



ROLLING RAVEN RANCH

VISITOR TERMS AND CONDITIONS

(updated March 2026)

The following terms and conditions apply to all visitors and renters of Rolling Raven Ranch ("the Ranch"). Acknowledgement of receipt and agreement to the following terms via valid signature is a non-negotiable condition for visiting the Ranch:

1. Conduct – The Ranch expects all visitors to remain respectful of its owners, agents, staff, and livestock at all times.

- a. The Ranch may require music/noise to be lowered or disorderly, disruptive, disrespectful, or dangerous behavior to stop at any time.
- b. At no time is any guest or visitor permitted to chase or harass any livestock or wildlife on Ranch property.
- c. Misconduct may result in additional fees and/or immediate removal. The Ranch reserves the right to cancel the visit or event without refund if any person threatens, harasses, or abuses Ranch owners, agents, staff, or livestock.

2. Motor Vehicles

- a. Motor vehicles must stay on designated roads and paths
- b. All vehicles must abide by safe, respectable speed limits appropriate for the neighborhood
- c. If any of these terms are violated, fees may be assessed, and the Ranch owner may request the offending person(s) to vacate the property. In such cases, no refunds will be given.

3. House Rules

- a. A maximum of 12 people are allowed to stay overnight in the (blue rental) house
- b. Shoes are not permitted inside the house, due to the puncture vine that is common in the area
- c. Additional fees may be charged if any of these terms are violated

4. Venue Decoration Restrictions

Prohibited: glitter, confetti, heavy decorations that bend branches, open flames, nails/screws, attachment to light fixtures, walls, or existing string lights.

- a. All inorganic trash (plastic, etc.) must be removed – it is dangerous to livestock.
- b. \$350 cleaning fee will be charged for any violation.

5. Alcohol – If alcohol is served at an event, a licensed bartender must be hired, and any required liquor permits must be obtained.

- a. Proof of bartender licensing and permit (if required) must be submitted to Rolling Raven Ranch no less than 30 days prior to the event.
- b. Bar must close by 11:00 p.m.

6. Vendor Services – The Ranch does NOT provide catering, bartending, music, MC, setup, breakdown, or service of any kind (unless otherwise agreed to in event agreement). If you require any kind of vendor or service but do not hire professionals, you must assign responsible family/friends. We have a list of recommended vendors on our website.

7. **Outside Vendors** – Renter is fully responsible for hiring, contracts, insurance, and any damage caused by vendors. All deliveries/pick-ups must occur within the Lease Period unless pre-approved in writing.
8. **Insurance** – The renter is required to obtain, at their own expense, Comprehensive General Liability Insurance of not less than \$1,000,000.00 coverage for bodily injury, property damage, and contractual liability in the aggregate.
 - a. The Ranch must be listed on the policy as an additionally insured party
 - b. The Ranch must be given a copy of the Certificate of Insurance (COI) no less than 14 days prior to the event
9. **Temporary Use Permit** – If required by law, event renter will obtain the Yavapai County Temporary Use Permit. If denied, all deposits are refundable minus a \$100 administrative fee.
10. **Inclement Weather** – Venue has both indoor and outdoor space. Renter may rent tents at their own expense if concerned about weather.
11. **Noise** – Renter must comply with all county noise ordinances. Music must be off by midnight.
12. **Cleanup** – Renter must leave the Venue in the same or similar condition as the Venue was prior to the event
13. **Any illegal activity** (federal or state law) makes the Agreement null and void with no refund.
14. **Responsibility** – Renter assumes responsibility for any and all activities of their guests and agrees to make all guests aware of the terms and conditions of the Ranch.

