

The Cliffs Resort Group Packages

Meetings, Weddings & More



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THE CLIFFS

• RESORT •

POSSUM KINGDOM LAKE

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, spectacular spa facilities, 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.

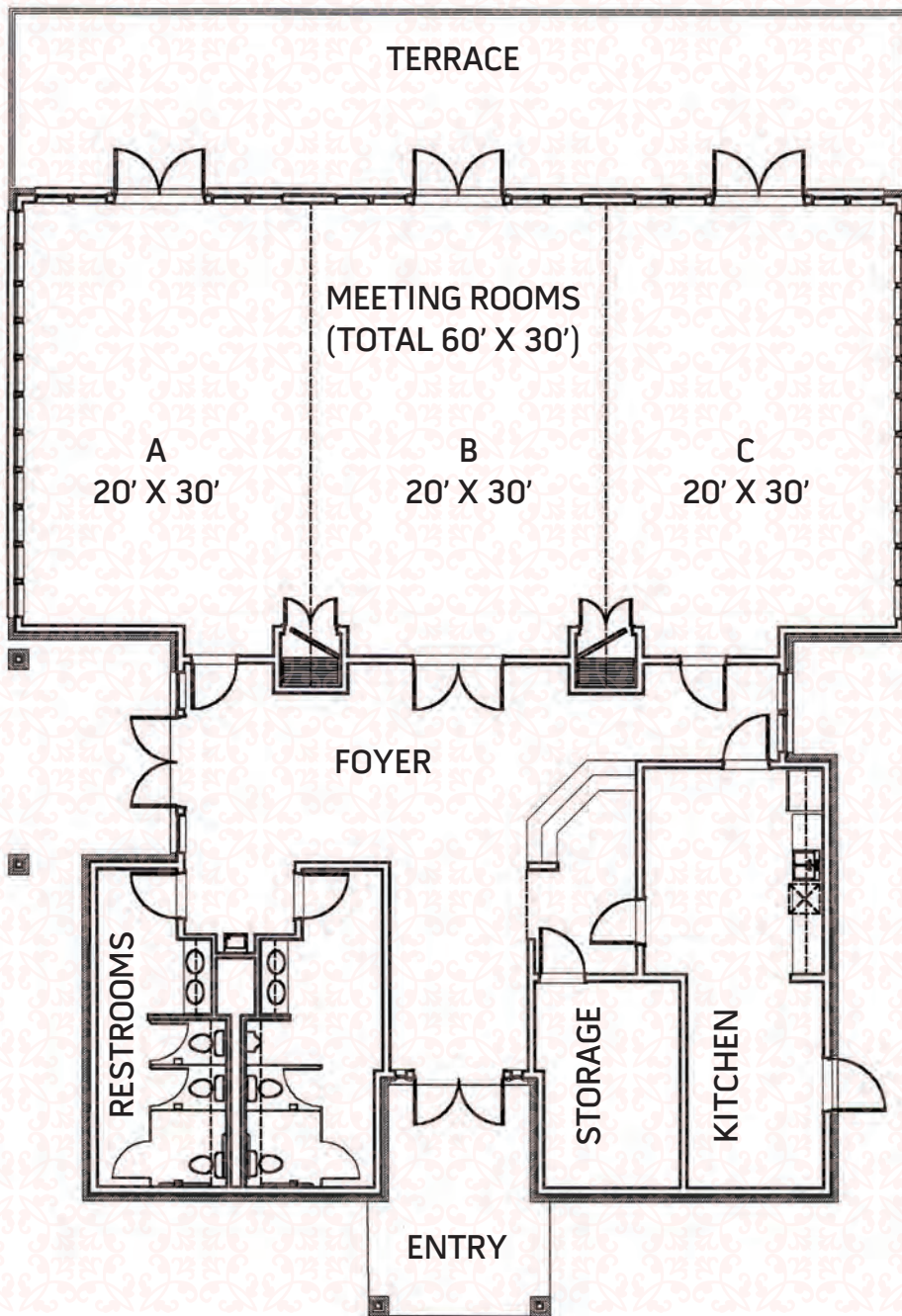
CONFERENCE CENTER & BANQUET SPECIFICATIONS

- 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 audiovisual 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, audiovisual 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 next to The Chaparral Grill, as well as the Pro Shop Boardroom.
- Also on premise are two covered outdoor pavilions for private gatherings. The pavilion has electrical service, picnic tables and an oversized barbecue pit. The adjoining swimming pool may be reserved.
- Group transportation coordination is available through the Group Sales Manager.

The Cliffs Conference Center

MEETING ROOM CAPACITY

Conference Center	125 People
Sunrise Room	50 People
Pro Shop Boardroom	40 People



Corporate Meeting Package

PACKAGE INCLUDES

Overnight Accommodations

Breakfast, Lunch, Dinner

Continuous Beverage Service

Deluxe Snack Breaks

Meeting Room

Standard Audiovisual Equipment:

(Wireless Internet, 2 Flip Charts, Screen, TV/DVD and NEC LCD Projector)

Peak Season: April 30th - November 7th

Weekday: \$274	Per Person, Per Day	Single Occupancy
\$214	Per Person, Per Day	Double Occupancy

Weekend: \$294	Per Person, Per Day	Single Occupancy
\$244	Per Person, Per Day	Double Occupancy

Off Peak Season: November 8th - April 29th

Weekday: \$209	Per Person, Per Day	Single Occupancy
\$174	Per Person, Per Day	Double Occupancy

Weekend: \$239	Per Person, Per Day	Single Occupancy
\$199	Per Person, Per Day	Double Occupancy

*Food and beverage gratuities included.

*All state and local taxes not included.

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, a luxurious spa, excellent accommodations and fun-filled marina/lake activities.

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 10%. 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 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 estimated 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
32 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 150 guests) - Rental Price of \$2,500.00

Sunrise Room (up to 46 guests) - Rental Price of \$250.00

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

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 wedding night

Check with our group sales manager for additional event accessories that may be rented.

The Cliffs Room Rates

Peak Season

April 30th - September 1st

Queen Resort View

\$133.00 Weekday
\$179.00 Weekend

Queen Lake View

\$150.00 Weekday
\$209.00 Weekend

King Resort View

\$162.00 Weekday
\$179.00 Weekend

King Lake View

\$173.00 Weekday
\$209.00 Weekend

Elite Queen & King Resort View

\$185.00 Weekday
\$229.00 Weekend

Elite Queen & King Lake View

\$202.00 Weekday
\$259.00 Weekend

Elite Resort View with Fireplace

\$196.00 Weekday
\$239.00 Weekend

Elite Lake View with Fireplace

\$214.00 Weekday
\$279.00 Weekend

Elite Villa Suite

\$202.00 Weekday
\$279.00 Weekend

Shoulder Rates

March 9th - April 29th

September 2nd - November 2nd

Queen Resort View

\$116.00 Weekday
\$169.00 Weekend

Queen Lake View

\$133.00 Weekday
\$199.00 Weekend

King Resort View

\$133.00 Weekday
\$179.00 Weekend

King Lake View

\$144.00 Weekday
\$199.00 Weekend

Elite Queen & King Resort View

\$156.00 Weekday
\$219.00 Weekend

Elite Queen & King Lake View

\$173.00 Weekday
\$249.00 Weekend

Elite Resort View with Fireplace

\$173.00 Weekday
\$229.00 Weekend

Elite Lake View with Fireplace

\$185.00 Weekday
\$259.00 Weekend

Elite Villa Suite

\$173.00 Weekday
\$249.00 Weekend

Off-Peak Season

November 3rd - March 8th

Queen Resort View

\$110.00 Weekday
\$121.00 Weekend

Queen Lake View

\$127.00 Weekday
\$139.00 Weekend

King Resort View

\$127.00 Weekday
\$139.00 Weekend

King Lake View

\$139.00 Weekday
\$150.00 Weekend

Elite Queen & King Resort View

\$150.00 Weekday
\$162.00 Weekend

Elite Queen & King Lake View

\$162.00 Weekday
\$179.00 Weekend

Elite Resort View with Fireplace

\$167.00 Weekday
\$173.00 Weekend

Elite Lake View with Fireplace

\$173.00 Weekday
\$191.00 Weekend

Elite Villa Suite

\$162.00 Weekday
\$179.00 Weekend

**All rates are subject to change.*

**Memorial Weekend and Labor Day Weekend: a two night minimum is required.*

**Holiday rates apply: please ask for details on Holiday rates.*