

Long Hill Estate Authority

Schedule B: Rental Information and Regulations

The Wadsworth Mansion (“the Mansion”) may be rented for social events, meetings, and cultural activities. All Mansion rentals with ticketed admission must be contracted by an organization recognized by the Secretary of State or the Department of Revenue Services. Other uses of the property shall be approved by the Long Hill Estate Authority (“the Authority”).

1. Responsibilities

The individual signing the Facility Use Agreement assumes all responsibility for the rental and will be noted as “Customer” in this text. All payments, correspondence, Insurance Certificate/Application, and communications, among other things, regarding the use of the Mansion will be made through this individual.

2. Reservations & Payments

No dates will be “held” on reserve. A reservation is established when the Long Hill Estate Authority “Facility Use Agreement” has been fully executed by the Customer and accepted by the Long Hill Estate Authority. Upon entering this contract, the signer is responsible for all payments. Unless otherwise indicated in the Facility Use Agreement, all contracts must be accompanied by a \$2,000.00 non-refundable Reservation Deposit and the balance of the rental fee must be received no later than 6 months before the event. All payments made within 30 days of an event must be paid with money order or certified check.

3. Security Deposit

The Customer shall pay the Authority a security deposit of \$500.00 (“Security Deposit”) 60 days prior to Event Date to insure full compliance with the Agreement and Schedule B, satisfactory clean-up of the Facility and its equipment, and to cover any damage caused by the Customer or Customer’s guests, caterers, vendors or other contractors. Customer indemnifies the Authority against any claims, liabilities, losses, fines, penalties and costs (a) arising from Customer’s use of the Authority’s real or personal property, and/or (b) arising from the acts or omissions of Customer, its guests, caterers, vendors or contractors. Failure to comply with Schedule B shall result in the forfeiture of the Security Deposit and/or immediate termination of the Event and/or such penalties as provided by City ordinance or State law.

It is the customer’s responsibility to comply with the Rules and Regulations as set forth and the failure of the Event Supervisor to enforce a regulation does not imply consent and abdicate the right of the LHEA to retain the Security Deposit. Additionally, it is not the responsibility of the Event Supervisor to notify the Customer that additional charges may be pending.

Within ten (10) business days following the Event Date, the Authority shall mail to the Customer a written itemization of any charges against the Security Deposit, as determined by the Authority, and refund the balance, if any, to the Customer. If the itemization of charges exceeds the Security Deposit, Customer shall be liable to pay such excess amount within ten (10) business days of the date of the Authority’s itemization.

4. Resident Nonresident/Taxpayer Discount

In order to qualify for the resident discount rate, the bride, the groom, or their parent(s) is/are required to present a valid driver’s license with a Middletown address or a receipted tax bill when signing the Facility Use Agreement. If the Customer misrepresents their resident/taxpayer status, the Authority reserves the right to terminate the Facility Use Agreement and/or take action as it may deem appropriate.

5. Mansion Usage

Areas offered for rental include the first floor of the Mansion, excluding the office and Museum Room. As the Second Floor of the Mansion is rented to a tenant, this area is not available. The balcony and the bride's room on the second floor are available on weekends and after 3:00 on weekdays. Also offered are selected areas of the grounds including the Exedra, the Tennis Pavilion, and Vista.

6. Periods of Rental

Unless otherwise indicated in the Facility Use Agreement the rental time is for a period of nine (9) continuous hours, which includes three hours for set up, a five-hour event, and one hour for cleanup. Rentals may begin as early as 8:00 a.m. Curfew Friday and Saturday is 1:00 a.m. Curfew Sunday through Thursday is 12:00 a.m. midnight. As only one rental is scheduled each day, the Customer may set his or her use hours within the house guidelines.

When Customers plan their weddings, they must apportion no less than three hours for the caterer to set up. Customers must also apportion a full hour for vendors to break down at the conclusion of an event. Additional hours may be purchased for vendors requiring additional time to set up and breakdown.

The Mansion will not be opened to guests until 30 minutes prior to the ceremony or reception.

Rental hours begin at the time the Mansion is opened for any reason including, but not limited to deliveries, florists, caterers, and other activities, and does not conclude until the Customer, guests, caterers, other staff contractors, and the Event Supervisor have left the Estate (for the purposes of this Schedule B, the term Estate shall include, without limitation, all parts of the Mansion, the grounds, and the Parklands).

Exceeding contracted use of the Mansion will result in additional charges as set forth in the Facility Use Agreement. Additional rental hours must be pre-paid. Damage and unanticipated additional charges will be deducted from the Security Deposit.

7. Grounds and Parklands

As the Mansion is part of a municipal park of the City of Middletown, the gardens, grounds, and Parklands are open to the public. Tents may be erected on the Patio for events during the week or on weekends and may be on site prior to or subsequent to the event for which they are intended.

8. Alcoholic Beverages

The sale and/or serving of alcoholic beverages must conform, without exception, to all State of Connecticut Statutes and Regulations and/or City of Middletown Ordinances and Regulations. Alcoholic beverages shall be consumed only in the areas rented by the Customer. Consumption of such beverages in cars, driveways, parking lots, and other areas of the Parklands is a violation of the City of Middletown Ordinances and is prohibited.

There is no self-service of alcohol. Alcohol can not be placed on the tables for self-dispensing. All alcohol must be served by bartenders/wait staff. Any alcohol brought on to the premises by either the renter or their guests will be collected and placed under the custodianship of the caterer/Wadsworth Mansion and only served during the reception period. All alcohol provided by the renter will be placed in the basement for future pick up or in a vehicle at the end of the rental period. It can not be consumed or distributed to guests after the bar is closed. All bartenders must be provided by the caterer or from our approved bartender list. All bartenders must be TIPS trained. No keg beer is permitted. No shots are allowed. No alcohol will be served after 12:00 a.m. midnight on Fridays and Saturdays, and 11:00 p.m. Sundays through Thursdays. Alcohol shall not be served for more than five (5) hours during an event.

No cash bars are allowed without the appropriate Liquor Permit issued by the State of Connecticut.

8. Alcoholic Beverages continued...

The organization that provides/employs the bartenders must carry a minimum of \$1,000,000 in Liquor Liability Insurance. A Certificate of Insurance which evidences such coverage and names the Long Hill Estate Authority and the City of Middletown as additional insured must be on file at the Mansion Office. The Authority disclaims any, and the Customer assumes all, responsibility for any liability arising from the serving of alcoholic beverages at this event and for compliance with Chapter 545 of the Connecticut General Statutes, as amended.

The Authority reserves the right to close the bar or to take appropriate action to enforce these provisions.

9. Insurance for Renters

The City of Middletown requires the renter to provide a Certificate of Insurance to the Long Hill Estate Authority prior to the scheduled event. This certificate shall name the City of Middletown and the Long Hill Estate Authority as additional insured's. The Limits of Liability to be provided are: \$1,000,000 Combined Single Limit for Bodily Injury/Property Damage for Business/Personal Liability, and \$1,000,000 each Common Cause Limit/\$1,000,000 Aggregate Limit for Liquor. Requests for such coverage should be made at least 30 days in advance of the event. (See Schedule D for instructions on purchasing insurance.)

10. Additional Security

Based upon the number of attendees, the type of event being held, or special circumstances which could jeopardize the safety or enjoyment of the guests or result in damage to the building, police presence may be required. The Customer shall be responsible for payment to the City of Middletown Police Department. Sufficient chaperones are required for events hosted for minors, including door security and guest list check in. A wristband may be required to indicate that a person is an invited guest or eligible to drink alcohol.

11. Caterer

The Long Hill Estate Authority does not provide catering services. The Customer is responsible for contracting with one of the Approved Caterers at the end of Schedule B.

There are circumstances where the LHEA will allow an outside caterer to work at the Mansion. Should a customer wish to use a caterer/bartender who is not on the approved list they must make a written request naming the caterer/bartender and supply all required licenses and insurance certificates for approval by the Long Hill Estate Authority. The fee for use of a caterer that requires pre-approval by the LHEA is \$750.00 and must accompany the written request. Permission will not be granted until all documents are received and approved. The caterer is responsible for contacting the Mansion to arrange a site visit as part of the approval process. It is our recommendation that the outside caterer be approved prior to booking the Mansion as deposits/payments will not be refunded if the Caterer is not approved, nor will a caterer be allowed in the building that is not approved.

The Customer and the caterer are required to conform to the Rules and Regulations regarding custodial services, cleaning responsibilities, recycling procedures, event supervision, and inventory. Sixty days prior to the event, the caterer must provide a \$250.00 refundable damage deposit to insure compliance with the Rules and Regulations regarding custodial services, cleaning responsibilities, recycling procedures, event supervision, and inventory. In the event the damage deposit is not paid by the Caterer, the Customer shall be responsible for the caterer's acts and/or omissions.

With the exception of wedding cakes, all food must be prepared and delivered by the approved caterer, and under no circumstances may the customer bring in food prepared by anyone other than the approved caterer. LHEA reserves the right to deny facility access to a non-approved caterer and/or to any other person attempting to enter the facility with food on event day if this provision is violated.

11. Caterer Continued...

The Customer, by assuming this responsibility, agrees to indemnify, if necessary, and hold the Authority and the City of Middletown harmless from any cause of action on any claims made as a result of any failure to maintain reasonable sanitary standards.

12. Mansion Equipment and Furnishings

The Authority provides tables, chairs, and a dance floor for indoor use. There is a commercial kitchen available to caterers, however the Customer/Caterer is responsible for supplying china, glassware, flatware, linens and other accessories necessary for food service. The Customer is responsible for any damages to any of the furnishings and equipment in the building, which occurred during the Customer's event. Mansion equipment and furnishings, may not be used on the grounds.

The LHEA will set up the Mansion according to the floor plan submitted by the bride or the caterer, however the caterer is responsible for setting up all tables and chairs on the terrace, including the ceremony chairs on the lawns.

13. Event Planning

The following areas have been designated as off-limits to the public: the second floor tenant spaces, the basement, the office, the Museum Room, and the roof.

The dance floor is normally positioned in the loggia. For an additional fee the dance floor may be removed or situated in one of the ballrooms. When submitting the floor plan, please designate where the dance floor should be set. It cannot be repositioned. The dance floor shall not be placed outside the Mansion. The Floor Plan must be submitted at least fourteen (14) days in advance of the event.

14. Event Supervisor

The Long Hill Estate Authority will assign an Event Supervisor to open and close the Mansion at every event. He/she will be present the entire time the Mansion is open. The Event Supervisor's responsibility is to supervise the use of the facilities, to make certain these Rules and Regulations are understood and enforced.

At the conclusion of the event, the Customer or caterer will sign the inventory and cleaning checklist. The Customer is responsible for leaving the Mansion, including the kitchen, furniture, tables/chairs, and lawn, in the same condition in which they were found. Following the Customer's rental, the Event Supervisor will perform a general review of the cleanup, checking for any damage to the Mansion, its equipment and/or furnishings. The Authority reserves the right to re-inspect the Mansion after the Customer's event and to point out any discrepancies/failure to comply with these Rules and Regulations concerning the care and clean up of the Mansion. Charges to correct these discrepancies will be deducted from the Security Deposit.

15. Rentals and Deliveries

Rentals and Deliveries may be made only during regular office hours. All arrangements for deliveries on days other than the day of the event must be coordinated in advance through the Mansion offices. Authority personnel will not sign for any deliveries or assume responsibility for such property, including the basement storage cages.

Unless other arrangements are made, any and all rental items and/or items belonging to the Customer must be removed from the premises on the day of the event. Authority personnel will not assume responsibility for any property left behind, including property left in the basement storage cages.

16. Decorating

Decorating time is included in the "use hours." No decorating will be permitted on or attached to any surface including, but not limited to, walls, woodwork, furniture, and light fixtures. Decorations may be placed on tables and mantels. The use of tape, staples, nails, and/or other fastening or adhesive materials is prohibited. All decorations must be removed at the conclusion of the event.

The use of rose petals for ceremony aisles is not permitted indoors. Charges against the security deposit will result if rose petals are utilized outside and not completely removed by the end of the rental period. In order to protect the Mansion from fire hazards, prior to the event, the Authority must approve candle use, and a sample is required. If candles are to be used, the flame must be totally enclosed and protected by glass hurricanes. If the proposed candle use is not approved prior to the event, it will be prohibited and removed. Candles are not permitted on windowsills, ledges, stairs, in the bathrooms, on the Bar Room mantle, or anywhere on the Mansion grounds.

At different times during the year, the Mansion and its grounds may be decorated. These decorations may be of a holiday nature or a particular theme. These decorations shall not be moved or removed under any circumstances.

17. Fire and Safety

Strict adherence to seating capacity in accordance with Fire Code Regulations is necessary. No furniture, tables, or chairs may be placed in any area, which in the opinion of the Fire Marshall's office, would block the safe egress of the occupants. The Authority reserves the right, based upon changes to state and local fire codes, consideration of the health and safety of the occupants, and the protection of the Mansion and its furnishings, to modify or no longer to permit certain floor plans.

Grill use or open flames are strictly prohibited within the building. Chafing dishes with contained burners under them are acceptable.

Under City of Middletown smoking ordinance, smoking is strictly prohibited inside the Mansion. Smoking is permitted only under the entrance Portico and on the Patio.

The use of, sparklers, flares, torches, luminaries with candles, Chinese Wish Lanterns, or other such open flames, such as fire pits is strictly prohibited in and around the Mansion. Fog and Smoke machines are not allowed indoors.

Use of fireworks is allowed if contracted with an approved Firework Provider and coordinated with the Middletown Fire Department. Should the Firework provider not clean up the residual casings from the lawn the Security Deposit will be forfeited. *Should any guest ignite any pyrotechnic device the Security Deposit will be forfeited.*

Throwing of rice, confetti, birdseed, or petals [real or cloth] is not permitted inside or outside of the Wadsworth Mansion. Bubble blowing is not permitted in the building. Any evidence that these items were used, will result in a charge to restore the building, walks, and grounds to their original condition against the Security Deposit.

No line arrays sound systems are allowed (.i.e. speaker towers)

Compliance with Fire Code Regulations requires that any event be concluded in the event of a power failure. Should an event be terminated due to power failure, the Long Hill Estate Authority will be held harmless for any damages.

18. General Noise

No amplified music or noise is permitted outdoors after 11:00 p.m. on Fridays, Saturdays, or evenings before holidays; and after 9:00 p.m. Sundays through Thursdays. It is the Customer's responsibility to comply with the noise levels. Failure to comply may result in the termination of the event. All amplifiers and speakers shall face in a westerly direction when set up on the terrace to minimize the impact of outdoor music in the surrounding neighborhoods.

19. Tents

Tents are required for events larger than 200 guests or when the loggia is used for dining. Tents are recommended for events when the ceremony is on site and the guest count is greater than 175. Tents are permitted on the terrace and by special arrangements on the lawn.

Scheduling of tents must be coordinated through Mansion staff. For weekend rentals, tents are to be erected on the morning of the event and removed in sufficient time for the next event to set up the patio. While customers are instructed to have the tent removed prior to the next event there may be circumstances when the rental companies can't comply.

The Customer must comply with all Middletown Building Department and Fire Department Regulations and Codes concerning the erection and use of tent structures. Cooking is not allowed under the tent(s). With the Fire Marshall's approval, separate cooking canopies may be allowed. The Customer is responsible for all permit and inspection fees.

20. Compliance with Long Hill Estate, City, State and Federal Laws and Regulations

The Customer must comply with all statutes, ordinances, and regulations of the Long Hill Estate Authority, the City of Middletown, the State Of Connecticut, and the United States. Failure to comply with laws and regulations shall result in the forfeiture of the Security Deposit and/or immediate termination of the event and/or a penalty as provided by City or State Law. The Event Supervisor will notify the police if any laws are violated. The Event Supervisor has the right to remove any individual who in his/her opinion is in violation of this Schedule B, and/or to terminate any use or activity, in whole or in part, which is not in compliance. If the event is totally terminated, the Mansion must be vacated and full compensation for damages will be required from the Customer. No refund of rental fee will be made if such discontinuance is ordered.

21. Cancellations

Notwithstanding that one or more payments under this Agreement are made by a third party, Customer, and only Customer, shall have the right to cancel Customer's reservation by written notice of cancellation sent to the Authority. If there is more than one Customer, then a cancellation by one Customer will be a valid cancellation of the Event and a relinquishment and release of the Event Date. However, a cancellation of Customer's reservation shall not terminate Customer's obligation to pay all amounts due or to become due under this Agreement. Although not obligated to attempt to do so, if the Authority resells the Event Date for not less than the amounts Customer is obligated to pay under this Agreement, the Customer shall be released from any further liability. Under no circumstance shall the Reservation Deposit be refunded.