



(406) 270-5237

35415 Timberlane Road, Ronan, MT 59864

Events@SkyRidgeMontana.com

www.SkyRidgeMontana.com

Our package allows you to utilize the Ranch facilities for your wedding or event all day Friday, Saturday, and until noon on Sunday. A variety of photo settings are available to choose from. The Ranch facility can accommodate up to 300-400 guests for a sit down dinner and dancing with available outdoor seating. Large tents may be set up outside to accommodate undercover and outside seating. (TENTS NOT INCLUDED)

You are invited to reserve your favorite catering service or prepare your own food. Pets are not typically allowed, but please feel free to inquire.

Sky Ridge Ranch provides:

- Indoor space of 4800 square feet
- Montana barn atmosphere with rustic beams and reclaimed dock wood from Flathead Lake
- Full Weekend Access option to the building includes:
 - Friday setup, decorating, rehearsal—available @ 10:00 am to 8:00 pm
- 2900 square feet of outside covered porches for shade and protection
- Unlimited parking area
- Large, full-sized kitchen and prep area (NOT a state certified kitchen)
 - Industrial Sized Refrigerator, Oven/Stove, Dish Washing Station
- Outdoor Covered Serving Area
- Bride's room with private bathroom and huge full length mirror
- Groom's room
- Beautiful pond and fountain
- Two islands with bridges and boardwalk
- Endless photo opportunities

- Backdrop of the Mission Mountains that embrace this 100 acre ranch
- Year round flowing water from Crow Creek
- Multiple walking paths through a fully wooded aspen grove
- Trimmed grass meadows next to aspen groves, Crow Creek, and pond
- 1942 Dodge Truck, named "Pearl"
- Outdoor fire pit and stone seating
- Evening shaded courtyard bordered with massive stones from Chief Cliff

What you need to provide:

1. Event insurance policy in the amount of \$1,000,000 listing Sky Ridge Ranch and Traci Johnson as the certificate holder for your rental period. _____

2. Certified bartender and a liquor liability included on insurance certificate which enables you to serve your own alcohol (beer and wine only). This is a Sky Ridge policy, not state law. _____

3. If hard alcohol is served at your event then Ninepipes Bar out of Ronan will need to be hired as your vendor, unless alternate liquor vendor is approved by Sky Ridge. This is a Sky Ridge policy, not state law. _____

4. Certified bartender and a liquor liability included on insurance certificate which enables you to serve your own alcohol (beer and wine only). _____

5. If hard alcohol is served at your event then Ninepipes Bar out of Ronan will need to be hired as your vendor. They have been working with Sky Ridge for 4 years and are affordable and professional. _____

6. \$1500 **non-refundable** down payment and the remainder due **30 days prior** to your event. _____

Sky Ridge Ranch Event Contract

This contract is for the rental of the above named venue made this day, _____, and between **Kurt and Traci Johnson**, hereinafter referred to as the Owners, and _____ hereinafter referred to as the Renter. Whereas the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at **35415 Timberlane Road, Ronan, MT 59864** and known as **Sky Ridge Ranch**, and whereas the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated.

Now, therefore, the parties agree to the following terms and conditions:

- 1) The Renter shall pay to the Owner the sum of **\$4500** no later than _____(Date), which will be 30 days prior to the commencement of the rental period.

Of this amount, **\$1500** is a **non-refundable** deposit (due upon booking) that will be applied to the rental charges upon final settlement of accounts.

In addition, there is a damages/security deposit of **\$500** due upon booking, which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter and his/her associates.

- 2) The Renter shall have access to and use of the venue from noon on _____(Date) to noon on _____(Date) for the purpose of hosting the Renter's _____ event.

Owner shall provide to Renter all access no later than _____(Date).

- 3) Owner shall provide to Renter all keys, access control, codes, and other items necessary to give Renter such access no later than _____(Date).
- 4) Within 24 hours of the rental period's expiration, the Renter shall tender to the Owner the rental fee balance due, and all keys, and other access control devices in his/her possession.
- 5) Renter shall remove all personal property, trash, and other items that were not present in the venue when the Renter took control. No garbage is to be left outside overnight. You haul it in, you haul it out. Renter has option to forfeit cleaning deposit and/or pay for trash removal service upon agreement with Owners.

- 6) Upon the Renter's completion of his/her obligations under (4) and (5) above, the Owner shall return to the Renter the security deposit, minus any amounts deemed necessary to repair damages inflicted upon the property by the Renter and/or the Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with the Renter's knowledge or consent.
- 7) Fees for additional rental items/services must be paid in full either on the day of the event or during cleanup on the next day of multi-day rental contracts.
- 8) In the event that the Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at a rate of 1.5% per month, until full amount is paid. Renter shall also be liable to the Owner for any legal fees, court costs, and other expenses associated with collection.
- 9) Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that the Owner may incur as a consequence of the actions of the Renter or any of the Renter's guests while the Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from the Renter's use of the property.
- 10) Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction
- 11) The Renter agrees to make sure all children are supervised at all times during the course of this contract.
- 12) All guests must stay out of all fenced areas with any livestock.
- 13) All children must be supervised at all times. The property at Country Road has numerous water hazards and is a working ranch with livestock and equipment. The renter will be fully responsible for the actions and safety of all guests during this contract period.
- 14) The Renter agrees that there will be no smoking in any of the buildings or barns at all times during the rental agreement and no fireworks of any kind brought onto the property (exception for sparklers with explicit permission from Owner).
- 15) All music is to be closed down between 10:30-10:45 pm unless specified under special conditions.
 - a. The entire event should be completed between 11:00-11:30 pm on night of the stated event date listed in (2) unless otherwise stated, and all guests must leave.

- 16) The building may not be altered in any way from its current condition, meaning no nails, screws, staples, and/or anything else that may be used to damage property.
- 17) The Renter acknowledges that Sky Ridge Ranch contains additional areas with water access that are not fenced off and the Renter will be fully responsible for the actions and safety of all guests during the period of this contract.
- 18) Firearms are allowed on property with explicit permission from Owner. No discharge of firearms is allowed except in cases of emergency self-defense.
- 19) Events and receptions will have a last call for alcohol at 10:30 pm.
- 20) Traci Johnson (406.270.5237) or Brandon Johnson (406.239.2273) will be your contact persons and will have the option to shut down the noise or any other unacceptable behavior.
- 21) In witness of their understanding of an agreement to the terms and conditions herein contained, the parties affix their signatures below. All parties whose signatures appear below hereby warrant that they are fully authorized and entitled to enter into this agreement and do so on the dates written below.

Renter's Printed Name

Date

Renter's Signature

Date

Renter's Address

Renter's City

State

Zip Code

Owner's Signature

Date

Client Information Sheet

Name: _____

(Please Print)

Address: _____

Phone Number: _____

Email: _____

Event Type: _____

Date of Event: _____

Estimated Guest Count: _____

Caterer: _____

DJ/Band: _____

Bar Service: _____

Photographer: _____