SNOWSTORM PROPERTIES LLC

CORPORATE HEADQUARTERS & LUXURY HOSPITALITY OPERATIONS

Villa Fodera - Private Villa/Mansion Estate

EXECUTIVE OFFICES
Villa Fodera Estate: 2175 Longview Dr, Bushkill, PA 18324
Shelton@snowstormproperties.com
Direct Executive Channel: (757) 589-0577

CELEBRATION & MILESTONE EVENT SERVICES AGREEMENT

SOCIAL & MILESTONE GATHERINGS

Dual-Structured Agreement Framework: This Event Services Agreement is executed between **Snowstorm Properties LLC** / **Villa Fodera LLC** ("Venue") and the undersigned **Client(s)**. Occupancy operates under an integrated dual structure: **(1)** Primary residential accommodation (governed by lodging terms for up to 20 overnight guests), and **(2)** A specialized commercial event authorization governed by this Agreement for hosting milestone celebrations across the 7-acre private estate.

1. EVENT CLASSIFICATION & CELEBRATION TYPE (SELECT ALL THAT APPLY)

- ☐ Birthday Celebration (Milestone)
- ☐ Retirement Celebration / Gala
- ☐ Anniversary / Vow Renewal
- ☐ Family Reunion Gathering
- ☐ Graduation / Academic Honors
- ☐ Engagement / Rehearsal Dinner
- ☐ Holiday Banquet / Dinner Party
- ☐ Other: _____

2. CONTRACTING PARTIES & RESERVATION DETAILS

Client Full Legal Name:	_____	**Contact Phone:**	_____
Client Email Address:	_____	**Booking / Res ID:**	VF-EV-SOC-_____
Lodging Dates:	Check-in: _____/_____/202___ to Check-out: _____/_____/202___	**Confirmed Event Date:**	_____ / _____ / 202___
Authorized Event Hours:	Start: _____:_____ AM/PM — Curfew: 10:00 PM (Firm)	**Capacity Tier:**	[ ] 15–75 Attendees [ ] 76–250 Attendees

3. FINANCIAL ITEMIZATION & PACKAGE VALUATION SCHEDULE

Category	Investment	Scope & Service Description	Billing & Settlement Channel
Estate Lodging (Residential)	$ _____	Exclusive residential estate occupancy for up to 20 overnight guests across all luxury suites.	Paid via booking channel / Villa Fodera LLC.
Celebration Event Fee	$ _____	Exclusive commercial authorization for private celebration grounds, lawns, and common areas.	Direct to Snowstorm Properties LLC.
On-Site Event Staffing	$ _____	Mandatory event crew for equipment setup/breakdown, parking direction, safety, & utility monitoring.	Direct to Snowstorm Properties LLC.
Event Turnover & Restoration	$ _____	Post-event commercial sanitation, ground sweep, bear-proof refuse haulage, and estate restoration.	Direct to Snowstorm Properties LLC.
Subtotal (Event Services)	$ _____	**Excludes residential lodging booking and applicable Pennsylvania state tax.**	
PA State Event Tax (6%)	$ _____	Mandatory Commonwealth of Pennsylvania sales & event tax on subtotal (Subtotal × 6%).	
TOTAL EVENT AUTHORIZATION	$ _____	**Complete turn-key event valuation (Event Subtotal + PA 6% Tax).**	
TOTAL PACKAGE (LODGING INCLUDED)	$ _____	**Comprehensive Combined Investment: Residential Lodging + Total Event Authorization.**	

4. PAYMENT MILESTONES & DEFAULT TERMS

MILESTONE 1: NON-REFUNDABLE EVENT DEPOSIT

Deposit Due: $ _____ (Due upon signing / 90 days prior)
Purpose: Formally secures the event date on the estate calendar, locks dedicated event staffing crews, and reserves community logistics. Non-refundable upon receipt.

MILESTONE 2: FINAL BALANCE (LODGING INCLUDED)

Total Remaining Balance: $ _____
[Comprehensive Package Valuation – Milestone 1 Deposit = Remaining Balance due 30 days prior]
Due Date: Due in full no later than **30 calendar days prior** to check-in.

Mandatory Notice on Default & Reversion of Status: If the final event balance is not settled in full at least 30 calendar days prior to check-in, the celebration authorization is voided. The reservation automatically reverts to a **Standard Residential Stay** strictly capped at 17 occupants (Client + 16 guests). Under standard residential status, all parties, catered functions, external vendors, sound equipment, and day visitors are strictly barred from the property.

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OPERATIONAL STANDARDS, VENDOR COMPLIANCE & EXECUTION • CELEBRATIONS

LEGAL PROVISIONS

5. OPERATIONAL SPECIFICATIONS & CELEBRATION STANDARDS

1. **Capacity Strictures:** The gathering is strictly authorized for the attendee limit specified in Section 2, and a maximum of **20 overnight guests**. Any gathering exceeding the contracted attendee cap constitutes a material contract breach.
2. **Commercial Vendor Compliance & COIs:** All external professional service providers (independent caterers, mobile bartending services, DJ/bands, equipment rental companies) must provide a Certificate of Insurance (COI) demonstrating at least $1,000,000 in General Liability coverage, naming *Snowstorm Properties LLC* and *Villa Fodera LLC* as additional insureds, at least 14 days prior to event.
3. **Aquatic, Spa & Hydrotherapy Restrictions:** For safety during celebratory gatherings involving alcoholic beverages, access to the heated saltwater pool, hydrotherapy spa, and dry cedar sauna is subject to direct supervisory protocol or designated operational hours established by on-site staff.
4. **Sound Ordnance & Curfew Compliance:** In strict accordance with municipal and community covenants, outdoor amplified music, live entertainment, and high-decibel announcements must cease promptly at **10:00 PM**. Celebrations may continue indoors with volume adjusted to prevent mountain echo or perimeter spillover.
5. **Parking & Traffic Logistics:** All vehicles must be staged within designated paved bays or gravel parking zones. Parking on landscaped lawns, garden zones, or septic absorption areas is strictly prohibited. Venue staff will direct arrival traffic and coordinate orderly departure.
6. **Wildlife & Bear-Proof Refuse Management:** Due to native Pocono mountain wildlife, all food scraps, catering waste, and outdoor trash must be placed directly into the estate's heavy-duty bear-proof receptacles. Food, coolers, or grease-bearing grills left unattended outdoors overnight are strictly forbidden.
7. **Turnover & Post-Event Restoration:** Rapid commercial grounds sanitation will occur immediately following the event. Private bedroom suites remain private and off-limits to cleaning crews unless explicitly requested.

6. INCLEMENT WEATHER RESCHEDULING ("ACT OF GOD" CLAUSE)

Villa Fodera provides a transparent weather protection policy to protect your milestone celebration:

- **The Rescheduling Trigger:** If official National Weather Service forecasts indicate a **50% or greater probability of sustained rain** or winds exceeding **30 mph** for the event date, the Client possesses the unilateral right to reschedule.
- **Communication Window:** The Client must formally invoke this option in writing via email to `Shelton@snowstormproperties.com` no later than **seven (7) calendar days prior** to the scheduled date.
- **Date Transfer & Fee Waiver:** 100% of all paid deposits and event fees will transfer dollar-for-dollar to any mutually agreed available future date within 12 months. Villa Fodera will assess zero rescheduling penalty fees.

7. TRANSPARENCY DISCLOSURE: COMMUNITY ENFORCEMENT & ZERO-TOLERANCE EVICTION

Zero Tolerance for Unauthorized Gatherings: Villa Fodera operates under strict regulatory compliance with the Pocono Ranchlands community and local municipality. If an unauthorized event (exceeding residential occupancy or deploying commercial event equipment) is attempted without executed contracts and cleared balances, **Pocono Ranchlands Public Safety / Security and local law enforcement will immediately dispatch to the property**. All attendees and overnight occupants will be escorted off premises, the booking cancelled with immediate effect, and 100% of all monies forfeited.

8. BINDING EXECUTION & AUTHORIZATION

By affixing formal signatures below, the parties confirm they have read, understood, and agreed to all event classifications, financial schedules, capacity limits, rules, and default terms set forth in this 2-page Agreement.

Primary Client / Responsible Party Signature
Printed Name: _____
Date: _____ / _____ / 202___

Authorized Executive Signature
For: **Snowstorm Properties LLC / Villa Fodera LLC**
Date: _____ / _____ / 202___