

# Eagle Mountain Ranch

## Country Venue



**805 Lakewood Rd.  
Arlington, WA 98223**

A beautiful outdoor venue, nestled on a horse ranch,  
With a one of a kind, spectacular view of the Cascade Mountains.

**Open: May - October**

For: Weddings, Receptions, Reunions, Graduations, ect.

We are located just 10 minutes off I-5 on 8 acres here in Arlington Washington. We are heaven, with a beautiful mountain view, natural wildlife and the joy to help your event be as relaxed and enjoyable as possible. We have owned and operated a full horse training and boarding facility right next door since 1999. We enjoy working with our guests who have chosen to trust us with things that mean the most to them. Whether you are planning a Wedding, Graduation, Retirement, Quinceañera or a Birthday party we are offering an outdoor venue for your day.

**Kim McLaughlin-Esquivel 206-679-4098**  
**Alberto Esquivel 425-420-5134**

**Website:** [eaglemtnranch.com](http://eaglemtnranch.com)  
**Email:** [emrcountryvenue@yahoo.com](mailto:emrcountryvenue@yahoo.com)



# COUNTRY VENUE



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## Summer Weddings and Events - from May – October

**Fridays 8:00 am – 11:00 pm \$3500**

**Saturdays 8:00 am – 11:00 pm \$3500**

**Sundays 8:00 am – 9:00 pm \$3200**

### **Rental Includes:**

Use of venue from 8:00 am – 11:00 pm  
Covered Building for banquet area and food prep  
30' x 60' Covered Structure on wooden deck  
4 – 8' rectangle tables  
7 – 6' rectangle tables  
17 – 60" round tables  
2 – 48" round tables  
150 white folding chairs  
Lighted dance floor  
Deck with ample power for a DJ or Live Band  
2 Refrigerators and a chest freezer for ice  
5 wine barrels  
Large Country Bar  
White umbrella's  
Bride and Groom changing areas  
Men and Women's restrooms  
One handicap accessible porta-toilet  
Large parking lot  
Golf Cart service to and from parking lot  
Outdoor games  
Country decor

**Additional Event Services At Additional Cost:**

Event Clean Up \$300

Photo with horse \$200

Bouncy House – bouncyhouse.com

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**Requirements per WA state regulations:**

- Liability Insurance for 1 million
- Option: The Event Helpers 530-477-6521  
theeventhelpers.com
- Recommended Bartender  
Joe McLaughlin 206-229-5636
- Banquet Permit obtained through WA State

**Requirements per Country Venue:**

- \* \$800 Refundable Damage Deposit
- \* Alcohol allowed: Beer, Wine, Champagne  
1 Specialty Drink for 1 hr.
- \* There will be a \$10 charge for all missing  
or broken umbrellas’.

**Expectation:**

\*Parents/Guardians must be responsible for kids under 18.

\*No climbing on Elk/Garden area or deer at entrance.

\*Guests must stay in fenced in perimeter of venue. No climbing fences

\*Couples may use orchard and surrounding areas for photos only. Except horse areas.

\*Play games only with their purpose. Couple is responsible for broken games.

\*Guests are responsible for garbage during the event. It must be placed in the trailer/dumpster by handicap station. If you would like to hire one of our helpers to pick up and take care of garbage during your event, it is an extra \$100.

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Thank you for your consideration in choosing our country location. If you have any further questions or would like to book your event please contact:

**Kim McLaughlin-Esquivel at 206-679-4098**

**Alberto Esquivel at 425-420-5134 Habla Espanol**

**[www.eaglemtnranch.com](http://www.eaglemtnranch.com)**

# Eagle Mtn Ranch Country Venue, LLC - Event Contract

Congratulations! We are pleased that you have chosen Eagle Mountain Ranch Country Venue for your Event. Please fill in the following information, carefully and completely. Make certain that you have read and understand the terms of this contract and our policies, as they appear on the reverse side of this page.  
Thank you! \*Final Balance subject to change in the event that additional costs are incurred.

Name of Lessee: _____			
Address of Lessee: _____			
City, _____	State, _____	Zip Code _____	Lessee's Phone _____
Lessee Email: _____			
Name of Other Contact: _____		Other Contact Phone: _____	
<b>Purpose of Rental:</b> _____			
<b>Event Date:</b> _____	<b>Number of People Attending:</b> _____	<b>Serving Alcohol?</b> _____	
Facility Rental, for Event Date listed above:		\$ _____	
Additions to your Rental Package: _____		\$ _____	
_____		\$ _____	
_____		\$ _____	
Non-Refundable Deposit, to Hold Your Date \$500:		- \$ _____	
Balance Due: * 60 days prior to your event		\$ _____	
<b>REFUNDABLE DAMAGE DEPOSIT \$800 DUE WITH BALANCE. Refunded at the end of your event:</b>			
I have read the terms of this lease, as they appear on the front and back of this form, and I understand them completely and accept them. This fee does not include the insurance, Bartender or Banquet Permit, Liability Insurance, or any other of your fees you may acquire. We gladly accept Credit Cards with a 4% fee.			
Lessee: _____		Date: _____	
Lessee: _____		Date: _____	

# EAGLE MOUNTAIN COUNTRY VENUE, LLC AND ASSIGNED CATERING, BARTENDER HOLD HARMLESS AGREEMENT

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The below signed Lessee agrees to defend and hold harmless, Eagle Mountain Ranch Country Venue, LLC and Assigned Catering, Bartending Company listed below and their suppliers and employees from any liability, claim, suit or legal action, stemming from the consumption of food served at Eagle Mountain Ranch Country Venue, LLC by any person during Lessee's event, when the food meets the following criteria;

1. Any food or beverage that is removed from the premises.
2. Any food or beverage that is prepared and served by licensed catering staff, and then stored by Lessee and/or Lessee's guests/employees.
3. Any food or beverage that is brought on the premises by Lessee or an outside caterer.

List Catering Company: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Furthermore, the above hold harmless release agreement signer/lessee releases the hired licensed Bartender from any liability, claim, suit or legal action, stemming from alcohol consumption being properly served by the said listed below bartender who knows the legal limits of properly serving Beer, wine or champagne at your event.

Licensed Bartender: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

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

Signature: \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

Recommended Bartender: Joe McLaughlin 206-229-5636

Please call him for pricing and going over your special requests

You are welcome to bring in your own caterers or if you choose you may self cater. If you are using you own bartender, you will need to supply us with a copy of their severing license.

**Bartender's license, Banquet Permit, Liability Insurance, and Refundable \$800 Damage  
Deposit is DUE 60 days prior to your event!**

# EVENT FACILITY LEASE GUIDELINES – PLEASE READ CAREFULLY BEFORE SIGNING!

Lessee hereby leases from lessor, Eagle Mountain Country Venue LLC, 805 Lakewood Rd., Arlington, WA 98223, temporary use of the event facility, for the date and times described on the reverse side of this page, upon the following terms and conditions:

1. This lease applies the temporary use of the event facility.
2. The lessor will not be responsible for any lost or stolen articles, equipment, clothing, etc., left in the facility prior to, during, or after an event. Equipment and personal belonging are to be removed from the event facility at the conclusion of the event, or by the end of the rental period, whichever comes first. In the event that move-in or move-out goes beyond the agreed-upon rental period. The damage deposit is considered forfeit. It is the responsibility of the lessee to ensure that lessee's 3rd party vendors abide by the rental period and the guidelines and policies contained within this contractual agreement.
3. In the event of a cancellation there is no refunds. We have saved the date for you and we will not have time to replace the date with a new event.
4. Lessee shall be fully responsible for any persons or entities that come on the lessor's property for the purpose of the event, whether invited or not. Additionally, lessee shall provide proof of insurance and name Eagle Mountain Country Venue LLC as Additional Insured to cover any personal liability, with a single combined limit of not less than, \$300,000.00.
5. Lessor shall not be liable, and lessee hereby releases and discharges Lessor, for and from any damage, either to personal or property, sustained by Lessee or others, caused by and defects now in said premises or hereafter occurring therein, or due to the building in which the leased premises are situated or any part or appurtenance thereof, becoming out of repair, or caused by fire, or tenants or other occupants of said facility, or any other persons, including Lessor, or due to the happening of any accident from whatsoever cause in and about said building, including any alcohol related incidents. Lessee agrees to defend and hold lessor harmless from any and all claims for damage suffered in or about the leased premises by any person, firm, or corporation.
6. This lease shall terminate upon the destruction of the building by any casualty, and upon partial destruction, by written notice from Lessor, at the option of Lessor.

## FACILITY POLICIES

- No pets on the premises without prior approval.
- Licensed catering companies are permitted.
- Alcohol is to be consumed inside the facility only, and only by adults of 21 years of age or older, and only to the extent that they do not become intoxicated, as defined by Washington State law. Only beer, wine, and champagne shall be permitted to be consumed. Alcohol service requires a Washington State Liquor Control Board Banquet Permit. Alcoholic beverages must be served by Eagle Mountain Country Venue staff or licensed Bartender. Consumption of any alcoholic beverage is not permitted until scheduled alcohol service has begun and is being served by a hired Licensed Bartender. Alcohol may not be tapped, opened or consumed on property prior to or after service time ends. In the event that decorative items, such as champagne fountains are being used, these must be shut down and emptied at the time that alcohol services end. Fountains must be set near the bar. Eagle Mountain Country Venue staff has full authority to refuse service to anyone, for any reason, in the carrying out of their duties to protect the interests of Eagle Mountain Country Venue and the safety of the event participants, even to the extent of ceasing all alcohol service for the remainder of the event. A two hour minimum applies for bartending service (Pricing arranged with licensed bartender).
- No nails, tacks, staples, etc., may be applied to the facility. Current décor may not be removed. Decorations must be freestanding, or hung in such a way as to not mar or damage the facility. No candles are permitted. Battery operated are fine. If you use confetti, you are responsible for sweeping it up.
- No honking or horns or other loud noise making is permitted outside of the facility.
- No fireworks. No throwing of rice. Birdseed is fine in reasonable quantities. Wedding bubbles, etc. are preferred.
- A damage deposit of \$800.00 is required. The check/Credit Card will be held to be used towards any damages or broken policies that may occur during use of the facility.
- INITIAL \_\_\_\_\_ Date \_\_\_\_\_
- Your rental period is from 8:00 AM until 11:00 PM. Reception must end by 10:00 PM. All weddings must be cleaned up and removed from the facility by the end of the rental period. This includes all guests, vendors and their equipment, unless otherwise arranged for. Parties that do not comply will be removed from the facility and their damage deposit will be forfeit. If you're here past 11 and not leaving, every 15 minutes you will be charged \$50 for staying past the agreed upon time of 11 P.M.
- INITIAL \_\_\_\_\_ Date \_\_\_\_\_
- Outside vendors are responsible for knowing and following these same guidelines, and adhering to the time-frame in which you have use of the facility. Vendors who do not follow the rules, or who are destructive to the facility will not be permitted to come back to the facility for future events. Any damage from vendors will be taken out of the damage deposit.
- The event party will have a one-hour block of time on the Thursday preceding their wedding to perform a rehearsal. Saturday events have first choice of rehearsal times. No outside food or beverage is allowed on the rehearsal night.
- No RV's campers or trailers are permitted on grounds after rental period has ended.
- Facility may be visited by appointment only.
- A minimum of \$100.00 is kept for any single violation of this contract.
- Any personal item will be held for 30 days and then disposed of.
- Any events with over 100 guests are required to have at least 2 parking attendants.
- There will be a \$10 charge for all missing or broken umbrellas'.
- We also have taken the time to decorate the cabins and around the facility. Please make sure all items are left in their place.
- INITIAL \_\_\_\_\_ Date \_\_\_\_\_
- This property is also a resident property as well. Please stay in the assigned areas. This includes not going into the horse pastures, horse barns or areas around the horse facility. Those areas are strictly off limits for the safety of the guests and horses that live here. We will have signs posted and staff around to help with this as well.
- INITIAL \_\_\_\_\_ Date \_\_\_\_\_

Thank You for choosing Eagle Mountain Country Venue LLC!

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

All permits must be received before the start of the event. No exceptions.