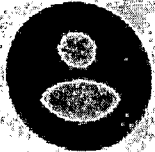


11:50 AM



Call details



+1 803-909-7600

** Phone call to the magistrate court **



Outgoing call

3m 29s

Thursday, January 11, 2024, 11:15 AM



Outgoing call

3m 29s

Thursday, January 11, 2024, 11:15 AM



Copy number



Edit number before call



Delete

RECEIVED

Jun 26 2024

SC Court of Appeals

← Recertifications



Rock Points II

Dec 9, 5:21 Pm

On Monday, packets are going to be delivered to doors for residents that have not completed their recertifications. If you get one of these packets on your door we need them to be filled out and returned to us no later than Wednesday or Thursday of next week. We will be back in the office on those days to assist with the paperwork and to take the paperwork.

We do understand that some of you may have already filled out this paperwork but we do not have the paperwork and we have to have it. Please fill the forms out and provide us with the documents that we are requesting. We do apologize for any inconvenience that this causes our residents, hopefully this will be the last time that we have to go through this and put this pressure on you all.

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Our mailing address is:

Rock Points II
2351 RIDGEROCK

STATE OF SOUTH CAROLINA

COUNTY OF York

Rock Pointe 2

Plaintiff/Landlord,

vs.

Ashley Williamson

Defendant/Tenant.

2024 CV 46 103 000 28
MAGISTRATE CIVIL CASE NUMBER

**BOND TO STAY EVICTION
ON APPEAL**

Now comes the tenant in the above entitled action and respectfully shows the court that a judgment of ejection was issued against the tenant and for the landlord on 1/19/2024 (date) by the magistrate. Tenant has appealed the judgment to the circuit court.

The tenant is obligated to pay rent in the amount of \$ 1109.00 per month (week/month/etc.) due on the 15 day of each month (week/month/etc.).

plus \$480 Representing the prorated January rent from date census

Tenant hereby undertakes to pay the periodic rent hereinafter due and moves the circuit court to stay execution on the judgment for ejection until this matter is heard on appeal and decided by the circuit court.

Date: 2-2-24

Ashley Williamson
Tenant

Upon execution of the above bond, execution on the judgment of ejection is hereby stayed until the action is heard on appeal and decided by the circuit court. If Tenant fails to make any rental payment within five days of the due date, upon application of the landlord, the stay of execution shall dissolve, the appeal by the tenant to the circuit court on issued dealing with possession must be dismissed, and the sheriff may dispossess the tenant.

Date: 2/2/2024

[Signature]
Judge or Clerk

Documents

Upload Document

Needs Action

Other Documents

lease violation 1...



Added: Feb 2, 2024

Upload

non renewal 817...



Added: Feb 2, 2024

Upload

lease violation 9...



Added: Feb 2, 2024

Upload

lease violation 1...



Added: Feb 2, 2024

Upload

August 17, 2023

Dear Ms. Williamson,

In the past we have had conversations with you in regards to complaints that we are receiving on your apartment and occupants of your apartment. We have discussed the complaints about the smoking, the trash, the noise, and the bullying of other residents and their children. Things have not gotten any better.

We have decided not to renew your lease. Please accept the attached Notice of Non Renewal, that we will not be renewing your lease and we are requesting possession of the unit back no later than November 30, 2023.

Thank you,

Management

Ashley Williamson - Lease Renewal

Kenya Hall <kenya.stokes02@gmail.com>

Fri 2/2/2024 12:56 PM

To: Strawberry3_2@hotmail.com <Strawberry3_2@hotmail.com>

Hi Ashley,

You reached out to me on 1/19 regarding a lease non-renewal that you was supposedly issued by me while I working at Intermark Management Corporation. My last working day at Intermark was Thursday, August 31st, 2023.

You were instructed to contact me from the current regional, Kim Watkins.

As discussed on the phone, I DID NOT issue a lease non-renewal to you. I have instructed you to contact Rock Pointe II Apts to speak with the property manager and request this non-renewal form, as any documents that were created under my name pertaining to the non-renewal is incorrect and considered forgery.

Forgery is the action of forging or producing a copy of a document, signature, banknote, or work of art.

Please speak with Intermark Management Corporations main office located at 808-B Lady Street, Columbia, SC 29201. It is my hope that they will be able to assist you in maintaining your current residency.

Thank you,
Kenya Hall (Formerly Stokes)
803-448-1096

Lease Violation Warning

Date: 01/30/2024

Property: Rock Pointe II Apartments

Dear Ashley Williamson of apt. B107:


You have received this warning because you have violated Section 2
Of your lease agreement which states
Only those persons designated on this lease or as agreed in writing by
Landlord shall reside in the Premises.

Your offense
Blue Farmer approached staff of Rock Pointe Apartments and referred to Ms.
Williamson's Apartment, unit B107, as his. Staff has witnessed his car there at all hours of the
day and night. Blue Farmer is residing in the unit and is not on the lease.

Please correct this violation by 02/13/24. If not corrected by 02/13/24
Management may seek to terminate your lease by legal action at which time
you may present a defense.

You may request an informal meeting with the manager to attempt to resolve
this issue within 10 calendar days from the date of this notice.

Sincerely,


Property Manager

10/20/06

Lease Violation Warning

Date: 09/15/2023

Property: Rock Pointe II

Dear Ashley Williamson of apt. B107:

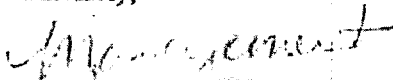
You have received this warning because you have violated Section 2
Of your lease agreement which states
Only those persons designated in this lease or as agreed in writing by Landlord
shall reside in the Premises.

Your offense
Blue Farmer is currently residing in your apartment and he is not on your lease.

Please correct this violation by 09/25/2023. If not corrected by 09/25/2023
Management may seek to terminate your lease by legal action at which time
you may present a defense.

You may request an informal meeting with the manager to attempt to resolve
this issue within 10 calendar days from the date of this notice.

Sincerely,



Property Manager

Lease Violation Warning

Date: 01/19/2024

Property: Rock Pointe II

Dear Ashley Williamson of apt. B107:

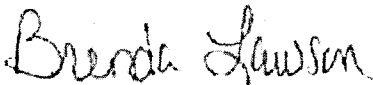
You have received this warning because you have violated Section 1
Of your lease agreement which states
The landlord has the right to enter the Premises without notice to Tenant any
time by master key or by force, for emergency purposes, in necessary, to
inspect the Premises, to make repairs/alterations in the Premises or elsewhere
on Landlord's property, or to enforce any provision of the Lease.

Your offense
On January 18 and 19th, 2024 a maintenance supervisor from another property came to
Rock Pointe to complete the work orders that you entered into the system. When he asked if he
could come and complete your work requests you stated "No, no one is coming
into my apartment until after court."

Please correct this violation by immediately. If not corrected by 01/19/2024
Management may seek to terminate your lease by legal action at which time
you may present a defense.

You may request an informal meeting with the manager to attempt to resolve
this issue within 10 calendar days from the date of this notice.

Sincerely,



Property Manager

10/20/06

Lease Violation Warning

Date: 01/30/2024

Property: Rock Pointe II Apartments

Dear Ashley Williamson

of apt. B107

You have received this warning because you have violated Section Comm. P. 10.1
Of your lease agreement which states

You and your guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations

Your offense

At around 8:30 AM Ashley Williamson came into the office and began waving a paper in the face of Brandon Butler, telling him that he better not come in her apartment, she had a court order. She left the office after that and walked towards her apartment, on her way she saw our temp, Willie, and she approached him doing the exact same thing to him that she had just done to Brandon, Brandon and myself were

Please correct this violation by 2/13/24. If not corrected by 2/13/24 Management may seek to terminate your lease by legal action at which time you may present a defense.

You may request an informal meeting with the manager to attempt to resolve this issue within 10 calendar days from the date of this notice.

Sincerely,



Property Manager