

Neshoba County Fair Association



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Cabin Owner's Handbook

Payment of utilities for your cabin constitutes acknowledgment that you have received a copy of the House and Ground Rules. Furthermore, each cabin and all occupants thereof agree to abide by the House and Ground Rules set forth herein. Failure to comply with the House and Ground Rules may result in removal from the grounds of the Neshoba County Fair Association.

GENERAL INFORMATION

1. The Neshoba County Fair (NCF) is subject to all the laws and statutes of the United States, the State of Mississippi, and Neshoba County.
2. Your purchase of a ticket and entry upon Neshoba County Fair premises constitutes your consent for security to search any ice chest, backpack, or other closed containers in your possession that security deems appropriate. Your refusal to permit the search may result in your dismissal from the NCF and denial of re-entry.
3. All roadways should always be clear, and each NCF cabin should provide an emergency exit plan.
4. Go-carts, mini-bikes, golf carts, bicycles, ATVs, and any other form of personal conveyance (except for handicapped mobility equipment) are not allowed on the grounds unless used officially. Car permits are not to be used for these vehicles.
5. Traffic is a problem at the NCF. Permits allow cabin owners to transport people and supplies to their cabins. Permit holders who persist in riding through for other reasons will have their permits revoked.
6. Unauthorized vehicles found inside the NCF gates are subject to being ticketed, booted, and towed at the owner's expense.
7. No open flame fires will be permitted.
8. There can be no outside display of signs, banners, place cards, or any other form of advertisements for alcoholic, CBD or THC infused beverages, including free hanging or standing signs or those attached to cabins that are visible from the outside.
9. There shall be no activities, including fundraisers, conducted at the NCF at any time for which a product or products are sold, nor where food items are sold, except those contracted by the NCFA.
10. The sale of t-shirts, souvenirs, and other personal property is prohibited from any NCF cabin.
11. Raffles/auctions are not permitted except with special approval of the NCFA Board of Directors.
12. Motor vehicles must be removed from Founder's Square no later than 7:00 p.m. on the first Friday of the NCF.
13. A fire extinguisher, rated ABC, and a smoke alarm in working order must be located on all cabin floors. Non-compliance could result in the electrical service being disconnected until items are in place.
14. No space heaters or room heating appliances are permitted at any time.
15. Sales from exhibit booths in the Exhibit Hall are not allowed.
16. Lost children and articles should be carried to the Security Office at the north end of the Exhibit Hall.
17. During the NCF, an information booth is available at the NCF office on the west side of Founder's Square.
18. All pets must always be on a leash, with the pet handler properly disposing of the animal's waste.
19. There will be no reserved seating at the grandstand.
20. No parking in any area designated "**NO PARKING**" by the NCFA; all expenses incurred with towing, recovery, and any other expense will be the sole responsibility of the vehicle owner.
21. Only soft coolers are allowed in public areas of the NCF. Public areas shall be defined as any location within the grounds of the NCFA except for those areas that are a part of cabins and campers.
22. The NCFA forbids anyone from flying a drone or any remote-controlled aircraft in the skies over any properties of the NCFA.
23. Payment of Cabin and Camper fees signifies that you agree to hold the Neshoba County Fair Association, Inc. harmless for any liability inside your cabin or camper premises.

CABIN RULES

1. The person listed as the owner of the NCF cabin in the NCF directory is directly responsible for the discipline, good order, and maintenance of the cabin.
2. A responsible adult (21 years or older) will oversee and be physically present at their cabin during the NCF and when any off-season entertainment is conducted at any NCF cabin.
3. Each cabin must have a cabin number on the front and back of the cabin.
4. Each cabin is allotted two car permits for parking in the cabin area if space is available.
5. 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. **There are no reserved parking spaces.**
6. During NCF week, all loud noises and amplified music must end at 1:00 a.m.
 - Bands or other acts that are contracted with the Neshoba County Fair Association to perform during the week of any official fair dates (pre-opening Thursday through the closing Friday) may not perform on the Neshoba County Fairgrounds prior to their contracted engagement with the fair. After their contracted performance, bands or other acts will be allowed to perform at any private cabin or camper location.
 - Cabin owners who wish to have a private band performing at their cabin during the NCF must obtain a permit for each performance up to a maximum of three dates. The permits are issued in the NCF office and must be obtained **before the first day of the NCF.**
 - Cabin owners will be responsible for the conduct of any band playing in their cabin. Language and offensive behavior to the neighboring cabin owners and the public will not be allowed.
 - Parties continuing after 1:00 a.m. must be conducted orderly and quietly, without amplified music.
7. All loud noises and amplified music must end at midnight during the off-season. Parties continuing after midnight must be conducted quietly, without amplified music.
8. The registered cabin owner shall be liable to the Board of Directors for clean-up at their cabin after any party.
 - If not cleaned up by noon the day following a party, the NCFA Board of Directors will assess a minimum fine of \$150.00.

- The cabin owner will be invoiced if the clean-up fee is not paid on the first day the NCF office is open. Failure to pay will result in the termination of electrical service to the cabin.
9. A NCFA Board of Directors representative shall be secured to advise the cabin owner or person in charge of the cabin if a violation of the NCF regulations occurs. All violations will be reported to the NCFA Board of Directors.
 10. If any grievance that cabin owners cannot be settled with the appropriate committee, the cabin owner can request to be on the agenda of a formally scheduled NCFA Board of Directors meeting.
 11. Following a violation, the NCFA Board of Directors shall have the power to require a cabin owner to appear before the board to show cause why the cabin owner should not be penalized. At the hearing, the NCFA Board of Directors will advise the owner that further violation of the NCFA rules will result in the cabin being closed or vacated.

CABIN CONSTRUCTION/REMODELING

1. When replacing a cabin, plans must be submitted to the NCF manager at the NCFA office and require special approval from the Housing Committee. A building permit will be issued on approval. The NCFA has minimal standards for construction that must be met by all contractors.
2. For any enclosures, porches, patios, extensions, additions, or any other changes to the outside of a cabin, a letter of request with a drawn plan must be submitted to the NCF office between July 1 and December 31 each year. After an on-site visit, the Housing/Utilities Committee will approve, modify, or deny submitted plans. Cabin owners will be notified of committee action by letter no later than March 15 following the December 31 deadline for submitting requests.
3. The deadline for completion of cabin projects is two weeks preceding that year's NCF. 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 must be paid, building materials and debris must be removed from the building site, and utilities will be disconnected. NCF 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 the written approval of the Housing/Utilities committee is subject to a fine, utilities being terminated, and structure being torn down and removed at the owner's expense. The Housing/Utilities Committee will inspect the cabin after the removal of unapproved changes to the cabin. The fine must be paid before utilities are reconnected to the cabin.
5. Minor repairs are allowed without permission from the housing committee but must be completed two weeks preceding that year's NCF. Minor repairs may include replacing or repairing deck and porch boards, outside windows, doors, or steps (if the exact dimensions as the previous door, window, or steps), painting, and interior renovations.
6. If a cabin owner is repairing or rebuilding and any utility lines must be moved, it will be at the owner's expense, not the NCFA.
7. Electrical "on demand" or "tankless" water heaters are prohibited in any replacement, remodeling, repair, or new cabin construction.
8. Three-story cabins are prohibited on Founder's Square.
9. Houses under construction or being remodeled may not be occupied during the NCF unless approved by the Housing/Utilities Committee.
10. Cabins shall not be raised to allow parking beneath except in cases designated by the NCFA Board of Directors.
11. All cabins shall have open first-floor front porches with a minimum of 6 feet 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 each story's front and back wall to serve as a fire escape.
14. Cabins shall have gable roofs with slopes ranging from 3-in-12 to 6-in-12. Ornamental gables are encouraged.
15. Metal may be placed on the cabin's front, back, and side walls. Only wood or composite material is allowed on the 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 Grounds Committee. The expense for this work will be the responsibility of the cabin owner. The NCF or any employee of the Fair will not be responsible for removal from or disposal of any tree or part(s) of a tree that may fall upon a cabin or camper, that is caused by an Act of God.
18. The health and or removal of a tree or trees around which a porch, patio, or deck has been built is the responsibility of the cabin owner.

ELECTRICAL SERVICES

1. No person other than the NCF electrician can connect or disconnect power to cabins.
2. To disconnect and reconnect new or existing cabins for any construction, maintenance, or repairs, cabin owners will pay the NCFA a fee of \$100.00 invoiced by and payable to the NCF.
3. Switch boxes in a cabin must be 200-amp breaker type; the entrance cable from outside into the switch box must be 2/0 copper or better.
4. All wiring must be copper with a minimal 12/2.
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. The weatherhead will be no more than 16 feet or less than 12 feet from ground level. The entrance cable must be left stubbed out of the weatherhead at least 3 feet.
6. No strapping or jumping of wires or extension cords will be used to supply current to a cabin.

7. No underground electrical services will be allowed at the NCF.

RENTAL AND SALE OF CABINS

1. The sale or rental of a cabin is subject to the approval of the NCFA Board of Directors.
2. Companies, corporations, or trusts cannot own cabins.
3. For valid rental of a cabin to be effective, the same must be reported to and approved by the NCFA Board of Directors before the opening of the NCF.
4. A bill of sale conveying title to a 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 NCFA Board of Directors. A bill of sale may be mailed to the NCF Office. A Manager of the cabin shall be named and submitted with each bill of sale, showing the Managers full name, physical address, best contact phone number and a valid email address. **The NCFA does not determine or establish ownership on any transaction, sale or transfer of a cabin, however all transactions are to be approved by the Board of Directors.** All bill of sales are required to be filed in the Chancery Clerk's Office before being submitted to the NCF Office.

TICKETS

1. Tickets are required for all people ten years or older.
2. Tickets shall be an armband and must be properly closed on the arm and always worn while on the grounds of the NCF. No tickets will be replaced if they are broken.
3. Anyone 10 years of age and above without an armband will be required to remove themselves from the NCF unless a ticket is purchased.
4. Tickets at Gates One and Two will be sold until midnight on the last Friday of the NCF.
5. Purchase of season tickets may be made when utilities are paid before the opening of the NCF.
6. All gates will remain open on the last Friday night of the NCF. Tickets will be sold until midnight on the last Friday of the NCF.

UTILITIES

1. Electricity and water in the residential area of the NCF will be connected on April 15 and disconnected on July 15.
2. Everyone is expected to conserve electricity and water. Do not leave the air conditioner running through the week or weekend if the cabin is not occupied.
3. Basic utilities must be paid even if the cabin is not open during the NCF.
4. Each cabin owner or occupant must disconnect all electrical appliances at the close of the NCF and turn the main breaker off in the switch box.
5. If you have an air conditioner that does not work, you need to remove it, or you will be charged.
6. Cabins with the power breaker on when the power is restored will have their electrical service line disconnected. A reconnection fee of \$500.00 will be assessed and invoiced from the NCF office. Service will not be restored until the \$500.00 fee is paid. This will be strictly enforced.
7. If water is observed running freely from your cabin, a fee will be assessed and invoiced for payment from the NCF office.
8. Before cold weather, each cabin owner or occupant must cut off the water at the cabin water valve.

GARBAGE

1. Each cabin owner is responsible for disposing of household garbage during the off-season.
2. Cabin owners are responsible for removing accumulated debris around the NCF cabin. This includes discarded building materials, electrical appliances, bed springs, and old mattresses.
3. Each cabin is to be maintained neat and sanitary.
4. Cabin owners will be responsible for furnishing their garbage bags.
5. Only bagged garbage will be picked up.
6. Garbage pickup will be done daily during the NCF starting at 7 a.m.

SEWER

1. All cabins will be connected to the NCF Sewer System.
2. Wastewater shall be discarded through the sewer system.
3. Cabin owners are responsible for sewer line maintenance from their cabin to the main sewer line.

PENALTIES

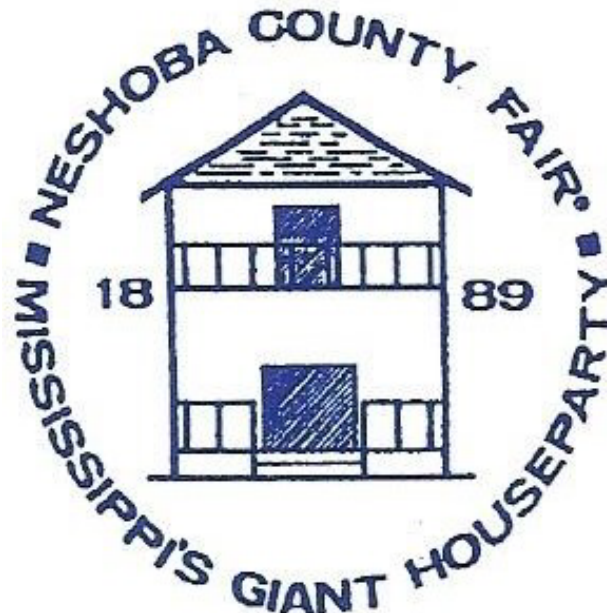
Violation of any rule or provision contained herein shall result in a fine of not less than \$500.00, unless otherwise specified. The final amount of any fine shall be determined by the Neshoba County Fair Association. All fines levied by the Board of Directors must be paid no later than the annual Construction Deadline, which occurs two (2) weeks prior to the start of the Neshoba County Fair. Failure to pay such fines by the stated deadline shall result in the disconnection of electrical service to the Cabin or Camper of the person fined. All outstanding fines, along with any applicable disconnect and reconnect fees, must be paid in full before electrical service will be restored.

DAMAGE TO FAIR PROPERTY

Any person who willfully, negligently, or recklessly damages, destroys, or defaces property belonging to the Neshoba County Fair Association shall be liable for the full cost of repair or replacement, in addition to any fines assessed if such damage resulted from a violation of the Cabin Owners/Camper Handbook.

House and Ground Regulations

Revised 2026



Please read the regulations carefully.

Board of Directors of
The Neshoba County Fair Association

Housing/Utilities Committee

Jay Eakes, Chairman
Dustin Cheatham, Vice-Chairman
Shelby Beason
Kevin Cheatham, Fair Manager