. Music played at your event **MUST BE DONE BY A DESIGNATED INDIVIDUAL YOU ASSIGNED, AND HE OR SHE PRESENT AT LEAST 45 MINUTES BEFORE THE EVENT.** If not, and Barn Star Event staff must assist with music in any way, an additional charge of \$200 will be billed. Music must be kept at a reasonable and respectful level for our community, contain no profanity or vulgar lyrics and must end at 10PM or earlier.

*Note: Vendors not in compliance with the conditions of Barn Star Events will be asked to leave and not be allowed on property at the time of the event or future events.*

## Alcoholic Beverages

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Barn Star Events **demands strict adherence** to state laws regarding alcohol consumption during your WEDDING event. The serving of alcohol (**ONLY BEER, WINE, or champagne- provided by you**) at your WEDDING RECEPTION event will require payment of an additional \$400 for additional serving staff, liability insurance & monitored storage (alcohol is only accessible during the actual event, not during preparation) and additional insurance costs. There is an additional charge for alcohol consumption and service during Friday rehearsal for up to 2 hours. **THERE IS ABSOLUTELY TO BE NO LIQUOR ON THE PROPERTY ANYWHERE AND AT ANY TIME.** Anyone possessing liquor will be asked to leave. No serving to anyone under 21 and those in questions will be asked to show ID. There will be no alcohol service permitted if either the bride or groom are under the age of 21. **PLEASE NOTE: THERE IS TO BE NO alcohol consumption in parking area OR going to and from the man cave once the wedding has started.** Our alcohol policy is available at any time for review. **If you decide to offer BEER OR WINE during your event, you must understand and adhere to the following:**

- a. Any and all liabilities arising from the consumption of alcoholic beverages on the premises are the responsibility of you, the Client. This includes behavior, physical, emotional, or verbal conflict or injury and driving impairment and subsequent damage as a result. All North Carolina State Laws and Federal Laws must be adhered to at all times.
- b. Clients are required to get day of insurance for any and all events held at Barn Star Events. Find your own provider or use <https://nuptial.typeform.com/to/V0i3TEOY>. A copy is required 14 days prior to event date.
- c. Clients are required to obtain a **Limited Special Occasion Insurance** and or permit for any event held at Barn Star Events when Beer and Wine are being served. This may be obtained at [www.nabc.com](http://www.nabc.com). Client must provide a copy of this permit to Barn Star Events.

Service requirements are as follows:

- i. All alcohol must be provided by a single person with their name listed as responsible for alcohol provided to BSE. Any beer and wine can **ONLY** be served by an approved Barn Star Events staff hired for the event which we assign. No consumption by client or guest without dispensing from staff during event time only. (Consumption is only during event hours.) Barn Star Events monitors dressing areas, preparation areas and outside areas during the event use.
- ii. No alcohol can be served unless there is also food provided and you must provide all.
- iii. Service will be closed at least 30 minutes before Client's tear down time begins or at the need of designate staff due to issues with guest actions/behavior
- Iv. One (1) bartender is a minimum requirement, additional staff may be necessary to ensure adequate service levels at an additional cost depending on the number of guests. These basic rules apply to the serving of beer and wine (and/or champagne) only.

d. Barn Star Events reserves the right to evict Clients and/or their guests from the property or to close the bar at any time during the event. **Guests will NOT be allowed to bring their own alcohol to the event. Additionally at NO TIME will any guests be allowed to return or go back and forth to their vehicle or the man cave during the event.** Also a separate and extensive agreement may be required for your review and agreement in the confirmation paperwork as well. A \$1,000 fee/fine will be applied if drinking liquor or unapproved, not served beer or wine.

As mentioned, Barn Star Events staff will be onsite during your event to assist with parking, guest services, etc. A staff/security are **REQUIRED** at all private events where alcoholic beverages are served; \$400 is the cost for use of alcohol and does **NOT** include beer, wine, or champagne (you must provide). We do not support underage drinking and reserve the right to check I.D. as well as refuse service to anyone showing signs of extreme intoxication and reserves the right to alert local law enforcement whenever necessary. Failure to comply will result in immediate ending of event and additional fees for violation of this contract.

### Wedding Rehearsals

Friday wedding rehearsals are available with a Saturday rental for additional \$1,000 (1pm-8pm). Sunday bookings must set-up, hold the event, and cleanup all in the Sunday rental, hence the reduced rate. **Any additional clean-up time will charge an additional \$500. There is a flat charge for rehearsals outside of your booked event Monday -Thursday evenings for wedding rehearsal and planning only (not a rehearsal dinner) and is available for one hour max at a flat charge of \$300.**

### While at Barn Star Events, Safety and Security (Other rules, regulations, requests...)

Weddings and celebrations are exciting and happy times. Barn Star Events enjoys serving families and friends at these special occasions. However, we must remind our clients and guests that responsible, respectful and clean behavior is expected. Our barn is nearly 80 years old. All the items inside are from our combined families and cannot be replaced. Please enjoy but respect our heritage. Also take notice that:

- 1) Parking should be past the driveway area in the grass starting against the holly hedges. **No parking next to the barn. NO PARKING IN THE DRIVEWAY or blocking any drive access.** Emergency services and handicapped guests must have access to the paved walkways and entries, as well as to the back property area in case of emergency. If asked to move vehicles, please do so with respect and immediate action.
- 2) Do not drive upon or park on the pavers at either main entrances of the barn.
- 3) Please respect our grounds, buildings, property, livestock and items of Barn Star Events. Barn Star Events is part of a working farm. We have livestock and agricultural crops year round. Please dispose of trash. No artificial flower petals or loose synthetic decorations inside or outside of the barn. Absolutely no glitter. Do not feed any animals without assistance from staff.
- 4) Smoking or vaping is allowed **outside only** where sand buckets are placed. Please extinguish cigarettes and cigars in those buckets **ONLY**.
- 5) Also please take care of our floor. It is stained concrete by hand, by us. Please **don't slide or drag items across the floor, use tape or set tubs directly in the floor that leak or have condensation without using towels or soft absorbent material underneath.**

6) We ask that children in attendance be with supervision of a parent, guardian or adult guest at all times.

The client will be liable for any and all damages (including those of your guests) to the facility or grounds that occur during the event. Damages also include rental items found missing/stolen/damaged during the Event. All items and personal belongings brought into the barn and grounds must be cleared at the end of your event. **Violation of any rules, regulations or responsibilities will result in additional fees.** If the cost of damage is not paid immediately, or within seven days, legal action will be taken.

**Fees are in violation of agreement to their specific area of this contract and will be invoiced at the conclusion of your event and are within 7 days to avoid collection and legal action.**

Add-on alcohol service and additional food service assistance request is due a minimum of 14 days prior to your wedding. Payment for these services is due before or upon your arrival. Additional add-ons can be invoiced and paid at the conclusion of your event.

Our agreement details are to protect the usage of our facility and our business into the future, as well as for you the individual and/or agency responsible for the event. We ask for upfront and accurate information from you and in turn will always do the same. *Barn Star Events reserves the right to photograph any event in a "non-specific" manner to obtain images of our event facilities in use unless you notify us of the contrary. These photographs may be used in general promotional materials including Web site photo galleries, Facebook, Instagram, and Snapchat, etc.*

**Barn Star Events - Wedding- Information and Rental Agreement**  
**Barn Star Events at Jonathan Creek near Waynesville, North Carolina**  
**NO DATE IS HELD OR CONFIRMED UNTIL THIS FORM AND DEPOSIT ARE RECEIVED**

Event Date:
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Wedding Date: \_\_\_\_\_ Wedding Time: \_\_\_\_\_ \*Guest Count: \_\_\_\_\_

Alcoholic Beverages to be Served: Y or N; If Yes, Additional \$400 or more will be added to total of quote

Bride's Full Name: \_\_\_\_\_ Goes by: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Text: Y or N Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Groom's Full Name: \_\_\_\_\_ Goes by: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Text: Y or N Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Name of Individual Financially Responsible for Event (if different): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Client acknowledgement and agreement:**

By signing below, I \_\_\_\_\_, agree to enter in to a legally binding contract for services with Barn Star Events. I also acknowledge that I have read and understand the Barn Star Events General Policies, and will adhere to all guidelines set forth within AND assume responsibility for bridal party AND guest behavior and will assume payment of financial charges when these guidelines are violated. You agree to each area of regulations and understand that without complying with our alcohol policy, music policy, time and usage of the items and property AND that you will be responsible for additional charges that can and will be billed following your event with or without prior warning as this agreement serves as your information within 7 days.

Client Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Barn Star Events Staff: \_\_\_\_\_ Date: \_\_\_\_\_

**ALL PAYMENTS DUE 14 DAYS PRIOR TO EVENT**

Credit Card # \_\_\_\_\_ Name on Card \_\_\_\_\_

Exp Date \_\_\_\_\_ CVC Code \_\_\_\_\_ (only charged with approval unless in case of damage(s))

\*\* Special Requests or Instructions (please see next page for additional items with charges that apply):  
\_\_\_\_\_

**Brian Boyd, Owner 828.226.0747 Treva Boyd 8283018786 Gina Boyd 919.606.2969**

**BSE Use Only**

Guest Count \_\_\_\_\_ Time \_\_\_\_\_ Final \_\_\_\_\_

Retainer \_\_\_\_\_ Security \_\_\_\_\_ Bar: \_\_\_\_\_

Additional: \_\_\_\_\_ Remaining Balance: \_\_\_\_\_ Due: \_\_\_\_\_

*\*Packet Updated 1/28/22- Previous Information & RATES will not be honored.*