



THREE LAKES MANOR

EXCLUSIVE VENUE



ATTACHED YOU CAN FIND
THREE LAKES MANOR AMENITIES,
PRICING, PREFERRED VENDORS LIST &
OUR DRAFT CONTRACT



THREE LAKES MANOR

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Amenities

Bridal suite

2 stories
1800 Square feet
1 half powder room
1 full private powder room
Private Bridal suite
25 ft makeup bar with 3 large custom mirrors
6 leather barstools for makeup and hair
9 foot by 7-foot large mirror
Hanging rack for dresses
Upstairs custom for bridesmaids equipped with two changing rooms
Lockers for each bridesmaid
Three closets for extra storage and linens

Buttery Kitchen in Bridal Suite

Microwave
Fridge freezer combo
Dishwasher

Grooms Suite

600 square feet
Deep Dive Bar theme
Full private powder room
Mini bar
Lockers for each grooms men
Private parking
Faux roulette table
Accent wall for photos

private entrance & parking for bridal party

The Tavern

1000 square feet
25ft custom penny bar
Seating for six
Indoor fire place
Double doors that open to large back yard
Prep kitchen off the bar equipped with an industrial sink, microwave, and prepping stations

Photo booth room

350 square feet
Faux green leaf accent wall
Half powder room with two entrances
6 large windows for natural lighting

Dining Hall

850 Square feet
Checkered tile floors
Large vintage barn doors
Can be used as a dance hall or for catering
Connects to The Bar

The backyard

Outdoor kitchen
Sink & Grill
Countertop trash disposals
Two separate bars
Wood fire pit
Gas fire pit
overlooking the back lake
Lake boardwalk
Large firepit
access to back of venue from all 3 parking lots

Ball Room

1375 Square feet
Heated and cooled
Concrete floors
1,100 square foot outdoor smoking area
4 large electric garage doors

Industrial kitchen:

Two commercial grade sinks
25 plus feet of prepping station
Fridge freezer combo
Icemaker
Industrial oven
Microwave
Bathroom of its own for vendors

Outdoor Courtyard off the side of Ball Room

Perfect for cocktail hour
1,000 square foot
Four black iron vintage tables
Seating for 16
Mature landscaping

Grand Steps

Ceremony Location
Overlooks front lake
Connects to Ball Room

The Beach

Private custom beach
paddle boats
Fishing
Diving Board
Rope Swing

The Chimney

1900's brick chimney
ceremony location
located on the hill top
simple elegant location

Extras

- 60 Rack Champagne wall on wheels
- Custom Cocktail bar on wheels
- On site vendor entrance and parking
- Bridal party private parking
- Two large guest parking lots
- Custom iron bridge
- True Wedding Bell
- Wooden pavilion
- Several Wedding Arches to choose from
- Outdoor Heaters
- Large outdoor fans
- Dozens of antique pieces for photos
- Matured landscaping
- Rentals include access to the entire estate
- 2 hour weekday photoshoot is included when you book Three Lakes Manor. Only to be used by the guest who have booked the venue.

All amenities listed above will be included in every package, if it is not listed, we do not offer it.

**Checkout our website at www.threelakesmanor.com
for more photos & information!**



THREE LAKES MANOR
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Poplarville, Mississippi

2021 Packages & Pricing

1. Bridal Suite Rental (baby shower, bridal shower, etc.)	
rented per hour, 2hr minimum -----	\$100.00/hr
2. Photography Location	
full estate access, rented per hour -----	\$50.00/hr
3. Bus Rental	
add on to any package -----	\$150.00
4. Lodging	
Included when two full days are booked -----	included
5. Reception / Rehearsal / Corporate Events / Birthdays (4:00PM-11:59PM)	
Mon, Tue, Wed or Thr full estate access, lodging included if booked with #6 or 7	\$1,000.00
Fri, Sat or Sun full estate access, lodging included if booked with #6 or #7	\$3,000.00
6. Weekday Wedding (9:00AM to 12:30AM)	
Mon, Tue, Wed, or Thr full estate access, no lodging -----	\$2,500.00
7. Weekend 1 Day Wedding (9:00AM to 12:30AM)	
Fri, Sat or Sun full estate access, lodging included if booked with #5 -----	\$5,000.00
8. All Weekend Access (Fri 9:00AM -Mon 12:30AM)	
Fri-Sun full estate, lodging, suite access & bus add on -----	\$10,000.00

To secure your date a \$1,500 non refundable deposit is due up front. The remaining balance plus a \$1,500 refundable security deposit is due 3 months prior to your event. If not paid, you will lose your reserved date, no questions asked. More terms and conditions apply that will be discussed prior to reserving your date!

Contact us today to reserve your date!
booking@threelakesmanor.com or 601-337-3654

Three Lakes Manor



Exclusive Venue | Poplarville, MS | 2021 Vendor List

CATERING



Silver Spoon Catering Co.
(601) 365-9559
@wayoutwestgrill



Eclectic Café
(601) 746-5200
@eclecticcafe



Honey & Harvest
(601) 337-5712
@honeyxharvest



Sprinkles by Bre Cookie Co.
(601) 550-1304



Cakes by ToMo
(985) 718-8156
@Tonyamohlercakes

LIVE PAINTING



Nikki Main Arts, LLC
(985) 285-6070

APPAREL

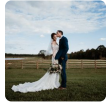


Apples, LTD
(601) 795-4546



The Wedding Collection
(228) 342-1861
@theweddingcollectionbsl

PHOTO & VIDEO



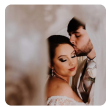
Jacob Claude Photography & Videography
(601) 337-6777
@jacobclaudephotos



Skewed Views Photography & Videography
(504) 494-7532
@SkewedViews504



LMG Photography
(601) 723-9262
@lmg.photograph



Mother Wolfe Photography
(601) 215-9861
@motherwolfephotography

FLORAL & DECOR



The Flower Barn & Decor
(601) 794-7085



The Wedding Collection
(228) 342-1861
@theweddingcollectionbsl



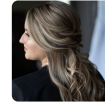
Sign Gypsies
(601) 229-2693
@signgypsiespearlriverco

EVENT INSURANCE



R.V. Nuccio & Associates
1-800-364-2433
[click for website](#)

HAIR & MAKEUP



H & Co. Salon
(601) 746-5117
@hcohairstalon

ENTERTAINMENT



Rouse Entertainment
(228) 563-0434
@RouseEntertainmentLLC

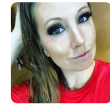


Lloyd Munn & Forecasters
(601) 543-6866

SERVING



Tiffany Fisher
(504) 388-1536
Serving & Cleanup



Graces Bartending
(228) 697-3788

EVENT PLANNING



Tickled Pink Weddings
(601) 297-0340



The Wedding Collection
(228) 342-1861
@theweddingcollectionbsl

Three Lakes Manor has hand selected these vendors based on their credentials through an application process. Three Lakes Manor takes no personal responsibility for the quality or performance of the vendors listed. For more information visit our website, www.threelakesmanor.com



THREE LAKES MANOR
EXCLUSIVE VENUE

THREE LAKES, LLC
587 COWART HOLLIDAY RD.
POPLARVILLE, MS 39470

OFFICE: 601-337-3654
EMAIL: BOOKING@THREELAKESMANOR.COM

Three Lakes Manor Venue Contract

This Agreement is made effective as of _____, by and between Three Lakes Manor and _____ (name of clients)

The **CLIENTS** represent that they desire to hold an event on _____, _____ (date) at Three Lakes Manor.

RENTAL CHOSEN FROM ATTACHMENT PRICING: _____

Therefore, the parties agree to as follows:

Venue Rental Fees: Three Lakes Manor will provide the venue only

The **CLIENTS** or **REPRESENTATIVE FOR THE CLIENT(S)**, agree to pay an initial non-refundable **DEPOSIT** of \$1,500.00. This payment serves to hold the venue for the specified date of event or wedding and is payable at the time of the contract signature.

The remainder of the balance of option ____: along with any additional amenities (describe) _____ totaling to \$ _____ will be paid 3 months prior to the date of the event. Balance due: _____, _____.
MONTH DATE YEAR

A security deposit of \$1500.00 is due 30 days prior to the event. If something is damaged or broken during your event or the party is on the premises outside of your allotted rental time, Three Lakes Manor shall withhold all or a portion of your security deposit. If no damage, the security deposit will be refunded within two weeks after the event.

Cancellations

In the event of a cancellation of special event or wedding, all payments made to date are non-refundable.

Parking

We have 3 parking lots available, parking lot A & B for guests and beach parking for renting party (bridal party, VIP). Three Lakes Manor staff will not aid in directing cars for parking. Staff will only place directional signs and barricades.

Transportation

Three Lakes Manor offers a fourteen seater bus to aid with onsite transportation. The bus is not allowed to leave the property under any circumstances. The bus will be piloted by a Three Lakes Manor employee. **It is an additional \$150 to add bus parking to your package (rates are subject to change).**

Decorating and Take Down

Entire grounds have a 12:30AM mandatory quiet time.

- You may be allowed to set up anytime on the day of your rental.
- Facilities will be left in the condition they are found. Client is responsible for removal of ALL decorations.
- The bridal suite and groom’s suite will close (doors will lock) **one hour** after the ceremony, giving the bridal party time to freshen up if needed. All personal belongings and any trash must be removed before they close. This is to prevent damages and exposure to unauthorized guests.
- Venue offers an onsite trash disposal; it is required that your trash is disposed of prior to the end of your rental time.
- You will be allowed to bring in additional decorations to add to Three Lakes Manor. Table decorations, flowers, etc. but no paint, if you use confetti it must be picked up. Nothing that will damage the floor, ceiling or walls.
- Candles: Any use of candles is approved. We request that all candles are contained or enclosed in glass.
- Three Lakes Manor takes before and after photos of the entire venue prior to your event. If something is missing the renting party is liable.
- If furniture is relocated it must be placed back in designated area prior to leaving event.
- Additional measures:

Impossibility

Three Lakes Manor shall not be held liable for failure to carry out the function due to fire, electrical failure, an act of God or other condition beyond its reasonable control.

Smoking

Three Lakes Manor is a non-smoking venue. Ashtrays will be provided in designated outdoor areas.

Liability

Three Lakes Manor requires an event policy, also known as day of insurance, naming Three Lakes, LLC additionally insured on the day of your event. The policy must be presented 30 days prior to your event or the event will be canceled. **If you plan to serve liquor, the policy must include liquor liability. Alcohol is permitted on the premises unless policy states Three Lakes, LLC is additionally insured as a host.** Event insurance may be purchased from any insurance agency.

Conduct

Client agrees to conduct the function in an orderly manner in full compliance with applicable laws, regulations, and Three Lakes Manor rules. The Client assumes full responsibility for the conduct of themselves, all personnel in attendance and for the damages, loss or liability incurred therein. Three Lakes Manor and its owners reserve the rights to refuse patronage and service of any lessee or guest(s) if they do not comply accordingly.

Bridal Suite and Grooms Suite Rules

Please **read each of the rules carefully** in order to avoid any danger or deductions from your security deposit upon check-out. The suites will close one hour after the ceremony. This will ensure the bridal parties belongings do not get lost, etc.

- Please treat our venue with the same **respect as you would your own home**. We've put a lot of effort into making this into a lovely space to be enjoyed by our guests.
- Be sure to maintain a **good level of cleanliness** throughout your stay, this will make it much easier when check-out time comes!
- In case of any **accidental damage**, we'll look into the issue internally to decide if and how much the deduction or repair cost will be.
- Please be sure **to leave with what you brought** and nothing more! Vendors materials, trash, and personal belongings.
- Be sure to leave any linens in the restroom / laundry basket!

This beautiful establishment has been built for the enjoyment of our guests.

We ask for parental responsibility with respect to children. It is not a playground, but rather a personal work of beauty. It has taken a great deal of time and work, and your respect of our property is expected.



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Agreement Signatures: This agreement shall become effective upon the receipt of the contract from the client.

Deposit Amount: _____ Form of payment: _____ (cash or check)

Remainder balance due: \$ _____

Additional amenities? Yes or No

Phone: _____ Email address: _____

Address: _____

Date: _____

Accepted & Authorized By: _____ Accepted & Authorized by: _____

(client) PRINT

(Three Lakes Manor) PRINT

(client) SIGN

(Three Lakes Manor) SIGN

Please return the signed contract with payment to 587 Cowart Holliday Rd, Poplarville, MS 39470 or by email to booking@threelakesmanor.com. All checks must be made out to Three Lakes Manor.