



FRENCH'S POINT

LODGING RESERVATION AGREEMENT

2025



THE ESTATE

Location: French's Point is a private oceanfront vacation rental estate, comprised of three luxury homes with 26 guest suites, on 15 private acres, bordered by the Sandy Point State Park within a private residential community. An exclusive reservation of the estate is provided to just one couple, your Hosts, & their chosen group of guests each weekend, to ensure complete privacy. A weekend spent at this private compound feels like a vacation/reunion, with a wedding at the heart of the experience.

Vacation Rental Estate: To allow guests staying at the property more privacy & to remain free of intrusion, the estate has some significant distinctions from an inn/hotel:

- We do not have a central registration area
- We do not have 24-hour staff onsite

Contact: Should you require assistance during your stay, our Site Manager Rachel Axtell keeps daily office hours from 9am - 4pm & is present during all celebrations hosted onsite. For any after hour emergencies, please call the Site Manager, Rachel at 207-886-9550. Her email address is rachel@fpmaine.com

Mail & Deliveries: You can mail items to French's Point 246 Hersey Retreat Road Stockton Springs, ME 04981 ATTN: Your Name & Your Hosts Name. Please provide the Site Manager with tracking information. Due to our limited storage & to be sure you receive your package, please ensure that shipments are delivered no earlier than the Monday prior to your arrival date. Packages will be delivered to your suite. Please note that USPS, UPS, & Fed Ex deliveries typically arrive between 12pm-5pm Monday-Saturday. Shipments delivered after our office closes will be delivered to you the next day.

Weekend Itinerary Details: For questions about the weekend festivities, please contact your Host, the House Captain, or the Host's chosen Wedding Planner. See the Welcome Area of your lodging home for contact information for these individuals. Our office doesn't have the details of the plans for the weekend until just prior to the reservation.



ACCOMMODATIONS

Check In: You are welcome to check in to your assigned suite after 1:00pm on the designated arrival date. See your Lodging Invoice for details. To check in, go to the entrance/foyer of your assigned home to the Welcome Area. Here, you will find the Guest Room Assignments posted in a frame on the wall. Signage will guide you from there to your room where you will find your name on a sign directly on your suite door. Your suite key will be in the door lock upon arrival, unless the Hosts have chosen to forgo providing keys given the familial nature of the guests lodging within the home.

Suite Amenities: Each suite located within our three vacation homes is unique. Your Hosts will assign your suite for your stay. Each suite offers an en suite bathroom. Each bathroom offers shampoo/body wash, conditioner, hand soap, lotion, a hair dryer & towels. Each suite has WiFi, a TV with Roku, heat, air conditioning, & bedding.

Home Amenities: Each home is equipped with:

- A residential kitchen, where you are welcome to supply your own food, beverages, & coffee.
- A residential laundry facility with washer, dryer, steamer, iron, & ironing board.
- Common household cleaning supplies, a vacuum, & basic paper products.

House Captains: A House Captain (a guest designated by the Hosts in each of the homes) can answer questions about the home & should be privy to the details of the weekend festivities.

Housekeeping Service & Supplies: This service is only offered if arranged by your Hosts in advance. Should you require additional towels, supplies, cleaning & repairs, please contact the Site Manager.

Planning Resources: Please refer to our website's [Resource Page](#) for helpful information while planning your stay at French's Point.



CHECKOUT

Check Out: No later than 12:00pm on your last day of your reservation term. Late departures will result in overtime fees that will be paid by your Hosts.

Keys: Please be sure to return your suite key back to the proper key hole (if your Hosts chose to provide them) prior your departure. Lost keys will result in a \$50/key fee, and will be charged to your Hosts.

Dishes, Furnishings & Equipment: Please return all dishes, furnishings, lawn games & French's Point equipment used during your stay to the original location. Lost & missing inventory will be charged to your Hosts.

Linens: Please leave all bath towels in your bathroom & bedding on the beds. Please DO NOT remove linens from the beds & DO NOT wash linens in the residential laundry machines prior to departure.

Damage: Please report any damages or issues to our Site Manager immediately.

Personal Belongings: Please remove all of your personal effects. Unclaimed food & beverage remaining after check out will be donated to the Belfast Soup Kitchen. Unclaimed belongings will be donated to the local Goodwill.

Should you need assistance during your stay, please contact Rachel during office hours, 9am - 4pm, or by calling 207-886-9550. We occupy an office located on the lower level of the Retreat House near the catering kitchen.



TERMS OF STAY

By paying for your accommodations & staying as a Guest(s) of the reservation, you acknowledge that you agree to adhere to the following terms of use previously agreed to by the Hosts for the duration of your stay:

Quiet Hours: are as follows:

- Retreat House & Grounds: 10pm-9am
- Beach House & Grounds: 9pm-9am
- Farm House & Grounds: 9pm-9am

All Guest sound & activity should be contained within the homes during Quiet Hours. Guests not registered to stay onsite must depart for the duration of quiet hours.

Privacy: Out of respect for our neighbors & surrounding community, please be mindful of property lines & neighboring homes.

Children: Must be supervised at all times, & are not the responsibility of French's Point. See our [Stay Enhancement Guide](#) for a list of local childcare providers.

Pets: Are permitted on an individual basis based on the Hosts preferences. A non-refundable \$250.00 Per Pet Fee is required in accordance with the [Pet Policy](#).

Smoking & Drugs: Smoking, e-cigarettes, & vape pens may be used only in the designated outside smoking areas. Smoking implements must be disposed of in the designated receptacles. In accordance with Maine State Law, French's Point is a drug-free property & illicit drug use is not permitted. The cost of injury to French's Point staff due to drug exposure caused by the Guests illegal use onsite is the responsibility of the Guest.

Alcohol: Guests are not permitted to supply or consume their own alcohol at events. Bar service will be provided by a professional bar service engaged by the Hosts at events. Should the Clients or their Guests wish to consume alcohol outside of events, they must do so in the home where their lodging is assigned. The Clients & their Guests will conduct themselves in accordance with Maine State Liquor laws & French's Point policies.



TERMS OF STAY

Fireworks, Sparklers & Sky Lanterns: are strictly prohibited in accordance with local Stockton Springs ordinances & Maine State Law.

Exterior Fires: Are allowed with advanced permission from the Site Manager, in the designated areas, except during Quiet Hours. If the Hosts want to use exterior fire pits during an event, the Site Management team will set, feed & extinguish the fire. If Hosts wish to use the fire pits in the casual downtime between events, the Site Manager will provide the supplies & Hosts will be responsible for lighting the fire, not leave the fire unattended once it lit, & extinguish the fire before leaving. Propane & firewood are provided for use.

Golf Carts: Golf carts are not provided, but can be rented & used onsite as long as Guests abide by the following terms of use. All golf carts must:

- Be driven by an adult of 21 years or older at all times.
- Be driven by a designated individual who has not consumed drugs or alcohol.
- Be driven and parked only on paths & road surfaces of the estate, & not on the cement walkways, in the woods, lawns, or beach areas.
- Not exceed safe occupancy for the golf cart.

Should the Site Manager feel that Guests are not abiding by these requirements, keys to the golf cart must be relinquished to the Site Manager & golf cart use will no longer be permitted onsite. Any damages incurred to the estate & grounds due to the golf cart will be the responsibility of the Hosts.

Local, State & Federal Laws: Guests agree to abide by all Local, State & Federal laws for the duration of their reservation term. French's Point & its related entities are released of responsibility & liability should the Guests not follow these laws for the duration of their reservation term, & will report such violations. The Site Manager will require Guests depart the estate immediately. Should this occur, the Guests have no grounds for refund of any payments & are required to pay all applicable penalties.

Lodging Guest Agreement: Violations to the above policies will result penalties to the Hosts. By paying for your accommodations & staying as a Guest, you acknowledge that you agree to adhere to the above Terms of Stay previously agreed to by the Hosts for the duration of your visit. If the Hosts or Guests cancel the reservation, payments & fees are non-refundable, under any circumstance. Guests seeking a refund for their reservation payment should contact the Hosts.