

Have your wedding and reception at the famous antebellum home that inspired
Twelve Oaks in the movie Gone with the Wind.

Come be inspired.



The Twelve Oaks Bed & Breakfast

c.1836

Weddings and Receptions ~ Rehearsal Dinners & Bridal Showers
Engagement & Bridal Photographs ~ Luxurious Accommodations



The Twelve Oaks Bed & Breakfast | 2176 Monticello St, Covington, GA 30014
(770)-385-4005 | www.thetwelveoaks.com | events@thetwelveoaks.com



The Twelve Oaks Bed & Breakfast, LLC was built in 1836 before Atlanta was established and is listed on the National Register of Historic Places.

It is considered to be one of the best examples of antebellum architecture in the South and has been featured in numerous books, newspapers, and even in movies and TV shows such as Vampire Diaries and In the Heat of the Night! Margaret Mitchell was so intrigued by this home that she sent a photograph of it to the producers of Gone with the Wind along with a note that said, "I like this for Ashley's home". Fox 5 Atlanta recently featured The Twelve Oaks on their morning show as a great getaway and Southern Living asked us to be part of their hotel collection; a small group of 40 inns personally inspected and recommended by the editors of Southern Living as the best places to stay in the South!

The mansion was completely renovated in 2012-2013 and updated with every modern convenience including WIFI, luxury bathrooms, remote control fireplaces, and all new heating and air conditioning. There is plenty of room outside and inside to accommodate events up to 200! With over 11,000 square feet in the mansion and over 3 acres of grounds with a pergola and a gazebo, a pool, a pond, magnificent oak trees, and a huge deck, it is the perfect choice for your next event!

The property is conveniently located only 30 miles from downtown Atlanta in historic Covington, Georgia, which is also known as The Hollywood of the South. Covington may look familiar to you as it has been in many movies and served as the hometown in many hit television shows such as Dukes of Hazard, Sweet Home Alabama, Footloose (the recent remake), Vampire Diaries, Remember the Titans, American Reunion and many more. The property is located within walking distance of the charming historic downtown Covington square with wonderful shops and restaurants such as the local ice cream parlor, Scoops, that overlooks the square.



Some of the unique benefits of a wedding at The Twelve Oaks:

- Plenty of space outside and inside for your event. Want to have a beautiful outdoor ceremony but have an indoor location in case of rain? We've got you covered! You have use of the entire property (outside, inside and the gardens) exclusively for your event.



- We NEVER book more than one wedding per day so you have plenty of time and won't be rushed. In fact, you can have all of your wedding festivities at The Twelve Oaks from your rehearsal and dinner on Friday to the ceremony and reception on Saturday and then enjoy a full breakfast sendoff Sunday morning before leaving for your honeymoon! Save money on transportation, hotel costs, etc. Have all your bridesmaids stay at the same location the night before the wedding!
- Choose your own vendors! Do you have a florist or caterer that you want to use? We let you use the vendors YOU want so that your wedding can be uniquely you! In order to ensure that your caterer understands our policies and that your event comes off without a hitch, we require a non-recommended caterer to be pre-approved by us, which would include a fee of \$500.

- We allow you to bring in your own alcohol instead of charging alcohol minimums, which often cost up to \$4500. This can save you money!
- We don't book rooms to people outside of your wedding party during your contracted event so everyone at the property will be your family and friends!
- The Twelve Oaks is gorgeous, fun, timeless and interesting to guests of all ages! Your wedding will be the talk of your family and friends for generations to come.
- Chosen as one of the top wedding venues in Georgia by brides just like you on theknot.com, weddingwire.com, and Martha Stewart Weddings, and more!

Wedding Packages & Price List

The Wedding Weekend Package

Only 12 lucky brides per year will get to book this package! Relax and enjoy your wedding weekend by renting the entire inn for the weekend! Imagine this for your wedding weekend: Check in at 3pm on Friday and head down to the historic square to get mani's and pedi's with your friends. Walk back to the inn and then get ready for your rehearsal and rehearsal dinner, which you can have at the Twelve Oaks (*rehearsal dinner not included in the package, but can be added at a reduced cost*). Sleep in one of our luxurious guest rooms and wake to a fabulous breakfast. Then spend the day getting ready with your friends and family. We'll serve you cheese, fruit and wine while you are getting ready. The entire property is exclusively for you and your family from Friday at 3pm until Sunday at 11am so



you can have your wedding and reception here if you choose. This package includes all 8 guest rooms, use of the venue for your wedding reception (see below details on what is included with the reception) along with a full breakfast each morning and wine & cheese hour for all overnight guests. We also do turn down service each night with chocolates or with a special gift from you. For the event, you have your choice of any location on the property and can have your DJ or Band outside if you wish! Begin setup on Friday and you have until Sunday at 11am to remove all decor!

Number of persons	Option A: Cost for weekend inn rental including accommodations plus the venue for your wedding and reception	Option B: Includes the venue for your wedding and reception. Have your overnight guests pay for some or all of the rooms.
Up to 150 persons	\$12,500 plus tax Add an extra night of accommodations on Thursday or Sunday for \$1,860 plus tax or for just \$1500 if done at the time of booking your weekend package (save over 15%).	\$8,500 plus all eight guest rooms must be rented by you or by your guests for two nights each
151-200 persons	\$14,000 plus tax Add an extra night of accommodations on Thursday or Sunday for \$1,860 plus tax or for just \$1500 if done at the time of booking your weekend package (save over 15%).	\$10,000 plus all eight guest rooms must be rented by you or by your guests for two nights each
Available Dates for 2016: April 1-3, April 15-16, April 29-May 1, May 27-29, June 10-12, June 24-26, Sept. 16-18. Please inquire about Nov.-Dec. dates for 2016.		

The Budget Friendly Wedding Weekend

With this package, you get many of the benefits of the full weekend package, but you save money with a few modifications. You can still check in on Friday, spend the night in one of our luxurious suites and then wake up to a great breakfast on Saturday and have all day with your friends to prepare for your wedding. This package includes all 8 guest rooms for Friday and Saturday evening, full breakfast on your wedding day, use of the venue for your ceremony and reception along with wine & cheese hour for all guests booked in our Inn on Friday and for the bridal party on Saturday. We also do turn down service on Friday night with chocolates or with a special gift from you. Begin setup as early as you want on your wedding day and you have until Sunday at 11am to remove all decor!





Differences between this package and The “Cause We’re Only Doing this Once” Package:

- This package is only available in the following months: November, December, January, February, March, July, and August.
- Any amplified sound (DJ or band) must be inside.

We love the winter months here at the inn, especially with the working fireplaces in every room. In November, the leaves change shades of orange and red creating a naturally gorgeous backdrop for a wedding! Have a Winter Wedding and your guests can put gifts under the Christmas tree and throw artificial snow as you leave!

Number of persons	Option A: Cost for weekend inn rental including accommodations plus the venue for your wedding and reception	Option B: Includes the venue for your wedding and reception. Have your overnight guests pay for some or all of the rooms.
Up to 75 persons	\$9,500 plus tax Add an extra night of accommodations on Thursday or Sunday for \$1,860 plus tax or for just \$1500 if done at the time of booking your weekend package (save over 15%).	\$5,500 plus all eight guest rooms must be rented by you or by your guests for two nights each*
76- 150 persons	\$11,000 plus tax Add an extra night of accommodations on Thursday or Sunday for \$1,860 plus tax or for just \$1500 if done at the time of booking your weekend package (save over 15%).	\$7,000 plus all eight guest rooms must be rented by you or by your guests for two nights each*
151-200 persons	\$12,500 plus tax Add an extra night of accommodations on Thursday or Sunday for \$1,860 plus tax or for just \$1500 if done at the time of booking your weekend package (save over 15%).	\$8,500 plus all eight guest rooms must be rented by you or by your guests for two nights each*
Please inquire about available dates for this package for 2016.		



The Wedding Day Package

Enjoy exclusive use of the home and the three-acre grounds for your wedding and reception (see below details on what is included with the ceremony and reception). Beginning at 2pm, the property is available for a period of ten hours for setup, hosting your wedding and reception, and for cleanup. You will have use of two luxurious rooms, one each for the bridesmaids and groomsmen to get ready in during the day! You will have one hour for a rehearsal that may be scheduled prior to the day of your wedding. The remaining guest rooms will be available to guests of your wedding to book. This package is only available in the following months: November, January, February, March, July, and August. Any amplified sound (DJ or band) must be inside. Your event must end by 9pm on a Sunday or weekday. Please note that this package is not available on Saturdays.

Number of wedding or reception guests	Friday or Sunday wedding and reception (not available on Saturdays)
Room Rental Requirements	Minimum of 4 guest rooms
Up to 75 persons	\$4,500
76-125 persons	\$6,000
126-200 persons	\$7,500



I truly had my dream wedding at the Twelve Oaks! It was beautiful, elegant, intimate, and FUN! I am so thankful that I enjoyed my wedding, and so much of this is thanks to Nicole & John, the incredible owners. We rented the house for the weekend, and it was so enjoyable and relaxing. The rooms are gorgeous, comfortable, and picturesque...and don't get me started on the bathrooms! Every single one has a chandelier and gorgeous fixtures. It is impossible to pick a favorite room because they are all so uniquely beautiful. Our wedding reception was a blast! We had dancing on the back deck, dozens of wonderful photo ops, and elegant passed hors d' oeuvres, food and wine. This venue would be great in any season and at any time of day! Every detail was attended to, our price range was thoughtfully considered, and every moment of our stay and of our wedding was perfect. A million thank you's, and we look forward to visiting for a weekend getaway soon!"

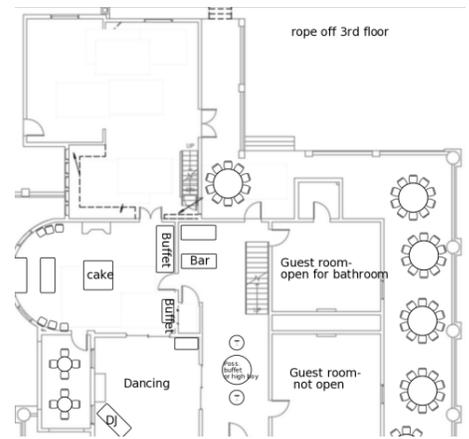
-Lauren M., Marietta, GA



All Wedding Packages include the following:

- We will help you design the layout and flow of your event and send you drawings of spaces to choose from for your ceremony and reception. We can even allow you access to the software online so that you may plan your seating charts.
- Exclusive use of the property during your contracted event time, plus more time for setup than most venues allow.
- Up to 2 hours of planning time with an event planner.
- Use of our tables and chairs. We will set them up and break them down at the end of your contract time.
- Up to two hours for a ceremony rehearsal, most only need one hour.
- Complimentary use of the property for an engagement or bridal portrait photo session.
- Gorgeous rooms for the bridal party to get ready in!
- Staff onsite during your event to answer questions and ensure your event goes smoothly.

**We require a \$1M liability insurance policy to protect you and The Twelve Oaks. The cost is minimal and can be purchased through www.wedsafe.com or any other event insurance company. Taxes are not included and are currently 7% for events and 15% for accommodations. Additional events such as rehearsal dinners and bridal luncheons are not included and can be added for an additional charge. Pricing and availability may change at any time; therefore, we recommend you secure your pricing and date as soon as possible. We require a signed contract and a deposit of 50% of the total amount due, which includes tax, to secure your date. In order to be fair to everyone, we do not hold dates without a signed contract and deposit.*



Examples of Event Layouts



Southern Living
Hotel Collection™



Please make sure that anyone you would like involved in the decision process be present at the tour (fiance, parents, maid of honor, etc.). One free tour per family. Tours are available seven days per week. We recommend Monday through Saturday afternoons between 2 and 4 pm for the best opportunity to see everything. We look forward to meeting you!

FREQUENTLY ASKED QUESTIONS

What is your event ending time?

In order to comply with local sound ordinances, to allow all vendors time to clean up and to keep our neighbors happy, your event must end by 10pm on a Friday or Saturday or 9pm on any other night. We cannot extend the time in any instance due to a code requirement because we are in a beautiful residential district (this is fabulous because there are beautiful historic homes next door instead of a QT or a pawn shop). Trust us, you will have plenty of time for your event and be exhausted by the end! Most bridal parties start getting ready as early as 7am or 8am. Also, any guests with families usually leave early (by 9 or 10pm) leaving only a handful of people to do your sendoff. Ending at 10pm will keep plenty of people around to see you off!

What time does alcohol and entertainment need to end?

We require that alcohol service and entertainment end 30 minutes prior to the end of your event contract time (ie. If your event time is to end at 10, then these services need to end by 9:30). We do this to ensure that all of your guests will have enough time to gather their belongings, give you a wonderful send off and say any final goodbyes before 10pm. Our code requirement mandates that anyone who is not booked in the house must be off the property by 10pm, otherwise we will be violation and face potential citations and fees. Please make proper arrangements with your entertainment and bar service, as we do not want any confusion on the day of your event.

Can you hold my date for me? What is required to secure my date?

In order to be fair to everyone, we do not hold dates. To secure your date, we need a signed contract and the deposit, which is half of the total including tax; please contract us for the total with all taxes. Checks should be made payable to The Twelve Oaks and we also accept all major credit cards with a 2.5% fee (which we get charged). You may return the contract by email to events@thetwelveoaks.com, by mail, or you may schedule a time to drop it off. Once we have your contract and deposit and confirm your date is still available, then you are all set!

Do your packages include catering, floral, DJ, etc.?

Our packages include what is specified in this price list and in the contract and do not include anything not specified such as catering, floral, or your DJ. Many event venues have multiple events in a day; we do not. Our entire property is exclusively for you and your event. You may find that many venues may have a small fee for venue rental, but then require that you use their caterer (at a minimum of \$50 and up per person), their florist (so all weddings there look the same and the food is the same), or require alcohol minimums of sometimes \$4,000 or \$5,000. Our pricing is very straightforward and doesn't include excessive charges, requirements or fees and you get exclusive use of the property with lots of time for getting ready and your wedding will be uniquely you—not a carbon copy of every other event held here.

What if I want to rent a tent or other rental items?

A fee of \$500 is required to set up a tent on the Twelve Oaks property. We require this fee due to the time it takes for your vendor to set-up the tent and the damage it does to the lawn and grounds. You are responsible for securing a tent permit from the city of Covington. Currently, you must contact Tony Smith of the fire department and have him inspect it after set up. His number is (678)618-6814. We recommend if you will have a tent with fans, lights, etc that you also rent a generator with the rental company for power. The event department must approve set-up and breakdown schedules 30 days prior to the event. If you have booked the entire weekend, then a tent may be set up on Friday after 11am and broken down by Sunday at 11am. If you will have a floor in your tent or on the property, that can only be set up for 24 hours, otherwise it will damage the grass. Please make arrangements accordingly to ensure that the floor is not left set up for more than 24 hours. If your event is for a single day, a tent must be put up during your set up time and broken down immediately after your contract time for the event.



All other rental items must be delivered during your set up time and taken immediately following your contracted rental period.

Can you do the two day wedding weekend package and have the event on a day other than Saturday?

Yes! We've had people do that with their wedding on Sunday and even on a weekday. Please contact us and we can get you a quote for exactly what you want to do.

Do you include tables and chairs in the package prices?

Yes! You are free to use the tables and chairs in our current inventory and we will set up and break down the tables and chairs according to your specifications for the event. Currently, we have 18 60" round tables, three 33" rounds and provide up to 150 white padded garden chairs. If you need chairs moved from the ceremony to the reception site, there is a fee of \$3 per chair to cover our expense of hiring staff to come in for 45 min. to just move chairs. You could also rent additional chairs through a rental company; if you'd like us to set those up and break those down, it is \$1.50 per chair.



Do we have to choose our caterer from an approved vendor list?

We do not require you to choose a caterer from our approved vendor list. However, please note that your caterer may NOT use our kitchen as we've had caterers cause damage to our nice marble and black walnut countertops, as well as take utensils that are very expensive for us to replace. Most caterers can cater in a field, so this shouldn't be a problem as long as you choose a professional caterer that caters on a full time basis and has the proper equipment. We do highly recommend that you use one of our approved caterers as they have catered here before and have done an exceptional job. If your caterer was not recommended by us, please make sure to get your caterer approved BEFORE you sign a contract with them, otherwise there is potential for catering problems that we will not be held responsible for. We do charge a \$500 fee to meet with and approve a caterer that isn't on our approved list. We also recommend if your caterer will have extensive equipment that they also bring a generator for power.

Tell me more about your alcohol policy. Do I need to hire a bartender?

We let you bring in your own alcohol, which can save you a lot of money! Most caterers can provide a bartender for a small fee. We allow you under this policy to serve wine and beer and one type of signature cocktail ONLY. If you want to serve hard liquor, we require an additional fee of \$1000 and you must hire security for your event to protect us, you and the property from damage. We reserve the right to shut down alcohol service at any time if we feel like the property is at risk and we reserve the right to ask anyone to leave the property. We have done a meticulous restoration on the home and have exquisite antiques throughout and we ask that you are thoughtful of our hard work and of other brides that have a wedding possibly a week or even the day after you. If you or your friends and family anticipate a wild party, it may be best to book a different venue where there is less likelihood of damage from inebriated guests as you will be ultimately responsible for all damage even beyond your refundable deposit and insurance. We highly recommend that you do not provide alcohol to overnight guests after the event ends; doing that almost always results in damage that you will pay for. Many liability policies end at midnight following your event and do not cover 2am drinkers still going strong long after the event has ended.

Liability Insurance & Host Liquor Liability Insurance

You are required to have \$1M in liability insurance with \$1M in property damage. This protects you from damage to the venue (in case your DJ sets down a cigarette and the porch catches on fire or a piece of antique furniture is damaged). You may purchase a wedding policy for this insurance through your personal insurance provider or use one of the companies recommended below:

- Wedsafe Insurance- 1.877.723.3933 or www.wedsafe.com for a wedding and/or wedding reception or www.privateeventinsurance.com for an event other than a wedding.
- Travelers Insurance- 1.800.342.5977 or www.protectmywedding.com for a wedding and/or wedding reception or www.protectmyevents.com for an event other than a wedding.

If you are having a rehearsal dinner the night prior to your wedding day, then the same policy must cover that as well and you can select that as an option.

Such insurance shall name The Twelve Oaks Bed and Breakfast, LLC and the owner, Nicole Greer, as additional insureds on the policy. A certificate of insurance with endorsement must be provided at least 60 days prior to the event. If alcohol will be served in any amount at your event, then your insurance must include \$1,000,000 in liquor liability coverage. Trust us; you want and need this if you are hosting an event where alcohol will be served. If one of your guests has been drinking and leaves your event and gets into an accident and injures or kills someone, you could be sued for providing the alcohol. We want you and your fiancé to have a great start to your marriage and not have damage to pay for or a law suit resulting from your event.

Cancellation

In the event of a cancellation of your event, all payments made to date are non-refundable. Once you secure your date, we block your date out in our system and we tell potential guests and brides that it is unavailable. We are a small business and cannot afford to act as an insurance company. We recommend event cancellation insurance to protect you from the unexpected. The insurance companies listed above can provide cancellation insurance.

Smoking and Flame Candles

The Twelve Oaks is on the National Register of Historic places because of its historic significance. It was the inspiration for the set design in *Gone with the Wind* and is older than the city of Atlanta, which was established after this home was built. It is all wood and irreplaceable. You don't want to be responsible for burning it down, right? We consider ourselves guardians of this great historic treasure and want it preserved for future generations. Therefore we do not allow flame candles except floating in the pool. LED candles are allowed everywhere else and you won't have to worry about them going out or ruining the tablecloths or catching something on fire. Smoking is ONLY allowed in the paved parking area and all cigarette/cigar butts must be disposed of properly. We also do not allow the use of sparklers, fireworks, or anything else that could present a fire hazard.

Payment Schedule

We require a signed contract and a deposit of 50% of the total amount due, which includes tax, to secure your date. The remaining balance is due 60 days prior to your event. Any additional services including but not limited to additional guests, moving chairs, linen rental, lighting, etc. is due at time of reserving those services. Your refundable deposit of \$1,000 is due sixty days prior to your event and will be refunded minus damages and charges within two weeks of the end of your contracted rental period.

Inclement Weather and Nearby Church Options

We wish we could guarantee perfect weather but obviously we cannot. We can tell you that your event will still be gorgeous and your guests will still rave about your event even if the weather isn't perfect! Check out these photos from an event that was moved inside: <https://www.facebook.com/media/set/?set=a.437188223059410.1073741831.287517294693171&type=3>. The Twelve Oaks is extremely large for a historic home and has massive porches perfect for a beautiful rain plan. The bride in these photos left the following review after the wedding:



"I cannot even begin to express how incredibly happy I am that I chose The Twelve Oaks for my wedding venue! The owner Nicole, a former wedding planner, is very knowledgeable and was extremely helpful throughout the planning process. She has very high standards for the property and the home and grounds were impeccable for our wedding. I chose the wedding weekend package and my bridesmaids and I loved having the whole third floor to ourselves to hang out and get ready. My family also loved staying at the house. My grandmother was able to stay in a handicap accessible room and was very comfortable. Breakfast was amazing and Nicole even ran the menu by me ahead of time to make sure it was something I would like. We originally planned on getting married in front of the house and having the reception on the back patio and lawn, but it rained the day of the wedding. Nicole could tell I was disappointed and I was touched by how much effort she put into comforting me and making sure I was happy with the rain plan. With 170 guests, we were able to have the ceremony in the dining room and the reception inside and on the covered porch. Everything was still beautiful and I was glad we used the house instead of a tent for the rain plan because our pictures are gorgeous and our guests were in awe of the house. In spite of the rain, it was the wedding of my dreams thanks for Nicole and The Twelve Oaks. My husband and I can't wait to go back for our first anniversary!"

Also, there is a historic church nearby that is only \$500 to rent making it an affordable rain plan. For pictures of a wedding featuring The Old Church for the ceremony and The Twelve Oaks for the reception, follow this link <http://scobey.pass.us/laurenjohnwedding/>. The Old Church is managed by The Oxford Historical Society; the contact is Jim Waterson at (770) 786-9204. The First Baptist Church off the historic square is open for non-member use.

www.firstbaptistcovington.com/ImaRegular/WeddingandReceptions/tabid/154/Default.aspx The historic Methodist church and Wesley chapel (across the street from The Twelve Oaks) are not open for non-member use and they do not make exceptions.

Do you have more pictures that I can see?

Of course! We constantly are adding more pictures to our Facebook page. Visit us there and you'll see both links to photographers images of events and then we have some albums of events as well.

Rehearsals for Weddings

Rehearsals cannot be guaranteed or scheduled until 60 days prior to the event unless you have booked one of the weekend packages. You will have up to two hours for your rehearsal.

Rehearsal Dinners, Bridal Luncheons and other Events

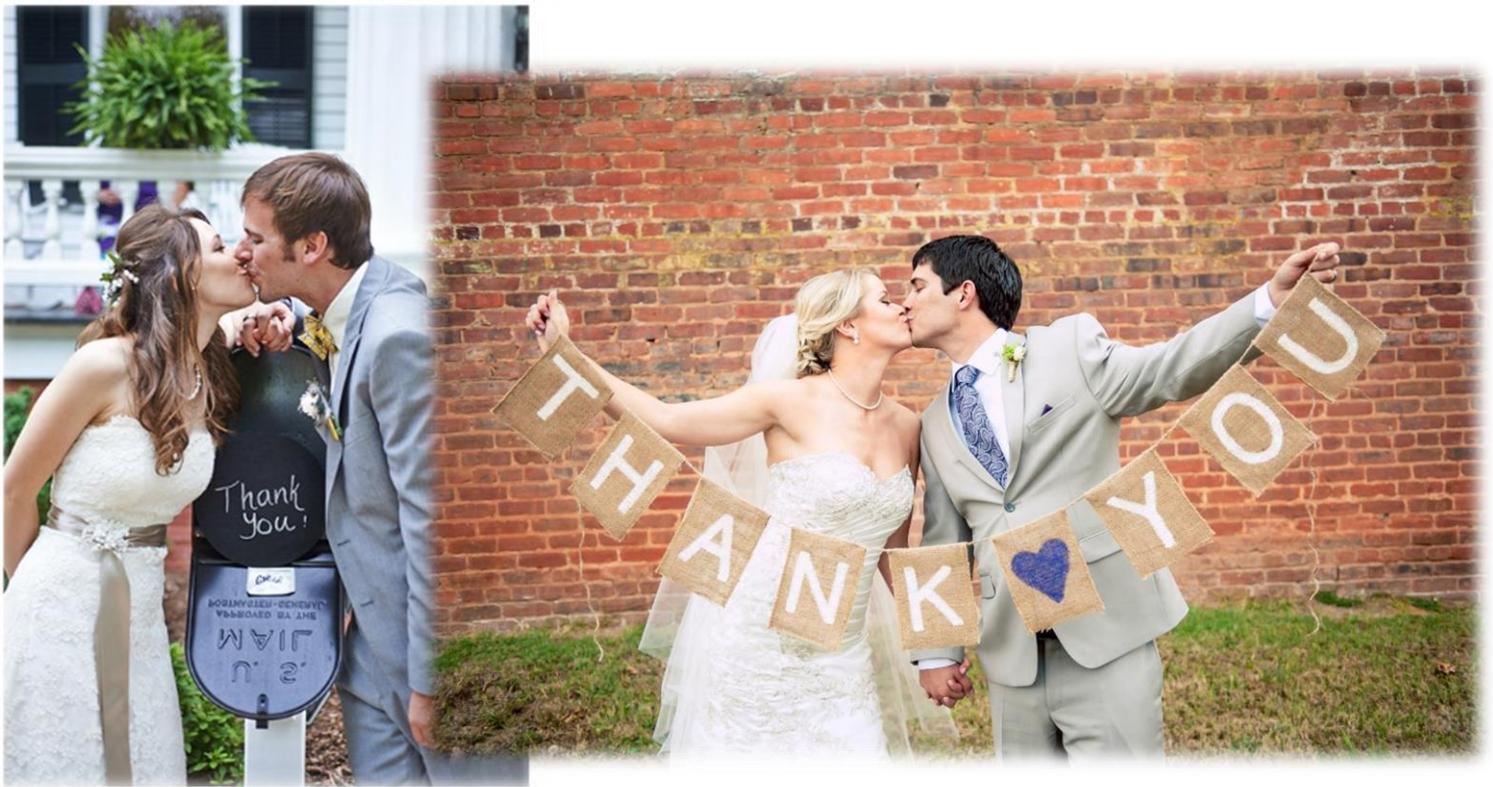
This can be added to all packages subject to availability and current price at the time of booking.

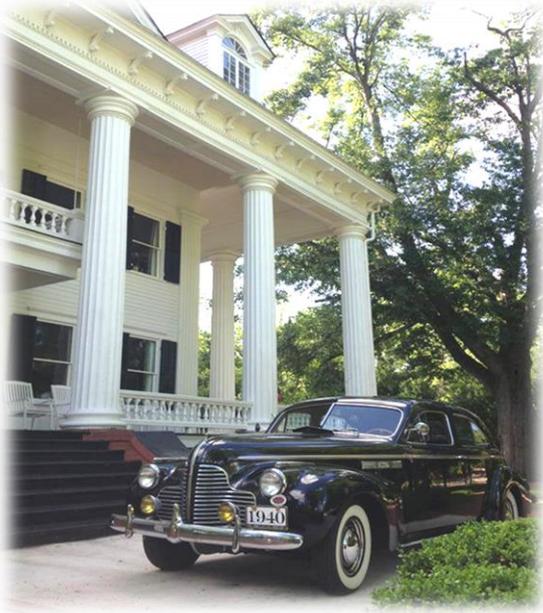
Can I add nights/rooms to my package?

Of course! We've had brides and mother's of the brides coming in from out of town that have added nights before the wedding to get settled in and have more time in town to take care of things and to get pampered. We've also had brides, grooms, and family add days to the end of a contract to get some good rest after the wedding before traveling. As an event planner, I never recommend leaving town the morning after your wedding. Sleep in and have a day to rest and enjoy the beginning of your honeymoon!

Do you have vendors that you recommend?

We certainly do. Please ask for our preferred vendor list. We recommend vendors that have been here, done a fabulous job, and ultimately made the brides and grooms here very happy. Choosing a recommended vendor can save you a lot of headaches!











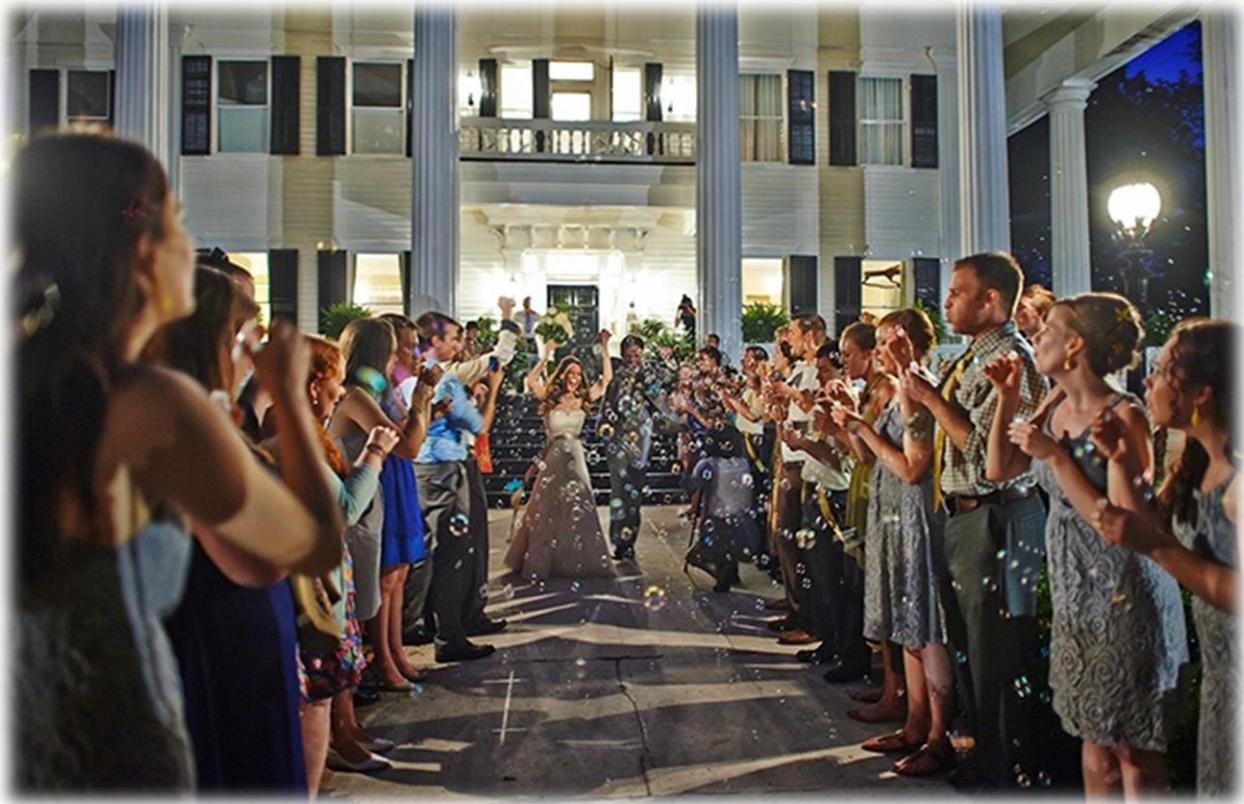




Allie Rae
PHOTOGRAPHY







Call (770) 385-4005 or email events@thetwelveoaks.com to schedule an appointment for a tour of this historic property for your wedding and reception.

We would love to host your wedding here at

Southern Living
Hotel Collection™

The Twelve Oaks



**CHOSEN AS ONE OF
THE TOP 1% OF VENUES IN GEORGIA
BY BRIDES JUST LIKE YOU
ON THE TOP WEDDING WEBSITES
(The Knot, Weddingwire,
Martha Stewart Weddings, and more)!**

