FAX

LA BELLA VITA
Wine Estate Property Owners Association

P. O. Box 1578
SOUTHERN PAARL
7624

Tel nr. 021 – 875 5190
Fax nr. 021 – 875 5197

To: Winelands Estate Property Owner

Date: 05 August 2005

Re: AGM Documents

Dear Owner

Please find attached the following documentation:

1. Circular to members of La Bella Vita Wine Estate Property Owners Association, Farming Association and Akarana Masters Home Owners Association.
2. Notice of combined Annual General Meeting of La Bella Vita Wine Estate Property Owners Association, La Bella Vita Farming Association and Akarana Masters Home Owners Association inaugural meeting.
3. Agenda of the combined Annual General Meeting of the La Bella Vita Wine Estate Property Owners Association and La Bella Vita Farming Association, as well as the inaugural meeting of the Akarana Masters Home Owners Association.
4. La Bella Vita Wine Estate Property Owners Association form of proxy.
5. La Bella Vita Farming Association form of proxy.
6. Akarana Masters Home Owners Association form of proxy.
7. Trustee nomination form.

Please note that all supporting documentation will be sent to members e-mail addresses due to the large quantity of information.

We respectfully request that members that do not receive the supporting documentation notify the Estate Manager no later than Thursday 11 August 2005. Should no notification reach the Estate Manager by above date it will be deemed that all information has been served on members.

Kind Regards
Martin van Zijl
Estate Manager

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La Bella Vita Wine Estate Property Owners Association
La Bella Vita Farming Association
Akarana Master Home Owners Association

THIS DOCUMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

1. If you are uncertain as to what action to take, you are advised to consult your attorney or other professional advisors.
2. If you are unable to attend the combined Annual General Meeting ("AGM") of the La Bella Vita Wine Estate Property Owners Association and the La Bella Vita Farming Association, or the inaugural meeting of the Akarana Master Home Owners Association, to be held at the Winelands Hotel, Banquet Hall A, at 09:00 on Saturday 27 August 2005, and you wish to have your vote recorded on any issue, you should complete and return the attached form of proxy. These proxies should reach the offices of the Association, LBV Wine Estate Property Owners Association, The Estate Manager, PO Box 1578, Southern Paarl 7624 by no later than Monday 22 August 2005 in accordance with the instructions provided herein.

La Bella Vita Wine Estate Property Owners Association
La Bella Vita Farming Association
Akarana Master Home Owners Association
PO Box 1578
Southern Paarl
7624

Tel 021-8755190
Fax 021-8755197

CIRCULAR TO MEMBERS

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regarding

- the consideration of the annual financial statements of La Bella Vita Wine Estate Property Owners Association and La Bella Vita Farming Association for the period ending 28 February 2005
- the consideration of the proposed budgets and levy apportionment of both La Bella Vita Wine Estate Property Owners Association and La Bella Vita Farming Association for the period from 1 November 2005 until 31 October 2006
- the election of trustees of the La Bella Vita Wine Estate Property Owners Association and the La Bella Vita Farming Association
- the election of trustees of the Akarana Master Home Owners Association
- the passing of special and ordinary resolutions as set out in the notice

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and incorporating

- a notice of the combined Annual General Meeting of the members of La Bella Vita Wine Estate Property Owners Association and La Bella Vita Farming Association, as well as the inaugural meeting of the Akarana Master Home Owners Association (Addendum A)
- the agenda for the combined Annual General Meeting of members of the La Bella Vita Wine Estate Property Owners Association and the La Bella Vita Farming Association, as well as the inaugural meeting of the Akarana Master Home Owners Association (Addendum B)
- the form of proxy – La Bella Vita Wine Estate Property Owners Association (Addendum C)
- the form of proxy – La Bella Vita Farming Association (Addendum D)
- the form of proxy – Akarana Master Home Owner Association (Addendum E)
- the annual financial statements (drafts) of the La Bella Vita Wine Estate Property Owners Association for the period ending 28 February 2005 (Sent via e-mail – 05/08/2005)
- the annual financial statements (drafts) of the La Bella Vita Farming Association for the period ending 28 February 2005 (Sent via e-mail – 05/08/2005)
- the proposed budget and levy apportionment of the La Bella Vita Wine Estate Property Owners Association for the period 1 November 2005 until 31 October 2006 (Sent via e-mail – 05/08/2005)
- the proposed budget and levy apportionment of the La Bella Vita Farming Association for the period 1 November 2005 until 31 October 2006 (Sent via e-mail – 05/08/2005)
- Council sub divisional consolidated report (Sent via e-mail 05/08/2005)
- Formation of Associations (Sent via e-mail 05/08/2005)
- Organ gram of Associations (Sent via e-mail 05/08/2005)
- Hofmeyr recommendations report (Sent via e-mail 05/08/2005)

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Addendum A

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the combined Annual General Meeting of members of the La Bella Vita Wine Estate Property Owners Association and La Bella Vita Farming Association, as well as the inaugural meeting of the Akarana Master Home Owners Association will be held at Winelands Hotel, Banquet Hall A, at 09:00 on Saturday 27 August 2005, for the purpose of considering and, if deemed fit, of passing, with or without modification, the following resolutions:

<u>La Bella Vita Wine Estate Property Owners Association</u>

1. Special Resolution Number One
   "RESOLVED THAT the La Bella Vita Wine Estate Property Owners Association constitution be revised and submitted to members for approval at a Special General meeting"

   Motivation:

   - The current constitution will have to be revised to align with the constitution to be drafted for the Akarana Masters Home Owners Association.
   - The revised constitution to elaborate and specify the roles and responsibilities of the Association.

2. Ordinary Resolution Number One
   "RESOLVED THAT the annual financial statements of the La Bella Vita Wine Estate Property Owners Association, and the trustee report for the year ending 28 February 2005, be and are hereby confirmed"

3. Ordinary Resolution Number Two
   "RESOLVED THAT the proposed budget and apportionment of levies for the period from 1 November 2005 to 31 October 2006 as set out in this circular to members, be and is hereby confirmed and that members take note of the apportionment of specific costs charged to Kunnenburg Estate being an estimate that could vary and influence the apportionment of all levies."

4. Ordinary Resolution Number Three
   "RESOLVED THAT Haumann Rogers be appointed as auditors of the Association for the ensuing year.

5. Ordinary Resolution Number Four
   "RESOLVED THAT the trustees and secretary of the Association be and are hereby authorized to do all such things and sign all documents and take all such action as they consider necessary to implement the resolutions set out in the notice convening the Annual General Meeting."

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<u>La Bella Vita Farming Association</u>

6. Ordinary Resolution Number One
   "RESOLVED THAT the annual financial statements of the La Bella Vita Farming Association, and the trustee report for the year ending 28 February 2005, be and are hereby confirmed"

7. "RESOLVED THAT the proposed levy and apportionment of levies for the period from 1 November 2005 to 31 October 2006 as set out in this circular to members, be and is hereby confirmed."

8. Ordinary Resolution Number Three
   "RESOLVED THAT Haumann Rogers be appointed as auditors of the Association for the ensuing year.

9. Ordinary Resolution Number Four
   "RESOLVED THAT the trustees and secretary of the Association be and are hereby authorized to do all such things and sign all documents and take all such action as they consider necessary to implement the resolutions set out in the notice convening the Annual General Meeting."

By order of the trustees

La Bella Vita Wine Estate Property Owners Association &
La Bella Vita Farming Association

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THE WINELANDS
ESTATE

Addendum B

Annual General Meeting

Venue: **Winelands Hotel: Banquet Hall 'A'**
Date: **27 August 2005**
Time: **09h00 – 15h00**

AGENDA

	Agenda Points	Addendum	
1	**Opening & Welcome**		
2	**Chairpersons report**		
	a) Photo Gallery		
	b) Cost recovery TAT	Invoice to TAT	1
	c) Cost recovery Fidentia	Invoice to Fidentia	2
	d) Due diligence to Fidentia	Document sent to Fidentia	3
	e) Kunnenburg Incorporation	Signed document by TAT	4
		Letter from Kunnenburg to HOA	5
	f) Surveys of plots	Map	6
	g) Man hole covers	Invoice	7
	h) Roses	Invoice from Merle Garden Services	8
	I) Portion 39 Common Area Landscaping		
3	**Projects**		
	a) Bulk water facilities		
	b) Upgrade to sewage plant	Proposal from Wettech	9
	c) Walking trails	Map	10
	d) Survey of dam	Map	11
	e) Survey of run of water	Map	12
	f) Lease agreement with Dew Gro		
	g) Security		
4	**Farming withdrawal**	Letters to Drakenstein	13
5	**Constitutions/Rules of Conduct**	Report by Hofmeyr's Attorneys	14

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6	**<u>Election of New Trustees LBV HOA&FA</u>**		
7	**<u>Election of Trustees - Akarana</u>**		
8	**<u>2004/2005 Budget Review HOA & FA</u>**	Monthly break downs	15
9	**<u>Haumann Rodger Report discussions</u>**	Report by Haumann Rodger's	16
10	**<u>Capital account deficiencies</u>**	Break down of Capital HOA & FA	17
11	**<u>Proposed Budget 2005/2006</u>**	Operational and Capital Budgets	18

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LA BELLA VITA WINE ESTATE PROPERTY OWNERS ASSOCIATION

Form of Proxy – Addendum C

A member entitled to attend and vote at the combined Annual General Meeting ("AGM") is entitled to appoint a proxy or one or more proxies to attend and speak and vote thereat in his stead, and that proxy need not also be a member of the Association.

All forms of proxy must be lodged with the company secretary at the head office of the Association, **PO Box 1578, Southern Paarl, 7624**, to be received by no later than 17:00 on Monday, 22 August 2005.

"I/we, ……………………………………………………..……. Of…………..(erf number) being a member(s) of the La Bella Vita Wine Estate Property Owners Association hereby appoint ………………………………………….…… of ………………..…………………………. or failing him ………………………………………….. of ………………………………………. or failing him the chairperson of the annual general meeting as my/our proxy to vote for me/us on my behalf at the annual general meeting of the Association to be held at **09:00 on Saturday 27 August 2005** and at any adjournment thereof.

Please indicate with a "X" in the appropriate space below how you wish your votes to be cast. If you return this form duly signed, without any specific trustees, the proxy shall be entitled to vote as he/she thinks fit. Also, insert names of your preferred trustee nominees.

	In favour of resolution	Against the resolution	Abstain from voting
1. Special resolution number one			
2. Special resolution number two			
3. Special resolution number three			
4. Special resolution number four			
5. Special resolution number five			
6. Special resolution number six			
7. Ordinary resolution number one			
8. Ordinary resolution number two			
9. Ordinary resolution number three			
10. Ordinary resolution number four			
11. Ordinary resolution number five			
12. Ordinary resolution number six			

1.	2.

(Please insert names of trustees you wish to nominate and vote for in the space above)

Signed at………………………..this…………day of………………………………….2005

Signature…………………………………..

(PLEASE READ THE NOTES ON THE NEXT PAGE HERETO)

FAX

NOTES:

1. A member may insert the names of one or more proxies **(who need not be a member of the Association)** in the space provided, with or without deleting the words "the Chairperson of the annual general meeting". The person whose name appear first on the form of proxy and has not been deleted will be entitled to act in priority to those whose names follow. In the event that no names are filled in the proxy, shall be exercised by the Chairperson of the Annual General Meeting.

2. A member's instruction to the proxy must be indicated by the insertion of the manner in which the proxy is to vote in the space provided. Failure to comply with the above will be deemed to authorize the proxy to vote as he/she thinks fit. However, where the proxy is the Chairperson, such failure shall be deemed to authorize the Chairperson to vote in favour of the special and ordinary resolutions. A member or his/her proxy is not obliged to use all the votes exercisable by the member or his/her proxy.

3. The completion and lodging of this form of proxy shall in no way preclude the member from attending, speaking, and voting in person at the general meeting to the exclusion of any proxy appointed in terms thereof.

4. Should this form of proxy not be completed and/or received in accordance with these notes, the Chairperson may accept or reject it, provided that in respect of its acceptance the Chairperson is satisfied as to the manner in which the member wishes to vote.

5. This form of proxy shall be valid for any adjournment of the annual general meeting as well as the general meeting to which it relates, unless the contrary is stated hereon.

6. Where this form of proxy is signed under power of attorney, such power of attorney must accompany this form unless it has previously been registered with the Association.

7. Any alterations, deletions or corrections made to this form of proxy must be signed in full and not initialed by the signatory (ies).

8. This form of proxy must be returned to the Association's secretary at the Estate Managers office, PO Box 1578 Southern Paarl 7624, no later than Monday 22 August 2005 at 17:00.

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LA BELLA VITA FARMING ASSOCIATION

Form of Proxy – Addendum D

A member entitled to attend and vote at the combined Annual General Meeting ("AGM") is entitled to appoint a proxy or one or more proxies to attend and speak and vote thereat in his stead, and that proxy need not also be a member of the Association.

All forms of proxy must be lodged with the company secretary at the head office of the Association, **PO Box 1578, Southern Paarl, 7624**, to be received by no later than 17:00 on Monday, 22 August 2005.

"I/we, ……………………………………………………..……. Of…………..(erf number) being a member(s) of the La Bella Vita Farming Association hereby appoint ……………………………………………..…… of …………………..…………………………. or failing him ……………………………………………. of …………………………………………. or failing him the chairperson of the annual general meeting as my/our proxy to vote for me/us on my behalf at the annual general meeting of the Association to be held at **09:00 on Saturday 27 August 2005** and at any adjournment thereof.

Please indicate with a "X" in the appropriate space below how you wish your votes to be cast. If you return this form duly signed, without any specific trustees, the proxy shall be entitled to vote as he/she thinks fit. Also, insert names of your preferred trustee nominees.

	In favour of resolution	Against the resolution	Abstain from voting
1. Special resolution number one			
2. Special resolution number two			
3. Special resolution number three			
4. Special resolution number four			
5. Special resolution number five			
6. Special resolution number six			
7. Ordinary resolution number one			
8. Ordinary resolution number two			
9. Ordinary resolution number three			
10. Ordinary resolution number four			
11. Ordinary resolution number five			
12. Ordinary resolution number six			

1.	2.

(Please insert names of trustees you wish to nominate and vote for in the space above)

Signed at………………………..this…………day of………………………………….2005

Signature…………………………………..

(PLEASE READ THE NOTES ON THE NEXT PAGE HERETO)

FAX

NOTES:

1. A member may insert the names of one or more proxies **(who need not be a member of the Association)** in the space provided, with or without deleting the words "the Chairperson of the annual general meeting". The person whose name appear first on the form of proxy and has not been deleted will be entitled to act in priority to those whose names follow. In the event that no names are filled in the proxy, shall be exercised by the Chairperson of the Annual General Meeting.

2. A member's instruction to the proxy must be indicated by the insertion of the manner in which the proxy is to vote in the space provided. Failure to comply with the above will be deemed to authorize the proxy to vote as he/she thinks fit. However, where the proxy is the Chairperson, such failure shall be deemed to authorize the Chairperson to vote in favour of the special and ordinary resolutions. A member or his/her proxy is not obliged to use all the votes exercisable by the member or his/her proxy.

3. The completion and lodging of this form of proxy shall in no way preclude the member from attending, speaking, and voting in person at the general meeting to the exclusion of any proxy appointed in terms thereof.

4. Should this form of proxy not be completed and/or received in accordance with these notes, the Chairperson may accept or reject it, provided that in respect of its acceptance the Chairperson is satisfied as to the manner in which the member wishes to vote.

5. This form of proxy shall be valid for any adjournment of the annual general meeting as well as the general meeting to which it relates, unless the contrary is stated hereon.

6. Where this form of proxy is signed under power of attorney, such power of attorney must accompany this form unless it has previously been registered with the Association.

7. Any alterations, deletions or corrections made to this form of proxy must be signed in full and not initialed by the signatory (ies).

8. This form of proxy must be returned to the Association's secretary at the Estate Managers office, PO Box 1578 Southern Paarl 7624, no later than Monday 22 August 2005 at 17:00.

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AKARANA MASTER HOME OWNERS ASSOCIATION

Form of Proxy – Addendum E

A member entitled to attend and vote at the inaugural meeting is entitled to appoint a proxy or one or more proxies to attend and speak and vote thereat in his stead, and that proxy need not also be a member of the Association.

All forms of proxy must be lodged with the company secretary at the head office of the Association, **PO Box 1578, Southern Paarl, 7624**, to be received by no later than 17:00 on Monday, 22 August 2005.

"I/we, …………………………………………………………..……. Of………….(erf number) being a member(s) of the Akarana Master Home Owners Association hereby appoint ……………………………………………..…… of ………………..…………………………. or failing him …………………………………………. of ………………………………………. or failing him the chairperson of the annual general meeting as my/our proxy to vote for me/us on my behalf at the annual general meeting of the Association to be held at **09:00 on Saturday 27 August 2005** and at any adjournment thereof.

Please indicate with a "X" in the appropriate space below how you wish your votes to be cast. If you return this form duly signed, without any specific trustees, the proxy shall be entitled to vote as he/she thinks fit. Also, insert names of your preferred trustee nominees.

	In favour of resolution	Against the resolution	Abstain from voting
1. Special resolution number one			
2. Special resolution number two			
3. Special resolution number three			
4. Special resolution number four			
5. Special resolution number five			
6. Special resolution number six			
7. Ordinary resolution number one			
8. Ordinary resolution number two			
9. Ordinary resolution number three			
10. Ordinary resolution number four			
11. Ordinary resolution number five			
12. Ordinary resolution number six			

1.	2.

(Please insert names of trustees you wish to nominate and vote for in the space above)

Signed at………………………..this…………day of………………………………….2005

Signature…………………………………..

(PLEASE READ THE NOTES ON THE NEXT PAGE HERETO)

FAX

NOTES:

1. A member may insert the names of one or more proxies **(who need not be a member of the Association)** in the space provided, with or without deleting the words "the Chairperson of the annual general meeting". The person whose name appear first on the form of proxy and has not been deleted will be entitled to act in priority to those whose names follow. In the event that no names are filled in the proxy, shall be exercised by the Chairperson of the meeting.

2. A member's instruction to the proxy must be indicated by the insertion of the manner in which the proxy is to vote in the space provided. Failure to comply with the above will be deemed to authorize the proxy to vote as he/she thinks fit. However, where the proxy is the Chairperson, such failure shall be deemed to authorize the Chairperson to vote in favour of the special and ordinary resolutions. A member or his/her proxy is not obliged to use all the votes exercisable by the member or his/her proxy.

3. The completion and lodging of this form of proxy shall in no way preclude the member from attending, speaking, and voting in person at the general meeting to the exclusion of any proxy appointed in terms thereof.

4. Should this form of proxy not be completed and/or received in accordance with these notes, the Chairperson may accept or reject it, provided that in respect of its acceptance the Chairperson is satisfied as to the manner in which the member wishes to vote.

5. This form of proxy shall be valid for any adjournment of the annual general meeting as well as the general meeting to which it relates, unless the contrary is stated hereon.

6. Where this form of proxy is signed under power of attorney, such power of attorney must accompany this form unless it has previously been registered with the Association.

7. Any alterations, deletions or corrections made to this form of proxy must be signed in full and not initialed by the signatory (ies).

8. This form of proxy must be returned to the Association's secretary at the Estate Managers office, PO Box 1578 Southern Paarl 7624, no later than Monday 22 August 2005 at 17:00.

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TRUSTEE NOMINATION FORM

URGENT - Please return by 12 August 2005

All members of an Association is entitled to nominate one or more nominees to act as trustee/s for the ensuing year, until the next Annual General Meeting (“AGM”). All nomination forms must be lodged with the company secretary at the head office of the Association, PO Box 1578, Southern Paarl, 7624, to be received no later than 17:00 on Friday, 12 August 2005.

“I/we, ………………………………………………..……. Of………………….…..(erf number) being a member(s) of the **La Bella Vita Wine Estate Property Owners Association** hereby nominate

1.	2.

(Please insert names of trustees you wish to nominate in the space above)

“I/we, ………………………………………………..……. Of………………….…..(erf number) being a member(s) of the **La Bella Vita Farming Association** hereby nominate

1.	2.

(Please insert names of trustees you wish to nominate in the space above)

“I/we, ………………………………………………..……. Of………………….…..(erf number) being a member(s) of the **Akarana Master Home Owners Association** hereby nominate

1.	2.

(Please insert names of trustees you wish to nominate in the space above)

Only the seven members of the Akarana Master Home Owners Association may nominate one or more trustees.

Signed at………………………..this…………day of………………………………….2005

Signature…………………………………..