

The Cliffs Resort Group Packages

Meetings, Weddings, & More



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THE CLIFFS
• RESORT •
POSSUM KINGDOM LAKE

The Cliffs Resort Overview

ABOUT

Located just 75 minutes west of Fort Worth, The Cliffs Resort is nestled within the Palo Pinto mountain range and boasts three miles of prime shoreline along Possum Kingdom Lake. Sitting majestically atop steep cliffs, high above the lake's crystal-blue waters, The Cliffs will mesmerize you with dramatic views of the lake and remarkably beautiful terrain. This idealistic 1,090-acre haven has grown into a magnificent resort community of private residences, overnight lodging, a conference facility, private marina and much more. The Cliffs Resort has a legendary golf course, which year after year continues to receive top rankings. The 18-hole course is one of the most challenging and spectacular courses in Texas.

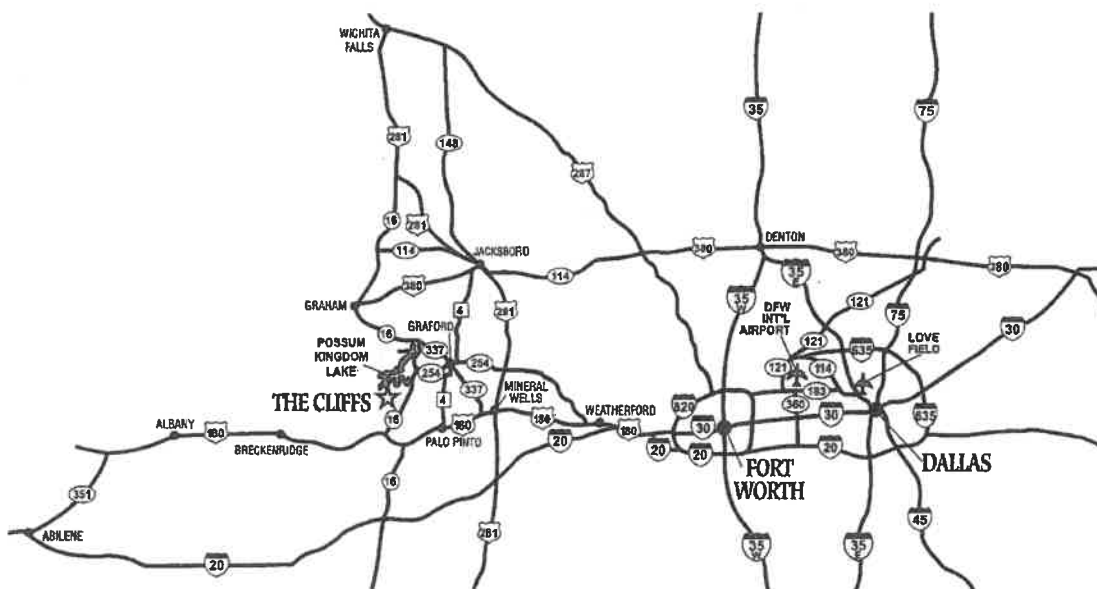
Guests and residents alike enjoy the stunning setting and abundant recreational amenities such as swimming, golf, tennis and lake activities, just to mention a few. Whether you are planning a weekend getaway, an exciting family vacation, or a business retreat for your organization, The Cliffs Resort provides an ideal setting.

LOCATION AND DIRECTIONS

160 Cliffs Drive
Graford, TX, 76449

From Dallas/Fort Worth: Take I-20 West. Exit 180 at Weatherford. Continue west through Mineral Wells and Palo Pinto to Brad. Take Hwy. 16 North. The Cliffs is 7.5 miles on the left.

From Wichita Falls: Take 281 South. Exit Hwy. 16 South through Graham and continue south for approximately 30 miles (two miles south of the Brazos River bridge.) The Cliffs will be on the right.



The Cliffs Meeting Facilities

The Conference Center at The Cliffs Resort has been the destination selected by many organizations for business meetings, training seminars, and executive retreats. The Cliffs Resort caters to small to medium size business meetings. According to corporate meeting planners, the most significant reasons for choosing The Cliffs Resort are its close proximity to the DFW Metroplex, excellent meeting facilities, the 18-hole championship golf course, and a friendly, professional staff. Planners give high ratings to the sleeping accommodations, relaxed atmosphere, and the superb cuisine. Capture your participants' full attention by conducting a meeting at the Conference Center, and combine recreational activities such as a golf outing or fishing expedition to create a memorable experience. The 3,500-square foot Conference Center has 1,800 square feet of versatile meeting space in a facility separate from the Inn, providing clients with a quiet space to focus on the business at hand. Step outside the meeting room onto the grand outdoor terrace for a short break and to enjoy a view of Possum Kingdom Lake. The Cliffs Resort offers full-service facilities in a beautiful, relaxed setting, with a professional, attentive staff to ensure your meeting's success. Our on-site Group Sales Manager will be happy to take care of all the arrangements, down to the last detail.

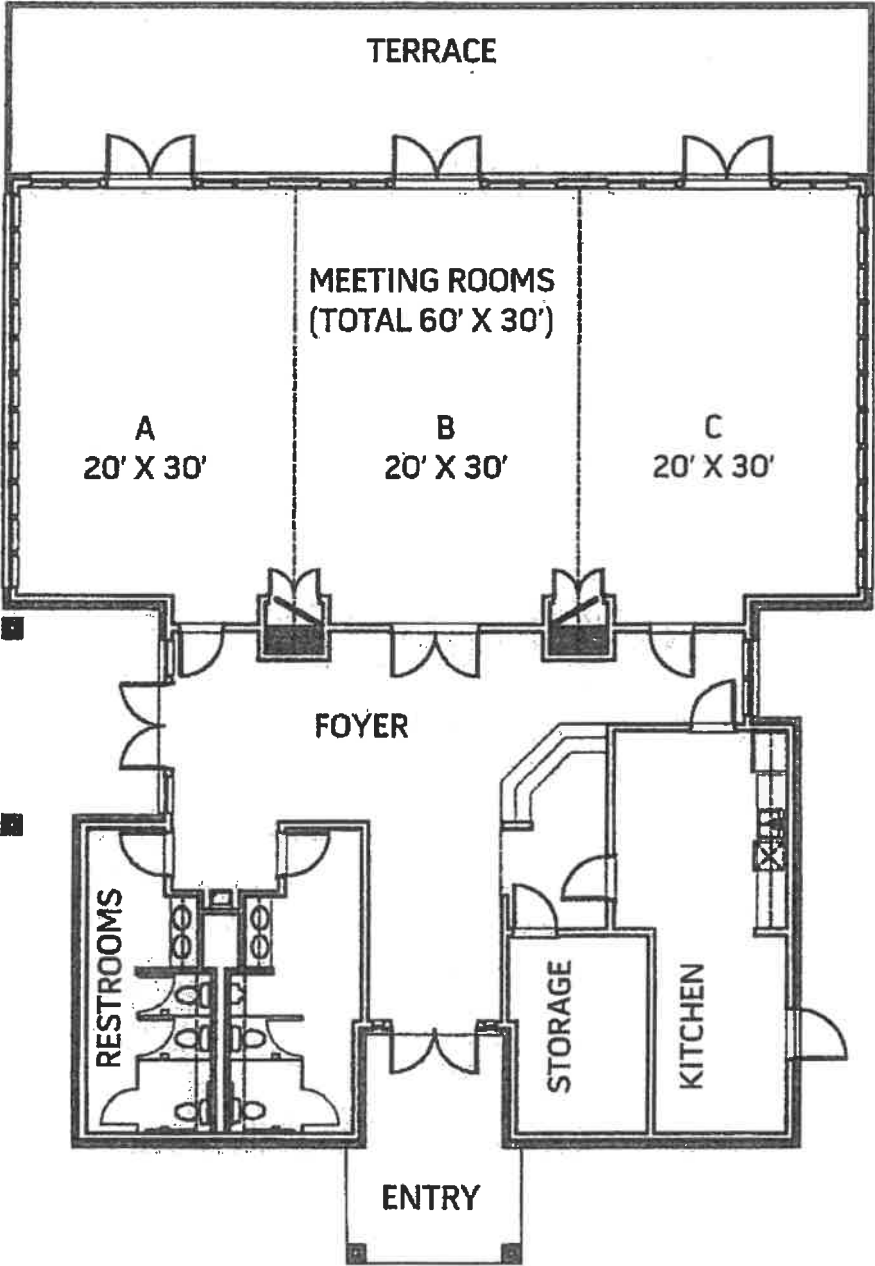
CONFERENCE CENTER & BANQUET SPECIFICATIONS

- 3,500-square foot Conference Center with 1,800 square feet of functional meeting space, catering facility, and restrooms.
 - Ability to utilize indoor meeting space as one 60' x 30' room or three 20' x 30' rooms divided by airwalls; 11' high ceilings.
 - Over 700 square feet of adjoining outdoor terrace space.
 - The center's foyer may also be utilized to set up food and beverage service.
 - Selection of additional audio/visual equipment is available for rental.
 - Complete Meeting Packages (CMP) are available and include room accommodations, conference setup, three meals per day, morning and afternoon refreshment service, audio/visual equipment, and an on-site Conference Coordinator. Specifications and rates available upon request.
 - Wireless internet access available.
 - The on-site Conference Coordinator organizes and executes all of your meeting's details, and will be happy to assist with planning a group golf outing, fishing expedition, or other recreational activity.
 - Additional meeting space is available for smaller groups in our Sunrise Room located inside The Chaparral Grille.
 - Also on premise is a covered outdoor pavilion for private gatherings. The pavilion has picnic tables and an oversized barbeque pit.
 - Group transportation coordination is available through the Group Sales Manager.

The Cliffs Conference Center

MEETING ROOM CAPACITY

Conference Center	125 People
Sunrise Room	35 People



The Cliffs Wedding Information

The Cliffs Resort is a wonderful place to have a wedding overlooking beautiful Possum Kingdom Lake. The terraced area behind the Event Center is a unique site for an outdoor wedding ceremony. The Cliffs also offers championship golf, superb cuisine, excellent accommodations, and fun-filled marina/lake activities.

Please note that there is a \$10k minimum to host weddings at The Cliffs Resort.

RESORT SERVICES

Wedding Ceremony Sites

We offer exquisite outdoor and indoor ceremony sites with panoramic views of Possum Kingdom Lake.

Sleeping Rooms

We extend a courtesy block of 5 rooms for all weddings being held on property. Should you wish to reserve more than 5 rooms, please contact our Group Sales Manager. All rates are subject to current occupancy tax of 13%. During our peak season, minimum lengths of stay may be required.

Deposit

A deposit of 50% is required to guarantee the location and date.

Please note that rooms and event space will not be held until a deposit is paid and a contract is signed.

Event Time Frame

Wedding receptions must conclude by midnight. Ceremony and reception areas are available four hours prior to the event time for decor, unless otherwise contracted.

Final Payment

A payment equaling the remaining estimate cost of the event, over the deposit amount, is required 7 business days prior to the event. Payment may be made with a credit card, debit card, or cashier's check only. A credit card is also required for any balance due upon conclusion of the event and any post event overages. Final charges are to be settled at the time of checkout.

Guarantee

It is the responsibility of the client to provide an estimated number of guests 14 business days prior to the event. The final guaranteed number is due no later than 7 business days prior to the event, and is not subject to reduction after that point. Final charges will be based on actual attendance or the final guarantee submitted, whichever number is greater.

All food and beverage, with the exception of wedding cake, will be provided by The Cliffs Resort and may not be brought in from an outside source.

The Cliffs Wedding Information

Cancellation

In the event of cancellation for any reason, all deposits are non-refundable and non-transferable. Any cancellation of your event must be received in writing. Cancellation fees will also apply:

More than 90 days prior to event - 50% of total anticipated revenue

61 to 90 days prior to event - 60% of total anticipated revenue

31 to 60 days prior to event - 80% of total anticipated revenue

0 to 30 days prior to event - 100% of total anticipated revenue

Liability

The Cliffs Resort reserves the right to inspect and control private functions. Liability for damage on the premises will be charged accordingly. The Cliffs Resort is not responsible for personal items brought in for ceremonies and receptions.

The Cliffs Resort Room Rental Fees

Conference Center (up to 125 guests) - Rental Price of \$2,500.00

Sunrise Room (up to 35 guests) - Rental Price of \$250.00

Spyglass Pavilion - Rental Price of \$500.00

The following will count toward your event's minimum revenue: Guest rooms within your wedding block, conference center rental, contracted food & beverage, and golf.

The wedding event minimum is not inclusive of service charges, taxes, or labor charges.

Celebrate Your Way

The Cliffs Resort offers the following included in your rental fee to create the wedding of your dreams!

- All tables for guest seating, gifts, guest book, and cakes
- All chairs for indoor use
- All china, glass, and flatware for food service
- One king-bedded room overlooking magnificent Possum Kingdom lake on the wedding

night