

Ceremony Deck

If you want a waterfront ceremony the ceremony deck is perfect. You are literally standing over the water. The deck accommodates 240 guests seated (plus the wedding party standing), and stretched out over a private lake. In the background are beautiful blooming trees and you are surrounded by 32 private acres of nature. Plus, the sliding doors at the top of the isle make the perfect magical “reveal” just before you walk down the aisle.



Reception Pavilion

The Reception Pavilion is truly one of a kind. It was custom designed and installed by a NC based timber frame company, even the logs used came from eastern white pines from NC. It is truly a “must see” in person. The pavilion sits on a hill overlooking the ceremony deck. As you walk in, just over the dance floor and center of the pavilion is a huge chandelier, hanging from the 25 foot ceilings.



🌀 Wedding Party Preparation areas 🌀

Bridal Suite

Provided in our rental is a bridal suite, enabling you to do all preparations on site. 6 Individual vanities with seating & lighting are provided. There is a 9 ft mirror making it easy to see the entire dress before walking down the aisle. Also, the Bridal Suite is conveniently close to the reception, so if you need to touch up in the middle of the night, you're never far away.



Groom's Cabin

The oldest building on the property, an original tobacco barn used for years, has been converted into an amazing space for the wedding party preparations. The darts, Flatscreen, poker table are sure to keep the wedding party busy while waiting for everything to begin. It's the perfect backdrop for those fun "getting ready" pictures too.



Venue Only



- Use of Property 10:00 AM - 12:00 PM (14 hours)
- (100) White Garden Chairs for Ceremony (more available)
- (100) X-Back Chairs for Reception (more available)
- (10) 72" Round tables for guest seating
- All other tables needed for DJ, Sign in, Cake, Gifts, etc
- Use of Property for rehearsal
- Use of property for Engagement / Bridal photos
- Staff on site to ensure things run smoothly
- “Limo” style golf cart & driver
- Wedding Coordinating & Timeline Planning Included



Pricing

- Saturday - \$4500
- Friday/Sunday - \$3500
- Mon-Wed - \$2000



***See our page on “How to Save” with tips & special discounts**



All Inclusive Weddings

What is All Inclusive?

Our All Inclusive packages includes the venue package, and everything included but ALSO includes ALL of your major wedding vendors.

Easier

You still get to customize colors, choose your menu, pick out your music, and choose which vendors you are working with. It is just as customizable as hiring all of your own vendors, but we help guide you through the process, saving stress.

Finances

Plus, we have arranged and negotiated VERY discounted rates on your behalf. You are typically paying close to 50% of what the vendor would normally charge. This adds up and makes the all inclusive packages more affordable. Also, you have ONE invoice and one payment schedule. You don't have to juggle a bunch of different deposits and due dates. It's all easily accessible through our online planner.

Smoother

Another benefit, is all of your vendors KNOW your venue, and KNOW each other. So they are used to working together as a team to help make your day flow smoothly. Everyone knows what to expect, and everyone knows the timeline.



🌀 All Inclusive Packages 🌀

	Bronze Sat - \$8500 Fri/Sun - \$7500 Mon - Wed - \$6000	Silver Sat - \$10,000 Fri/Sun - \$9000 Mon - Wed - \$7,500	Gold Sat - \$12,500 Fri/Sun - \$11,500 Mon - Wed - \$10,000	Platinum Sat - \$16,000 Fri/Sun - \$15,000 Mon - Wed - \$13,500
Photography	3-5 years experience 6 hours of coverage	10+ Years experience 8 hours of coverage	Silver Package + Engagement Session OR Bridal Session	Silver Package + Engagement Session AND Bridal Session
Music / DJ	Sound system, Microphone, and music for ceremony DJ/MC & Customizable Music for reception	Same	Same	Same
Catering	Customizable Menu for 75 guests Choose 1 meat, 2 sides, bread, and water/tea/lemonade included Service staff included Plasticware included	Bronze + Based on 100 guests 1 appetizer included	Silver + 3 appetizers included 2 entrees 3 side items Served on China, Silverware, Glassware	Gold + Additional Budget for carving stations, extra appetizers, entrees, and sides
Flowers & Decor	16 table cloths of any color Bouquet for bride & 4 bridesmaids Boutonnieres for Groom and 4 groomsmen Corsages for 2 moms / dads 8 Centerpieces (customizable options)	Bronze + 2 extra tables cloths & Centerpieces Arbor decoration at the ceremony included	Silver + Additional Budget to further customize table centerpieces.	Gold + Additional budget for extra bridesmaids, more ceremony / reception decor
Cake	Cake for 75 guests 3 tiered cake or cutting cate with cupcake options	Cake for 100 guests 3 tiered cake or cutting cate with cupcake options	Cake for 100 guests 4 tiered cake or cutting cate with cupcake options	Same as Gold
Wedding Planning & Coordinating	Access to Online Planning Portal Timeline planning Coordination for rehearsal, and all day for ceremony & reception	Same	Same	Same
Photo Booth	N/A	N/A	“Magic Mirror” Photo Booth Unlimited pictures Scrapbook included Props included	Same
Videography	N/A	N/A	N/A	8 Hours of Video Coverage Full Ceremony + Reception Edit

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Poplar Extra Rental Options

Additional Guests in each package:

(Cost covers additional chairs, tables, linens, catering, and table settings according to each package)

Venue Only.....	\$8/per person (Above 100 guests)
Bronze	\$22/per person (Above 75 guests)
Silver.....	\$25/per person (Above 100 guests)
Gold	\$38/per person (Above 100 guests)
Platinum.....	\$48/per person (Above 100 guests)

Coffee Bar.....\$1.75/pp



Includes flavored creamers, regular, decaf, and hot chocolate. 50 person minimum, or 50% of guest minimum (whichever is higher)

Frozen Drink Machine.....\$125



Great for Frozen Margaritas / etc. Dual Machine so 2 flavors possible. Does not include beverages, this is only renting the machine.

Poplar Extra Rental Options

All 3 Yard Games.....\$100

Cornhole Only.....\$50

Giant Jenga Only.....\$50

Giant Connect 4 Only.....\$50

Patio Heaters.....\$75/per

Includes Heater, and propane. Suggest at least 4 to make a substantial difference.



Iron Easel.....\$10/per



Additional Golf Cart.....\$250

One already Included, this is if we need an additional cart. Not needed unless a LARGE guest count, and a LOT of older guests.



Money Saving Tips

Average Wedding Costs in NC

According to The Knot, here is a breakdown of the AVERAGE wedding costs:

AVERAGE	OUR PACKAGES
Venue \$12,800	\$3500-\$4500
DJ \$1700	\$600
Photographer \$2900	\$600-\$1600
Event Planner \$2100	Included w/Venue
Event Rentals \$2000	\$300-\$700
Florist \$2800	\$600-\$1600
Catering \$8500	\$1050-3600
Cake \$540	\$250-400
Totaling \$33,340	\$8000-\$16000

All Inclusive packages already save you a lot of \$\$, but there are some ways to save money you want a fantastic wedding on a budget.

Lower your guest count

Catering is a large part of the budget. Having 100 guests to feed vs 150 makes a big difference

Book a non peak SEASON

We have certain dates that just don't book as well. These are dates where you can get an **additional \$500 off**. This is on top of any other discount. Our Non peak weekends are

March & April Fridays & Sundays

July Friday, Saturday or Sundays

August Fridays & Sundays

Weekend dates past November 15th

Pay in Cash

We offer a **5% discount** off the total if you make your payments in cash. That case save HUNDREDS simply by taking time to go by the bank rather than electronically paying.

Book a non peak day

You can save **\$1,000** by booking a Friday or Sunday vs. a Saturday, and you can save **\$2500** by booking a weekday.

Combine and save more!

ALL of these discounts can be combined. If you take a normal Saturday rate of \$8500 (Bronze Package). and you decided to pick a *Sunday* in March, April, July, or August, then on top of that pay cash, you could save \$1850, and still have a beautiful weekend wedding!

Contract / Guidelines

Reservations / Fees

-To Reserve a date, you must pay a non-refundable deposit. To reserve a Friday, Saturday, or Sunday the Deposit is \$1,000.

To reserve a Monday - Wednesday, the deposit is \$500

-50% of the total fee is due 6 months prior to the event

-The full balance is due 30 days prior to the event.

-An additional (in addition to the package cost) \$500 fully refundable security deposit also must be paid at 30 days prior to the event date. This deposit is FULLY refunded unless there are damages, smoking indoors, or liquor is brought to the premises outside of the signature drink option. Payments accepted are:

Cash | Check | Money Order | Venmo | Cashapp

Catering & Food

We recommend that all food served is provided by a licensed inspected caterer with a Grade A Sanitation rating. To ensure excellent service we HIGHLY recommend our in house caterer www.whiteoakcatering.com

You are able to choose ANY caterer, and we do allow self/family catered events. There is no prep space provided, all food must be brought in already prepared.

Wedding Rehearsal

Rehearsals are scheduled first come first serve based on availability. All weekend weddings share Thursday for rehearsal day. The rehearsal dinner is to be held off site, because there is likely another rehearsal right after your rehearsal.

Alcoholic Beverages

-You are able to provide your own alcoholic beverages, but per NC law, you are required to have a bartender serve the drinks for the event. We provide the bartender (insured) for \$200 per event. Guest count, and length of bar are not a factor, the fee is \$200. You are not able to provide any other bartender, per our insurance policy it has to be done in house. If there is any alcohol on the property, the bartender is required.

-Beer, Wine, Seltzer, Champagne, and ANY drink bought outside the ABC store is fine to provide and bring. Liquor is not allowed on the property. The only exception is if there is a "Premixed" drink. This means you can mix it off site, and bring the mixed drink, but no straight liquor can be on the property at all. This includes the bride and groom areas, this includes if guests bring it. If any liquor bottles are found, it is immediately disposed of, and the \$500 security deposited will be forfeited. Premixed drinks containing liquor are acceptable, just not straight liquor. If you have questions about this policy we are happy to answer any you have.

DJ / Music

NC has a state wide sound ordinance of 11:00 PM. This means we must be quiet by 11:00 PM. For Friday - Sunday weddings, the last dance must start at 10:45 PM, followed by any formal exit, so ensure we are quiet by 11:00 PM

For Monday - Wednesday weddings, the last dance must start at 9:45 PM, and the exit is by 10:00 PM

Full bands are not permitted, it's just too loud for our facility. We highly recommend using our DJ www.amweddingdj.com

Contract / Guidelines

Flowers / Decor

Decorations that are permanent at our facility may not be removed without permission. We do reserve the right to change decorations, landscaping, paint colors, etc as deemed necessary. We will always work to keep the venue looking as beautiful as possible

Next day pick up of your decor MAY be arranged if there is not another event scheduled, ideally, all decor is removed the night of the event. We are not responsible for any items left overnight after the event.

Fake flowers may be used but NOT fake petals. Anything that is to be scattered on the ground (like a flower girl / etc) needs to be real flowers.

Our staff is happy to help with decor, but ideally you should designate someone that knows your vision if you bring a large amount of decor. A few signs, centerpieces, and other items are easy...but if you show up with a Uhaul...you will want to provide someone to help set all that up

Linens

Linens are included in the All Inclusive packages, but not included in the venue only. If you want to rent linens we do rent linens for \$18/linen and any color is available. You do not have to rent linens through us.

Event Insurance

We do not require that you have any event insurance. The Meadows is insured, your bartender is insured, there is no additional insurance that we require. Our insurance will not cover your liability only ours, but we do not require any insurance policy to be purchased

Photography

On the wedding day, you have use of the entire event space. You may also schedule photoshoots such as engagement sessions, or bridal sessions “as available” prior to your event date. We do ask for the right to use any pictures from your event for marketing purposes unless you let us know otherwise in writing prior to the event. Meaning, we might post your pictures unless you ask us not to.

Pond

No one is permitted to swim in the pond, the wedding party, family, or guests are permitted to fish in the pond Prior to the ceremony. Fishing must be “catch and release”. When walking around the property, especially near the pond use caution and you assume responsibility for risks associated with this.

Set up & Tear Down

All set up and tear down must be done within the rental period. Our staff handles ALL set up / tear down. The only thing you are responsible for is your personal items. If you have any outside caterer, the caterer must clean up anything associated with food service. With our all inclusive packages, there is almost no clean up required at all other than packing your clothes / gifts / etc.

Smoking & Vaping

Smoking AND VAPING is 100% prohibited in the indoor spaces. You cannot smoke OR VAPE inside the bridal cottage, game room, or groom’s area. It leaves smells, yes...even the vapes smell. If anyone smokes OR VAPES in an indoor area, this is one of the few reasons you will lose your security deposit. The reason is, we have to do excessive cleaning to get the smells out. We do provide ample space for smoking and vaping, just not indoors.

Contract / Guidelines

Pets / Animals

Pets are allowed if you have a furry friend to be the ring bearer, or just for pictures. However, pets cannot be in the “indoor” areas whatsoever, including the bathrooms, bridal suite, and groom’s cabin. The pet must remain on leash at all times for the safety of the animal.

Guests

You are responsible for the behavior & any damages caused by your guests. We have a large property with gravel walkways, and several buildings that are NOT part of the event space. Guests should stay in the event space only. All guests are here are their own risk, and The Meadows is not responsible for any injuries, property damages, or other damage caused by your guests. If a guest is injured during your event, you assume responsibility for any costs including medical and legal feed that are associated with that injury. All children must be supervised by an adult at all times. We do reserve the right to ask any guest to leave at any time.

Cancellations

All Payments made are 100% non refundable for any reason. Your payments ARE transferrable for a one time date change. If your event is rescheduled, you will have to pay the current rate if there is a rate change. Even if you cancelled, you still owe the full package balance.

If the event is rescheduled, you may only reschedule ONE TIME without incurring additional fees.

Initials / Signatures

I certify that I have read the entire contract, and agree to all terms specified in all three pages of

I fully understand the alcohol policy, and agree to abide by the alcohol policy as stated

I fully understand the smoking policy and agree to abide by the smoking policy as stated

I fully understand the cancellation policy and agree to abide by that policy as stated.

I fully understand all fees & due dates, including taxes, additional charges that may incur based on changes I make to the package, additional guests/etc , and the refundable security deposit.

Printed Name

Signature

Date Signed

Event Information

Couple Info

(Circle)

Name _____ Bride / Groom

Phone _____ Email _____

Is getting married to

(Circle)

Name _____ Bride / Groom

Phone _____ Email _____

The wedding will be at:

Wedding Date ____/____/____ @ _____AM/PM

Best Mailing address is:

Street _____

City _____ State _____ Zip _____

How did you find The Meadows?

(Circle)

Google Weddingwire Zola Instagram

Facebook TheKnot Referral TikTok

Package Info

_____ Venue Only \$4500

_____ Bronze \$8500

_____ Silver \$10,000

_____ Gold \$12,500

_____ Platinum \$16,000

Discounts

_____ Friday/ Sunday \$1000

_____ Monday - Wednesday \$2500

_____ Cash Discount - 5% package

_____ Off peak days \$500

Fees Due

Package Fee _____

NC Sales Tax _____

Refundable Security Deposit _____

Booking Deposit Paid _____

Method _____

Remaining Balance _____

Signature

Date Signed