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

WEDDING & EVENT SERVICES AGREEMENT • GRAND CELEBRATION TIER (76–250 GUESTS)

TIER 2: MAX 250 ATTENDEES

Dual-Structured Agreement Framework: This Event Services Agreement is entered into between **Snowstorm Properties LLC / Villa Fodera LLC** ("Venue") and the designated **Client(s)**. The Client acknowledges that occupancy operates under an integrated dual structure: **(1)** A primary residential accommodation booking (governed by residential lodging terms for up to 20 overnight guests), and **(2)** A specialized commercial event authorization governed exclusively by this Agreement for hosting high-capacity grand event activities across the 7-acre private enclave.

1. CONTRACTING PARTIES & EVENT SCHEDULE

Client Legal Name(s):	_____	**Contact Phone:**	_____
Client Email Address:	_____	**Booking / Res ID:**	VF-EV-250-_____
Lodging Dates:	Check-in: _____/_____/202___ to Check-out: _____/_____/202___	**Confirmed Event Date:**	_____ / _____ / 202___
Authorized Event Hours:	Start: _____:_____ AM/PM — Curfew: 10:00 PM (Firm)	**Guest Capacity:**	**76 to 250 Maximum**

2. FINANCIAL ITEMIZATION & COMPREHENSIVE VALUATION SCHEDULE (76–250 GUESTS)

Category	Investment	Scope & Service Description	Billing & Settlement Channel
Estate Lodging (Residential)	**$7,586.54**	Exclusive residential estate occupancy for up to 20 overnight guests across all luxury suites.	Paid via booking channel / Villa Fodera LLC.
Wedding Reception Fee (76–250)	**$10,636.54**	Full commercial venue authorization granting exclusive access to grounds, event lawns, and staging bays for 76–250 attendees.	Direct to Snowstorm Properties LLC.
High-Capacity Event Staffing	**$4,400.00**	Full crew deployment: commercial equipment setup, parking queue Marshals, utility load monitoring, and property safety directors.	Direct to Snowstorm Properties LLC.
Event Turnover & Restoration	**$850.00**	Intensive commercial post-event sanitation, large-scale ground restoration, industrial waste haulage, and perimeter turnover.	Direct to Snowstorm Properties LLC.
Subtotal (Event Services)	**$15,886.54**	**Excludes residential lodging booking and applicable Pennsylvania state tax ($10,636.54 + $4,400.00 + $850.00).**	
PA State Event Tax (6%)	**$953.19**	Mandatory Commonwealth of Pennsylvania sales & event services tax on event subtotal ($15,886.54 × 6%).	
TOTAL EVENT AUTHORIZATION	**$16,839.73**	**Complete turn-key event valuation (Event Subtotal $15,886.54 + PA 6% Tax $953.19).**	
TOTAL PACKAGE VALUATION (LODGING INCLUDED)	**$24,426.27**	**Comprehensive Combined Investment: Residential Lodging ($7,586.54) + Total Event Authorization ($16,839.73).**	

3. PAYMENT MILESTONES & DEFAULT TERMS (COMPREHENSIVE PACKAGE VALUATION: $24,426.27)

MILESTONE 1: NON-REFUNDABLE EVENT DEPOSIT

Deposit Due: $4,000.00
Due Date: Due upon contract execution (or no later than 90 days prior to check-in).
Purpose: Formally secures the high-capacity date, guarantees heavy equipment staging reservations, locks staffing crews, and reserves community logistics. Non-refundable upon receipt.

MILESTONE 2: FINAL BALANCE (LODGING INCLUDED)

Total Remaining Balance: $20,426.27
[Total Package $24,426.27 – Initial Deposit $4,000.00 = **$20,426.27**, comprising Residential Lodging of $7,586.54 + Remaining Event Balance of $12,839.73]
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 ($12,839.73 remaining event fees or full package balance) is not settled in full at least 30 calendar days prior to the check-in date, the event authorization is voided. The booking automatically reverts to a **Standard Residential Stay** strictly capped at a maximum of 17 occupants (Client + 16 guests). Under standard residential status, all wedding ceremonies, receptions, external caterers, rental equipment, outside vendors, and day visitors are strictly prohibited from entering estate grounds.

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OPERATIONAL STANDARDS, VENDOR COMPLIANCE & EXECUTION • 76–250 GUESTS

LEGAL PROVISIONS

4. HIGH-CAPACITY OPERATIONAL SPECIFICATIONS & ESTATE LIMITATIONS

1. **Capacity Strictures:** The event is strictly authorized for a maximum of **250 total attendees** (inclusive of wedding party, guests, and day visitors) and a maximum of **20 overnight guests**. Any headcount exceeding 250 constitutes a material contract breach.
2. **Comprehensive Vendor Compliance & Insurance:** All commercial vendors (tent rental companies, caterers, mobile bars, restroom trailer providers, lighting/AV crews, DJ/bands) must submit a Certificate of Insurance (COI) reflecting at least $1,000,000 in General Liability, naming *Snowstorm Properties LLC* and *Villa Fodera LLC* as additional insureds, at least 14 days prior to event.
3. **High-Capacity Infrastructure & Auxiliary Sanitation:** For events between 76 and 250 attendees, the Client is required to contract luxury mobile executive restroom trailers to protect the residential plumbing and septic capacity of the main mansion. Snowstorm Properties staff will designate hookup locations.
4. **Traffic Control, Parking & Shuttles:** Due to the scale of 76–250 attendees, vehicle staging must be strictly managed by Venue parking marshals. The Client agrees to implement group shuttle transportation from regional partner hotels to minimize local traffic impact where advised.
5. **Sound Ordnance & Curfew Compliance:** In strict accordance with municipal and community covenants, outdoor amplified music, live acoustic bands, and high-decibel announcements must cease promptly at **10:00 PM**. Indoor sound levels must remain contained to prevent mountain echo.
6. **Dedicated Multi-Member Stewardship Crew:** Snowstorm Properties LLC will deploy an expanded 4-to-6 member operations crew dedicated to power grid safety, perimeter gate screening, logistics load-in/out, and ongoing grounds sanitation throughout the event window.
7. **Turnover & Post-Event Restoration:** Rapid commercial grounds restoration will occur immediately following the event. Private bedroom suites remain private and off-limits to cleaning crews unless requested.
8. **Wildlife & Bear-Proof Refuse Management:** Commercial caterers must remove or lock all culinary refuse inside bear-proof commercial storage containers. Zero food or waste may be left accessible overnight.

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

Villa Fodera provides an industry-leading transparent weather protection policy to ensure your wedding vision is realized without financial forfeiture:

- **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 the event.
- **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.

6. 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.

7. BINDING EXECUTION & AUTHORIZATION

By affixing formal signatures below, the parties confirm they have read, understood, and agreed to all 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___