



# Island County Parks Four Springs House Rates, Guidelines and General Information

## Application and Payment Procedures

1. Reservations will be accepted by written application only.
2. One half of the rental fee is due upon approval of the rental application. The remainder of the rental fee and all other fees is due 30 days prior to rental date. If payment is not received, your reservation may be cancelled.
3. The Damage deposit (1/2 total rental fee) is payable by cash, check, or money order, made payable to Island County Parks. If no damage is noted and cleanup is satisfactory, the deposit will be refunded to you after event.
4. Rental hours reserved must be consecutive and must include time needed for delivery of supplies, setup and cleanup. **Available rental hours: 10:00 am – 11:00 pm.**
5. The person signing the rental agreement will be considered the responsible party in case of damage, theft, or disturbance during the rental period.

## Cancellation/Reservation Changes Policy

- 180 + days' notice = 50% deposit refund
- 121 – 179 days' notice = 25% deposit refund
- 120 days or less notice = no refund

## Set-Up & Clean-Up

1. It is the responsibility of the applicant to set up as desired. Please move all furnishings back to their original position before leaving the facility.
2. All items brought into the building by the renter must be removed by the end of the rental period. You must leave the facility in the same condition that you found it.
3. **You are required to contract with a professional cleaning service for cleanup.**
4. Please do not attach decorations or displays to the walls, windows, or ceiling. Please do not remove any items attached to the walls without prior approval.
5. Clean-up must be completed by designated end time on contract or deposit is forfeited. The person in charge must be the last to leave.
6. The applicant will be charged a cleaning fee of \$ 100 per hour if any additional cleaning of equipment or facility is required after rental.



# Island County Parks Four Springs House Rates, Guidelines and General Information

## Property (Maximum Capacity – 160 Guests)

Please keep in mind that various portions of the property could become off-limits/unusable due to weather conditions – particularly in April & May. This can primarily happen with the lake-side grass and the grass area immediately to the Meadow Room.

## Kitchen

Kitchen is designed as a catering kitchen only meaning all food items must be ready for plating or consumption when brought to facility.

## Use of Alcohol

Beer & wine (Banquet Permit required) is permitted in private rental space(s) for guests over age 21. Permit applications are available online at: <https://banquetpermits.lcb.wa.gov> All liquor must remain inside the rental facility at all times.

## No-Smoking Policy

Smoking is not allowed inside Four Springs House facilities or in general outside rental space. Guests may smoke outside just inside of entrance gate if appropriate cigarette butt receptacles are provided. **It is the renter's responsibility to ensure that ALL cigarette butts are properly disposed of** and that none remain on the premises at the close of the event. A \$150/hr charge will be incurred by renter if any cigarette butt cleanup is required after rental.

## General Rules & Information

1. **Parking** is limited to designated parking areas only. We highly recommend having someone direct parking. Anyone parking in undesignated areas will be asked to move. Designated parking areas are main parking lot and adjacent main lawn (The Event Monitor will direct you to the designated lawn over-flow area if needed).
2. All **minors** on the premises **must have adult supervision at all times.**
3. Only those rooms specified on the approved application will be available for use by the renting party.
4. Please do not throw confetti, synthetic flower petals, rice, or birdseed.
5. Use of flammable materials must be prior approved.
6. Illegal drugs, smoking, and/or gambling are not permitted in Island County Park Department facilities. **Beer & wine (with permit) – only within private rental space.**



## Island County Parks Four Springs House Rates, Guidelines and General Information

7. Island County Parks Department shall not be held responsible for accidents, injury, or loss of property (see Hold Harmless Agreement).
8. Damage to facilities or equipment must be reported within 24 hours. Groups will be held financially responsible for all damages incurred during their use.
9. Policies are subject to change.

### **Monitor the Actions of Your Guests**

It is your role to enforce general rules (i.e., no smoking in buildings, parking, no unsupervised children anywhere on property, no alcohol outside private rental area, etc.). Failure to observe property rules and regulations may result in the immediate shutdown of event.

### **Site Manager**

The Site Manager will be on hand for the following:

1. Unlocking the building.
2. Answer questions such as where things are and how they work.
3. Monitor noise level so that it does not become excessive.
4. Ensure that the event ends promptly as scheduled and the building is cleaned, locked, and secured by the agreed upon time.
5. Monitor security of building and rental activity.
6. Provide general custodial supervision by completing and signing the clean-up checklist with the group's responsible person.

### **The Site Manager is not able to:**

1. Act as guardian or security for wedding gifts or any other valuables.
2. Act as custodian for set up or clean up.
3. Direct traffic.
4. Move tables, chairs or other equipment.
5. Allow use of unscheduled equipment or areas of the facility.

### **Cleaning Requirements**

You are required to contract with a professional cleaning service for any building rentals. You are welcome to contract with any professional service you choose. It is your responsibility to make



# Island County Parks Four Springs House Rates, Guidelines and General Information

arrangements with the cleaning service and pay them directly. You are ultimately responsible for the cleaning requirements/expectations of the property. See cleaning checklist below. \$150/hour will be charged for any cleaning required after contracted event end time.

\*As proof of hiring a professional cleaning service, a copy of the contract or cleaning invoice is required.

## Cleaning Checklist

### Meadow Room

- Dust, mop/sweep floor. o Mop spills, stains, etc. if needed. o Wipe countertop & sink if needed.
- Take out all garbage liners (Meadow Room, bathrooms) – be sure to tie-up.
- Wipe down and return tables, chairs to original storage areas.

### Main House

- Dust, mop/sweep floor.
- Spot vacuum where needed.
- Mop spills, stains, etc. if needed.
- Wipe countertop, sink, fridge, oven, stove, microwave if needed.
- Wipe surface areas in restrooms and back bedroom vanity.
- Take out all garbage liners (kitchen, bathrooms) – be sure to tie-up.
- Return any moved furniture to original location.

### Barn

- Sweep floor. Mop if necessary.
- Take out garbage liners in all cans – be sure to tie-up.
- Remove any staples, tape, etc. used for decorations.

### Outdoors

- Pick up and bag all garbage. Be sure to pick up any cigarette butts tossed on the ground.



## Island County Parks Four Springs House Rates, Guidelines and General Information

- Remove any signs or balloons that may have been put up for event.
- \* Be sure to allow at least 90 minutes for clean-up.
- \* Clean-up materials can be found in washroom (by kitchen) and under kitchen sink. Towels/rags in kitchen drawer.

**All clean-ups must be done by the contracted event end-time or rental deposit will be forfeited. No exceptions.**



# Island County Parks Four Springs House Rates, Guidelines and General Information

## Rates and Reservations

The basic fee structure for Four Springs House is inclusive. It is based on a full day (8-hour) package. Rental time must include any set-up or decoration and general cleanup by the renter and caterers. Contract can accommodate the need for additional time.

Full property rental is required from June – September. If a rental agreement is made 4 weeks or less prior to event date, single building rental may be negotiated. Please ask Event Coordinator.

Rental fee includes:

- Event monitor
- Chairs/Tables for up to 160 guests
- Miscellaneous equipment

Hourly rate includes a 3-hour minimum

Outdoor use fee is \$350

- Meadow lawn and restroom use only included

### Peak Season Rates (June – September)

#### Weekday (Monday – Thursday)

Location	Fee (8 Hour)	Additional Hours
Full Property	\$850	\$125
House & Meadow Room	\$750	\$110
House	\$450	\$65
Meadow Room	\$450	\$65
Barn	\$400	\$55

#### Friday

Location	Fee (8 Hour)	Additional Hours
Full Property	\$1450	\$205
House & Meadow Room	\$950	\$135
House	\$550	\$80
Meadow Room	\$550	\$80
Barn	\$450	\$65



Island County Parks  
**Four Springs House**  
 Rates, Guidelines and General Information

**Saturday**

Location	Fee (8 Hour)	Additional Hours
Full Property	\$1850	\$265
House & Meadow Room	\$1450	\$210
House	\$800	\$115
Meadow Room	\$800	\$115
Barn	\$650	\$95

**Sunday**

Location	Fee (8 Hour)	Additional Hours
Full Property	\$1650	\$235
House & Meadow Room	\$1350	\$190
House	\$750	\$110
Meadow Room	\$750	\$110
Barn	\$600	\$85

**Off Season Rates (October – May)**

**Weekday (Monday – Thursday)**

Location	Fee (8 Hour)	Additional Hours
Full Property	\$850	\$125
House & Meadow Room	\$750	\$110
House	\$450	\$65
Meadow Room	\$450	\$65
Barn	\$400	\$55

**Friday**

Location	Fee (8 Hour)	Additional Hours
Full Property	\$1250	\$175
House & Meadow Room	\$950	\$135
House	\$550	\$80
Meadow Room	\$550	\$80
Barn	\$450	\$65



## Island County Parks Four Springs House Rates, Guidelines and General Information

### Saturday or Sunday

Location	Fee (8 Hour)	Additional Hours
Full Property	\$1450	\$205
House & Meadow Room	\$1250	\$175
House	\$700	\$100
Meadow Room	\$700	\$100
Barn	\$500	\$70

### Equipment Usage Tables/Chairs Available for Use

#	Equipment	Description
14	6' Rectangular Tables	Seats 6 - 8 per table
4	4' Rectangular Tables	Seats 2 - 4 per table
2	8' Rectangular Tables	Seats 8 - 10 per table
4	(1) 8' (3) 6' Tables	Barn Tables
22	Padded Chairs	Non-Folding
160	Folding Chairs	Blk. Metal Frame, White Plastic Seat/Back

### Additional Equipment

#	Equipment	Fee
1	Hot Water maker	N/C
2	60 Cup Coffee Pot	N/C
2	Flower Pedestals	N/C
1	Alter	N/C

### Rehearsal/Additional property use time

Renters can use the large lawn area by the main parking lot any day – it is open to the public from dawn through dusk. The private rental facility and outdoor areas can be rented during weekdays for a minimum of 3 hours, based on availability. No Friday – Sunday rehearsal times are available for rent during peak season. Renters can inquire 2 weeks prior to an event about extra time availability which can be arranged based on schedule availability. No other pre-scheduled additional time is available for rehearsal or set-up.