



FRENCH'S POINT

LODGING RESERVATION AGREEMENT 2026



PRIVATE ESTATE

Location: French's Point is a private oceanfront 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.

A Private Estate- NOT A Resort: To provide you with more privacy & protect from intrusion, the estate has some significant differences from a traditional inn/hotel/resort:

- We do not have a central registration or check-in area
- We do not have 24-hour staff on-site
- We do not accept reservations from the public
- We do not offer on-site dining service

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-hours emergencies, please call/text 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 Host's Names. 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, & FedEx 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:

- Enter your assigned home.
- A Welcome Area located inside the entryway will display Guest Room Assignments.
- 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 has WiFi, a smart TV, heat/air conditioning, king/queen beds, bed linens, & a private en suite bathroom.
- Each bathroom offers shampoo/body wash, conditioner, hand soap, lotion, a hair dryer & towels.

Home Amenities: Each home is equipped with:

- A residential kitchen with dishes, glasses, & cookware. You are welcome to supply your own food, beverages, & coffee as they are not provided at the estate.
- A residential laundry facility with a 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 & will be privy to the details of the weekend festivities.

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

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



CHECK-OUT

Check-Out:

- Check-out is no later than 11:00am on the final day of the reservation term. Late check-out by Guests will result in fees to the Hosts.
- Return room keys (if provided at check-in) back to the proper key hole, before departure. Lost keys will result in fees to the Hosts.
- Return all furnishings, dishes, lawn games, & equipment to the original location. Missing items will result in fees to the Hosts.
- Leave bath towels in the bathroom & bedding on the beds.
- Do not wash towels or bed linens in the Residential Laundry machines. Should you need additional towels or linens during your stay, please contact the Site Manager.
- Remove personal effects, food & alcohol. Shipping costs to return personal effects to the Hosts and/or Guests are the responsibility of the Hosts. Leftover food will be donated locally.
- Report damages to the Site Manager before departure/when it occurs.
- Failure to complete the above, the cost of excessive cleaning, & property damages will result in fees to the Hosts.

Should you require assistance during your stay, please contact our Site Manager, Rachel during office hours, 9am - 4pm, or by calling/texting 207-886-9550. Her office is located on the lower level of the Retreat House, near the catering kitchen.



TERMS OF STAY

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

Quiet Hours are as follows:

Retreat House & Grounds: 10pm-9am

Beach House & Grounds: 9pm-9am

Farm House & Grounds: 9pm-9am

- All sound and guest activity should be contained within the homes during Quiet Hours.
- Amplified music of any kind is not permitted inside of the homes or on the grounds during Quiet Hours.
- Exterior lighting will extinguish automatically during Quiet Hours.
- Visitors & Guests who are not registered as lodging guests at French's Point (Off-Site Guests) must depart the homes & grounds during Quiet Hours.
- Guests who are registered to stay onsite (Onsite Lodging Guests) must quietly return to their assigned home by 10:00pm (unless attending a sanctioned After Party contracted by the Hosts), not exceeding the individual home lodging capacity after this time.

Overtime charges for noise, music, and late Offsite Guest departure will be the responsibility of the Hosts.

Privacy: Out of respect for our neighbors & the surrounding community, please do not intrude on the neighboring properties.

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. No more than 5 pets are permitted with each reservation. A non-refundable \$250.00 Per Pet Fee is required in accordance with the [Pet Policy](#). Damages due to pets will be the responsibility of the Hosts.

Smoking & Drugs:

- Smoking, e-cigarettes, & vape pens may be used only in the designated outside smoking areas only.
- Smoking is never permitted inside the domiciles or Event Spaces.
- Illegal drug use is not permitted.
- Smoking implements must be disposed of by guests in designated receptacles.
- Your Hosts are responsible for penalty fees, along with the cost of damages to the property, & injury to any staff resulting from drug exposure caused by guests' illegal drug use or smoking.



TERMS OF STAY

Alcohol:

- Guests are permitted to supply or consume their own alcohol within the homes, outside of events.
- Guests are not permitted to supply or consume their own alcohol at events.
- During events, all bar service & alcohol will be provided by a professional bar service.
- Should guests wish to consume alcohol outside of events, they must do so at the home where their lodging is assigned.
- Guests will conduct themselves in accordance with Maine State Liquor Laws.

Parking:

- A parking pass will be issued by the Site Manager to all Onsite Lodging Guests.
- Guests must display this parking pass in the windshield of their vehicle while parked onsite.
- Guests must park off roadways and only in designated parking areas.
- The Site Manager reserves the right to install a boot to immobilize any vehicle parked onsite that does not have their parking pass displayed, or if the operator of the vehicle has been deemed unsafe to operate the vehicle by the Site Manager.
- French's Point is not responsible for damage to the vehicle incurred should the operator of the vehicle attempt to move the vehicle while the boot is installed.
- Guests who park onsite release French's Point of all liability related to the guest's vehicle while parked onsite.

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 & parked only on paths & road surfaces of the estate, not on the cement walkways, in the woods, lawns or beach areas.
- Guests are NOT permitted to drive golf carts along the bluff path near the Oceanfront Lawn.
- 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 injuries or damages incurred to the estate & grounds due to the golf cart will be the responsibility of the Hosts.

Fireworks/Sparklers/Sky Lanterns/Cold Sparklers: Fireworks are not permitted under any circumstances. The Clients & their Guests are strictly prohibited from setting off fireworks, using sparklers, cold sparklers, &/or from releasing Sky Lanterns per Maine State Law.



TERMS OF STAY

Surveillance:

- Audio & video surveillance footage is recorded for safety & security, & to monitor access, protect the property, & to deter crime.
- Cameras are installed inside building entrances, parking lots, staff-only areas, bar service areas, Event Spaces & on the exterior of the structures.
- Cameras are not installed inside individual suites, bathrooms, bedrooms, or other private areas within the homes.
- Audio & video recordings will be stored securely and retained for a period of 30 days, after which it will be automatically deleted, unless needed for legal investigations. Data is for the above stated purposes only and won't be misused or shared outside of these terms.
- Guests will not tamper with, disable, or obstruct surveillance equipment.
- Guests acknowledge & consent to the use of the video surveillance cameras.

Fires:

- Exterior fires in designated areas are permitted with advanced permission from the Site Manager.
- Exterior fires are NOT permitted during Quiet Hours.
- Interior fires are permitted at any time, as long as guests do not leave them unattended.
- Guests will be responsible for extinguishing all fires before leaving the area unattended for any time.

Local, State & Federal Laws:

- Guests agree to abide by all Local, State, & Federal laws for the duration of their reservation term & will report violations to the Site Manager immediately.
- French's Point is released of responsibility & liability should guests violate the law, & French's Point reserves the right to require the guests depart the estate immediately, without grounds for refund of fees paid.
- Violations to the above policies will result in penalties to the Hosts & legal action from French's Point.

Lodging Guest Agreement: By paying for your accommodations & staying as a guest at French's Point, you acknowledge that you agree to adhere to the Terms of Stay, previously agreed to by the Hosts. If the Hosts or guests cancel the reservation, payments & fees are not refundable under any circumstances. Guests seeking a refund for their reservation payment should contact the Hosts.