

# Neshoba County Fair Association



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[www.neshobacountyfair.org](http://www.neshobacountyfair.org)

## Cabin Owner's Handbook



## GENERAL INFORMATION

1. THE NESHOPA COUNTY FAIRGROUND IS SUBJECT TO ALL OF THE LAWS AND STATUTES OF THE UNITED STATES, STATE OF MISSISSIPPI, AND NESHOPA COUNTY.
2. YOUR PURCHASE OF A TICKET AND/OR ENTRY UPON NESHOPA COUNTY FAIR PREMISES CONSTITUTES YOUR CONSENT FOR SECURITY TO SEARCH ANY ICE CHEST, BACKPACK, OR OTHER CLOSED CONTAINER IN YOUR POSSESSION WHICH SECURITY DEEMS APPROPRIATE.

YOUR REFUSAL TO PERMIT THE SEARCH MAY RESULT IN YOUR DISMISSAL FROM THE FAIRGROUNDS AND DENIAL OF RE-ENTRY.

3. All roadways should be kept clear at all times and an emergency exit plan should be provided by each fair cabin.
4. GO-CARTS, MINI-BIKES, GOLF CARTS, BICYCLES, AND ATV'S ARE NOT ALLOWED ON THE GROUNDS UNLESS THEY ARE USED IN AN OFFICIAL CAPACITY. CAR PERMITS ARE NOT TO BE USED FOR THESE VEHICLES.
5. No open flame fires of debris will be permitted.
6. **There can be no outside display of any signs, banners, place cards or any other form of advertisements of alcoholic beverages including free hanging or standing signs or those attached to cabins which are visible from the outside.**
7. **There shall be no activities, including fund raisers, conducted on the Neshoba County Fairgrounds at any time for which a product or products are sold nor where food items are sold, except those contracted by the Neshoba County Fair Association.**
8. THE SALE OF T-SHIRTS, SOUVENIRS AND OTHER PERSONAL PROPERTY IS NOT PERMITTED FROM ANY FAIR CABIN.
9. Raffles and / or auctions are not permitted except with special approval of the Board of Directors.
10. Motor vehicles must be removed from Founder's Square no later than 7:00 p.m. on the first Friday of the fair.
11. A fire extinguisher, rated ABC and a smoke alarm in working order is required to be located on all floors of the fair cabin. Non-compliance could result in the electrical service being disconnected until items are in place.
12. Sales from exhibit booths in the Exhibit Hall are not allowed.
13. Lost children and articles should be carried to the Security Office at the north end of the Exhibit hall.
14. During the fair, an information booth is available at the fair office on the west side of Founder's Square..
15. ALL PETS MUST BE ON A LEASH AT ALL TIMES WITH THE PET HANDLER disposing of the animal's waste properly.
16. No reserved seating at grandstand.

## TICKETS

1. TICKETS ARE REQUIRED FOR ALL PERSONS 10 YEARS OF AGE OR OVER.
2. Tickets shall be an armband and must be properly closed on the arm and worn at all times while on the grounds of the Neshoba County Fair.

3. Any person 10 years of age and above without an armband will be required to remove himself or herself from the fairgrounds unless a ticket is purchased.
4. Tickets at Gates One and Two will be sold until midnight the last Friday of the fair.
5. Purchase of season ticket may be made when utilities are paid prior to the opening of the fair.
6. All gates will remain open the last Friday night of the fair. Tickets will be sold until midnight the last Friday of the fair.

## **VEHICLE REGULATIONS**

1. Each fair cabin is allotted two car permits for parking in the cabin area provided that space is available. Car permits must be firmly attached to the lower front windshield on the driver's side of the automobile. Permits found taped to the windshield or otherwise improperly mounted will be confiscated.
2. **THERE ARE NO RESERVED PARKING SPACES.**
3. Unauthorized vehicles found inside the gates of the fairgrounds are subject to being ticketed, booted and / or towed at the owner's expense.
4. Traffic is a problem at the fairgrounds. Permits are issued to allow cabin owners to transport people and supplies to their cabins. Permit holders who persist in riding through the fairgrounds for other reasons will have their permits revoked.
5. Go-carts, mini-bikes, golf carts, bicycles and ATV's are not allowed on the grounds unless they are used in an official capacity. Car permits are not to be used for these vehicles.

## **UTILITIES** **ELECTRICITY**

1. Electricity in the residential area of the fairgrounds will be **CONNECTED ON MONDAY FOLLOWING THE FIRST SATURDAY IN MAY AND DISCONNECTED THE SECOND MONDAY AFTER EACH FAIR.**
2. Everyone is expected to conserve electricity. **DO NOT LEAVE AIR CONDITIONER RUNNING THROUGH THE WEEK OR WEEKEND IF CABIN IS NOT OCCUPIED.**
3. Each fair cabin owner or occupant is required to disconnect all electrical appliances at the close of the fair and turn the Main Breaker off in the switch box.
4. If you have an air conditioner that does not work, you need to remove it, or you will be charged for it.
5. **Cabins with the power breaker on when the power is restored in May will have their electrical service line disconnected. A reconnection fee of \$500.00 will be assessed and invoiced from the fair office. Service will not be restored until the \$500.00 fee is paid. This will be strictly enforced.**
6. Basic utilities must be paid even if the cabin is not open during the fair.

## **WATER**

1. **Water in the residential area will be turned on Monday following the first Saturday in May and turned off the second Monday after each fair.**
2. Everyone is expected to conserve water prior to and during the fair.
3. **If water is observed running freely from your cabin, a \$50.00 fee will be assessed and invoiced for payment from the fair office.**

4. Each cabin owner or occupant is required to cut off the water at the cabin water valve before cold weather.

### GARBAGE

1. EACH CABIN OWNER IS RESPONSIBLE FOR DISPOSAL OF HOUSEHOLD GARBAGE DURING THE OFF SEASON.
2. CABIN OWNERS ARE RESPONSIBLE FOR THE REMOVAL OF ANY DEBRIS THAT HAS ACCUMULATED AROUND THE FAIR CABIN. THIS INCLUDES DISCARDED BUILDING MATERIALS, ELECTRICAL APPLIANCES, BED SPRINGS, OLD MATTRESSES AND OTHER MATERIALS.
3. Each cabin is to be maintained in a neat and sanitary manner.
4. Cabin owners will be responsible for furnishing their own garbage bags. Only bagged garbage will be picked up.
5. GARBAGE PICKUP WILL BE THREE TIMES DAILY DURING THE FAIR STARTING AT 7 A.M.

### SEWER

1. All cabins will be connected to the Neshoba County Fair Sewer System.
2. All wastewater shall be discarded through the sewer system.
3. Cabin owners are responsible for sewer line maintenance from his / her cabin to the main sewer line.

## **RENTAL AND SALE OF CABINS**

1. The sale or rental of a fair cabin is subject to approval of the Board of Directors.
2. Fair cabins cannot be owned by companies, corporations or trusts.
3. In order for a valid rental of a cabin to be effective, the same must be reported to and approved by the fair board prior to the opening of the fair.
4. A bill of sale conveying title to a fair cabin must be executed by the signature of the seller(s), witnessed and notarized and a copy of such bill of sale must be presented to the board of Directors of the Neshoba County Fair Association. The transfer is not complete unless approved by the Board of Directors. Bill of Sale may be mailed to the fair office at 16800 Hwy. 21 South, Philadelphia, MS 39350.
5. When reporting the sale of a cabin, the purchaser's address and phone number must be included.

## **CABIN RULES**

1. **THE PERSON WHOSE NAME IS LISTED AS THE OCCUPANT OF THE FAIR CABIN ON THE FAIR DIRECTORY IS DIRECTLY RESPONSIBLE FOR THE DISCIPLINE, GOOD ORDER AND MAINTENANCE OF THE CABIN.**
2. A responsible adult (a person over the age of 21) will be in charge of each cabin during the fair and during the time any off-season entertainment is conducted at a fair cabin.
3. Each cabin is required to have the cabin number on the front and back of the cabin.
4. **DURING FAIR WEEK, ALL LOUD NOISES AND AMPLIFIED MUSIC MUST END AT 1:00 A.M.**
  - A. Cabin owners who wish to have a private band performing at their cabin during the fair must obtain a permit for each performance up to a maximum of three dates. The permits are issued in the fair office

and must be obtained **BEFORE THE FAIR STARTS.**

- B. Cabin owners will be responsible for conduct of any band playing at his or her cabin. Language and behavior offensive to the neighboring cabin owners and general public will not be allowed.
  - C. Parties continuing after 1:00 a.m. must be conducted in an orderly and quiet manner, without amplified music.
5. During the off-season, all loud noises and amplified music must end at midnight. Parties continuing after midnight must be conducted in an orderly and quiet manner, without amplified music.
  6. **THE REGISTERED CABIN OWNER SHALL BE LIABLE TO THE BOARD OF DIRECTORS FOR CLEAN-UP AT HIS/HER CABIN AFTER ANY PARTY.**
    - A. If not cleaned up by noon the day following a party, the Board of Directors will assess a minimum fine of \$150.00.
    - B. If clean-up fee is not paid immediately, the cabin owner will be invoiced. Failure to pay will result in the termination of electrical service to cabin.
  7. A representative of the Board shall be secured to advise the cabin owner, or person in charge of the cabin, should a violation of the fair regulations occur. All violations will be reported to the Board of Directors.
  8. Following a violation, the Board shall have the power to require a cabin owner to appear before the Board to show cause why the fair cabin should not be penalized. At said hearing, the Board of Directors will advise the owner that further violation of the Association's rules will result in the cabin being closed or vacated.
  9. Any grievance that cabin owners have that cannot be settled with the appropriate committee, said cabin owner can request to be on the agenda of a formal scheduled meeting of the Board of Directors.

## **CABIN CONSTRUCTION / REMODELING**

1. When replacing a fair cabin, it can be rebuilt the same size as the original or less. On any exceptions, plans must be submitted the Fair Manager's Office and requires special approval of the Housing Committee. A building permit will be issued on approval.
2. For any enclosures, porch, patio, extension, addition, or any other changes to the outside dimension of a cabin, a letter of request with a drawn plan must be submitted to the fair office between **August 1 and December 31** each year. The Housing/ Utilities Committee will approve, modify, or deny submitted plan after an on site visit. Cabin Owners will be notified of committee action by letter no later than April 15 following the December 31 deadline for submitting requests.
3. The deadline for completion of fair cabin projects is two weeks preceding that year's fair. A grace period of seven days past the deadline will be given in which a \$500.00 a day fine will be levied. If the project is not completed by the end of the grace period, all construction must cease, fines paid, building material and debris removed from the building site and utilities disconnected. Neshoba County Fair Officials will monitor projects until completion or work must cease.
4. Any work on a cabin's existing porch, deck, patio, or canopy that changes the width, height, or length of the cabin, without written approval of the Housing/Utilities Committee is subject to a \$250.00 fine, utilities being terminated and structure being torn down and removed at the owner's expense. Housing/ Utilities Committee will inspect the cabin after removal of unapproved changes to cabin. Fine must be paid before utilities are reconnected to cabin.
5. If a cabin owner is repairing or rebuilding and any utility lines must be moved, it will be at the cabin owner's expense and not the Fair Association.
6. **Electrical "on demand" or "tankless" water heaters are not allowed in any replacement, remodeling, repair or new cabin construction.**
7. Cabins greater than two stories must be approved by the Housing/Utilities Committee.

8. Three story cabins are prohibited on Founder's Square.
9. Houses under construction or being remodeled may not be occupied during the Fair unless approved by the Housing/Utilities Committee.
10. Cabins shall not be raised to allow parking beneath except in cases designated by the Board of Directors.
11. All cabins shall have open first floor front porches with a minimum of 6 feet in depth. Deeper porches are encouraged.
12. Railings and built-in benches are encouraged.
13. There shall be at least one window or opening 32 by 52 inches or larger in the front and back wall of each story to serve as a fire escape.
14. Cabins shall have gable roofs with slope ranging from 3-in-12 to 6-in-12. Ornamental gables are encouraged.
15. **Metal may be placed on the front, back and side walls of a cabin. Only wood or a composite material is allowed on first floor front porch.**
16. Prefabricated buildings (single-wide or double-wide), trailers, mobile homes and motor-homes shall be prohibited.
17. No tree may be cut down or significantly trimmed without the permission of the Housing Committee.
18. The health and or removal of a tree or trees in which a porch, patio or deck has been built around is the responsibility of the cabin owner.

## **ELECTRICAL SERVICES**

1. NO PERSON OTHER THAN THE FAIR ELECTRICAL IS AUTHORIZED TO CONNECT OR DISCONNECT POWER TO CABINS.
2. **TO DISCONNECT AND RECONNECT TO NEW OR EXISTING CABINS FOR ANY CONSTRUCTION, MAINTENANCE OR REPAIRS, CABIN OWNERS WILL PAY THE FAIR ASSOCIATION A FEE OF \$100.00 INVOICED BY AND PAYABLE TO THE FAIR OFFICE.**
3. SWITCH BOXES IN A CABIN MUST BE 200 AMP BREAKER TYPE. ENTRANCE CABLE FROM OUTSIDE INTO SWITCH BOX MUST BE 2/0 OR BETTER.
4. ALL WIRING MUST BE COPPER.
5. THE ENTRANCE CABLE MUST BE STUBBED OUT, WITH A WEATHERHEAD, 2 FEET OR LESS FROM THE BACK OR FRONT OF THE CABIN, BASED ON THE DIRECTION THAT THE SERVICE FEEDS THE CABIN. WEATHERHEAD WILL BE NO MORE THAN 22 FEET OR LESS THAN 10 FEET FROM GROUND LEVEL. ENTRANCE CABLE MUST BE LEFT STUBBED OUT OF WEATHERHEAD AT LEAST 3 FEET.
6. THERE WILL BE NO STRAPPING OR JUMPING OF WIRES OR EXTENSION CORDS USED TO SUPPLY CURRENT TO A CABIN.
7. **NO UNDERGROUND ELECTRICAL SERVICES WILL BE ALLOWED ON THE FAIRGROUNDS.**

# House and Ground Regulations

*Revised 2019*



**Please read regulations carefully.**

Board of Directors of  
The Neshoba County Fair Association

## ***Housing/Utilities Committee***

*Gary Chamblee, Chairman*

*Steve Thomas, Vice-Chairman*

*Linda Griffis*

*Andy King*

*Reuben Moore*