

**CODE OF CONDUCT**

**FOR**

**RAYFIELD GARDENS CITY ESTATE**

**CHRISTOPHER ADEBAYO ALAO AKALA GRA  
WOFUN-MONATAN, AKOBO EXTENSION  
IWO ROAD, IBADAN  
OYO STATE**

# RAYFIELD GARDENS CITY ESTATE CODE OF CONDUCT

## 1. PREAMBLE

The Management/Governing Board of the Developing Company Fendini Limited and The Estate management company (SPV), Pacesetter Fendini Estates Limited of **RAYFIELD GARDENS CITY ESTATE, CHRISTOPHER ADEBAYO ALAO AKALA GRA, WOFUN, MONATAN AKOBO EXTENSION IWO ROAD IBADAN**, a residential and commercial housing scheme, have thought it fit for the general well-being of all property owners and residents to make the following rules and regulations (to be amended time to time) to further strengthen the operation, management, efficiency, security apparatus and architecture of the estate in order to promote and maintain a secured, serene and luxurious living environment, and to guide against security breach or infiltration of criminal elements into our Estate.

Rayfield Gardens City Estate, being a fully serviced Estate developed by Fendini Limited in Public Private Partnership/collaboration with Oyo State Government to be managed by the SPV, Pacesetter Fendini Estates Limited, must ensure that all policies are geared towards protecting lives and properties, hence the need for cooperation and understanding by all the concerned stakeholders as the implementation of these policies shall take immediate effect.

**1a.)** Having realized that the Estate is fast developing under construction with heavy traffic of vehicles, artisans, workmen and women, and visitors with diverse background and behavior whom some of them may turn to opportune criminals if not properly monitored.

**1b.)** The Estate is witnessing surge in developments which is as a result of appreciation in the value of property due to the strategic location and infrastructures available in the Estate, the introduction of these set of rules are necessary in order to enhance smooth operation, management, security and to preserve the serenity and ambience of the Estate.

**1c.)** To profile and regulate the activities of non-permanent residents who are residing within the Estate, by the virtue of their status as a staff or artisan in order to preserve law and order within the Estate.

## 2. ROLE OF THE ESTATE MANAGEMENT

The Management/Governing Board of the Developing Company Fendini Limited and The Estate management company (SPV) Pacesetter Fendini Estates Limited of **RAYFIELD GARDENS CITY ESTATE, CHRISTOPHER ADEBAYO ALAO AKALA GRA, WOFUN, MONATAN AKOBO EXTENSION IWO ROAD IBADAN** as part of its core mandates shall formulate and constitute rules and regulations, policies and code of conduct for the operation and management of the Estate for all residents in the residential and commercial properties in the Estate.

### **3. PLOTS UNDER CONSTRUCTION**

- 1.) No truck shall be allowed into the Estate
  - a. after 6pm daily
  - b. No truck above 20 tons in weight shall be allowed into the Estate
- 2.) Vehicles and/or trucks with flat tires are forbidden to move on the road within the Estate, and any truck caught in this act of sabotage and disobedience shall be liable to a fine and the fine shall be paid within Twenty-four (24) hours after which the Estate management shall arrange for the towing vehicle to remove the affected truck. The truck owner shall be liable for the cost of towing the vehicle and payment of fine everyday till payment is made.
- 3.) Vehicles or trucks are forbidden to be parked on the road or walkway beyond 11:55pm and any vehicle caught indulging in this act of disobedience shall be liable to a fine on the first day and payment of fine per day until it is removed.
- 4.) No development of plots shall be allowed within the Estate unless the access to the said plot is adequately prepared to take in the heavy truck by constructing a reenforced concrete access culvert at the entry of the plot.
- 5.) No development or construction of plot shall be allowed to commence without the culvert at the entrance of the plot with iron vent overlay to allow water from the compound to go into the drainage but not on the road and to allow materials to be moved to the plot. Any plot without culvert and/or with building materials dumped on the road, such materials dumped on the road shall be deemed abandoned and the Estate Management is at the liberty to remove these materials to prevent drainage blockage and allow free flow of water. Such violation shall attract a fine. This payment shall be made and culvert shall be constructed by the plot owner in the manner prescribed before the site shall be re-opened for construction to continue.
- 6.) The Management shall permit the molding of blocks on the plot on site provided such shall be concluded within three (3) months and shall be operated between 8am and 6pm on Monday to Saturday. No block molding shall be allowed on Sundays.
- 7.) No work on a construction site or molding of blocks shall continue beyond 6pm daily.
- 8.) No worker shall be allowed to sleep on the site unless the application to do so had been sought and obtained by the owner of the property or through his or her site engineer who must have been introduced to the Estate Management.
- 9.) No Worker living or staying over on the site is allowed to move around the Estate between the hour of 8pm to 6am the next day.
- 10.) No guard or security personnel shall be allowed on sites under construction unless such security personnel or guard is from the central pool of the RAYFIELD GUARD who shall be seconded to the property by the Estate Management.
- 11.) No private or mai-guard is permitted in the Estate, every resident or property owner seeking a private guard shall apply to the Estate Management and officer from the central pool of RAYFIELD GUARD shall be deployed to the property, with all cost such as salaries and allowances being paid by the property owner either monthly, bi-yearly or annually WITHOUT A DEFAULT to the Estate management.

- 12.) Before an existing property or new building is connected to light, the Estate management must be duly informed. No subscriber or property owner is permitted to tamper with all electricity and other infrastructures in the Estate. Such disobeying property shall be disconnected and all expenses shall be paid by the owner, whether in fine or/and in damages.
- 13.) Any Security guard sacked for any reason such as unprofessional conduct shall be withdrawn and shall not be allowed into the Estate and the property owner shall not relate with them, while a replacement shall be made.

### **3A. KEY GUIDELINES**

- 1.) **House Foundation:** The house foundation must be well above road and drainage level.
- 2.) **Permissible Tonnage:** Maximum of 20 tons for trucks entering the estate, any truck above this tonnage shall be denied entry.
- 3.) **Setback Requirement:** Minimum 600mm from drainage points before fence construction
- 4.) **Fence height:** Maximum 1.8 meters high with front see through iron grill design of your choice.
- 5.) **Slab/Floor limit:** Maximum of 3 Floors for a building
- 6.) **House Direction:** The housing under construction must face the direction as approved in the general Estate layout, and as advised by the Estate Management, while all entrance gate must be in the frontage part of the plot.
- 7.) **Plot Usage:** Maximum of 2 buildings or semi-detached for a plot size from 500SQM to less than 1,000SQM.
- 8.) **Allowable building types:** Only Duplexes, terraces, maisonette, apartments and semi-rises not more than Three (3) floors are allowed in the Estate.
- 9.) **Estate House Colors:** White, light grey, and dark grey are the leading paint colors for residential buildings
- 10.) **Roofing Colors:** Red or green ONLY for residential buildings.
- 11.) **Water Stanchion:** Hidden water Stanchion in the roof at the back is preferable
- 12.) **Building Plan Adherence:** Strict compliance to submitted/approved building plans
- 13.) **Building code:** Strict adherence to Oyo State Government building codes.
- 14.) **No Dumping:** Prohibition on dumping building materials on roads
- 15.) **No Maiguard:** Private guard or maiguard is not allowed
- 16.) **Post Construction:** All frontage and surrounding of a building must be kept neat in good shape and maintain the house colors at all times.
- 17.) **Service Charges:** Prompt payment of Annual Service charge

To ensure smooth residency and development of your property, kindly brief your architect, engineers, contractors, suppliers, workmen, artisans, supervisors, representatives, or assigns on the rules contained in this code of conduct.

#### **4. RESIDENT OF THE ESTATE**

1. Any resident who by his/her act of omission or commission either willfully or by accident destroy or damage any of the infrastructure, equipment, or facilities provided by the developer/Estate Management within the estate shall be responsible for the full repairs cost of such infrastructure, equipment or facility.
2. No resident is allowed to hold a party or social function on the street within the Estate and it is unlawful for any resident to block road(s) for any reason. In the event of such, the Estate security shall act swiftly to clear the road to allow free flow of traffic.
3. Any resident who desires to hold a social event or party shall apply to the estate management not later than 3 days to the date of the event, and such approval shall not be unreasonably withheld provided the resident abide by the rule such as not exceeding 10pm, with no loud speaker or noise that is capable of causing nuisance or disturbance to other residents.
4. All residents shall purchase refuse/waste disposal drum of the capacity of their waste usage from the estate management, which will be in front of their residence.
5. Dumping of refuse or burning of anything in front of the premises and or dumping of waste/refuse into drainages are prohibited and any resident caught shall be liable to a fine.
6. Resident or visitors to the estate is not allowed to drive on the Estate Road with flat tyre(s). Anyone caught indulging in such an act shall be liable to payment of a fine. Where the culprit is a visitor, he or she shall not be allowed to take the vehicle until the payment is made.
7. Driving test or coaching is not allowed within the estate. The Estate security is empowered to impound any vehicle suspected to be conducting such exercise within the Estate with or without learners permit or sign on the vehicle and any vehicle caught shall be liable to a fine payable to the Estate management before such vehicle can be released.
8. Every resident who are subject to payment of any fine(s) and penalties shall be liable to payment of his annual service charges alongside with his or her fines in the case of permanent residents while temporary residents shall be liable to payment of his yearly service charges in like manners or at the point of packing out of the Estate, whichever comes first.
9. All temporary residents shall make payment of annual service charges and/or any other charges at the entry date into the estate as no resident is permitted to collect service charges on behalf of the Estate management in whatever guise, may it be agent or landlord of the said would be resident.
10. No property owner or his agent or assign is permitted to collect any payment or charges on behalf of Estate management from the resident or would be resident, either permanent or temporary.
11. Any resident planning to pack out of the Estate must give a notice of at least one (1) week before the day of packing out and must have settled all the outstanding payments to the Estate management.
12. Resident are not allowed to erect any radio mast or any mast on his/her property without first obtaining the approval from the Estate Management in line with the extant law in compliance with IAR requirements.
13. Washing of cars on the road is prohibited. Any Resident culpable shall have their cars clamped and fine shall be paid before release.

14. Resident are under obligation to register all their support and domestic staff with the Estate management and such domestic staff not be allowed to stay within the Estate if the resident has made or establish an allegation of any crime against such staff.
15. The Estate Security RAYFIELD GUARD are empowered to question any person found on the street of the estate whom they reasonably suspect by his conduct on his business in the Estate.
16. No parking of vehicles on the road. All vehicle should be parked inside the compound. Deflation of the tyres/towing of vehicles and payment of fine await defaulters.
17. Over speeding is not allowed in the Estate. Speed limit is 30km/hr. offenders will be delayed for two (2) hours and a fine will be paid. Offenders caught on camera will be posted on the general platforms.
18. No killing of cow/goat/ram or any livestock is allowed on the walkway or road. Such activities should be done within the resident's compound.
19. Water channels/drainages and entrance culverts must be well constructed that water does not flow from a compound into the road.
20. No Resident is allowed to bring in any harmful or banned items into the Estate prohibited by the Federal, State and Local authorities. Any Resident caught shall be handed over to the law enforcement agency.
21. No resident is allowed to bring in wild animals into the Estate. Those with domestic animals must restrict their activities to their compound alone, any violation attracts severe sanctions.
22. All resident shall adhere strictly to the rules and regulations guiding the issuance of security access codes (when in operation) to the estate and any resident caught violating or compromising any of these rules shall be liable to the amount of the security fee for the current year of the breach as the fine and such payment must either be paid immediately or not later than when payment of the new service charegs is due for payment and in the event of the later, the new security access code shall not be given to the resident until all these payment is made.

## **5. COMPLAINT AND DISPUTE RESOLUTION**

1. Resident with any complain shall approach the Estate Management for swift resolution
2. Resident with any dispute shall approach the Estate management for resolution through mediation with further applying the instrumentality of ADR.

**Note:** The provisions in this code of conduct are also contained in the Deed of restriction (To be issued), which spells out the general governing rules, regulations, restrictions and polices that guides the Estate. This code of conduct is binding on all subscribers, property owners and residents of the Estate.

THIS CODE OF CONDUCT IS MADE ON FEBUARY 26<sup>TH</sup>, 2022



ADELAJA ADEOYE  
MANAGING DIRECTOR



HALIMA ABUDUL RAFIU  
HEAD OF ADMIN/SECRETARY

**For: Fendini Limited/Pacesetter Fendini Estates Limited**