

T. Jeff Goodwyn, Jr.\*†  
Charles G. Blackburn\*\*  
Jefferson D. Turnipseed\*\*

# GOODWYN LAW FIRM, LLC

2309 Devine Street  
Columbia, South Carolina 29205

Tel. (803) 251-4517  
Fax (803) 251-4527

Email: JGoodwyn@Goodwynlaw.com  
Web: www.GoodwynLaw.com

\*Also Licensed in Georgia  
† Certified Circuit Court Mediator  
\*\* Of Counsel

November 25, 2024

**RECEIVED**  
**Nov 25 2024**  
**SC Court of Appeals**

**VIA EMAIL**

The Honorable Jenny Abbott Kitchings  
Clerk of Court, South Carolina Court of Appeals  
1220 Senate Street  
Columbia, SC 29201

RE: ***Kim E. Bevier v. Palmetto Air Plantation Homeowners Association, Inc.***  
*Circuit Court Case No.: 2017-CP-14-00127*  
*Appellate Case No.: 2024-001875*  
*Our File No.: 3000-0929*

Dear Ms. Kitchings:

Per your letter dated November 21, 2024, with regards to the status of ordering the hearing transcript in connection with the above-referenced matter, enclosed please find a copy of the email correspondence between the Court Reporter Section and my legal assistant, Ms. Chase. My legal assistant was advised to reach out to Brandi Berry for an update on the status of the requested transcript as she was forwarded the request to produce (see attached email).

Ms. Berry has responded acknowledging receipt and apologizing for missing the earlier email with the hearing transcript request (see attached email).

As evidenced in the Proof of Service, I have served all interested parties, with a copy of this correspondence.

Thank you for your attention to this matter and should you have any questions, please do not hesitate to contact me.

Sincerely,

/s/ T. JEFF GOODWYN, JR.

T. Jeff Goodwyn, Jr.

TJG:cnc

Enclosures

cc: The Honorable Kristi F. Curits (Via Clarendon County Clerk of Court)  
Steven S. McKenzie, Esquire  
Kim E. Bevier

**RECEIVED**

**Nov 25 2024**

**SC Court of Appeals**

IN THE STATE OF SOUTH CAROLINA  
In the Court of Appeals

APPEAL FROM CLARENDON COUNTY  
CIRCUIT COURT

Kristi F. Curtis, Circuit Court Judge

Case No. 2017-CP-14-00127  
Appellate Case No. 2024-001875

Kim E. Bevier.....Appellant,

v.

Palmetto Air Plantation Homeowners Association, Inc., .....Respondent.

**PROOF OF SERVICE**

I certify that I have served a copy of **Appellant’s Correspondence regarding Transcript** on the following via EMAIL at the address below, on November 25, 2024.

Steven S. McKenzie  
Coffey & McKenzie, P.A.  
2 North Brooks Street  
Manning, South Carolina 29102  
[smckenzie@ccmlawsc.com](mailto:smckenzie@ccmlawsc.com)

**GOODWYN LAW FIRM, LLC**

/s/ T. JEFF GOODWYN, JR.  
T. Jeff Goodwyn, Jr. (73789)  
2309 Devine Street  
Columbia, SC 29205  
(803) 251-4517  
(803) 251-4527 Facsimile  
[jgoodwyn@goodwynlaw.com](mailto:jgoodwyn@goodwynlaw.com)  
*Attorney for Appellant*

Columbia, South Carolina  
November 25, 2024

**cchase goodwynlaw.com**

---

**From:** Berry, Brandi <bberry@sccourts.org>  
**Sent:** Thursday, November 21, 2024 4:34 PM  
**To:** cchase goodwynlaw.com  
**Cc:** jgoodwyn goodwynlaw.com; smckenzie@ccmlawsc.com  
**Subject:** Re: Hearing Transcript Request - IMPORTANT INFORMATION - FOLLOW UP

Good afternoon,

My apologies for not seeing this email until now.  
I acknowledge your transcript request and will send an invoice within the next few days.

Thank you kindly

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**From:** cchase goodwynlaw.com <cchase@goodwynlaw.com>  
**Sent:** Thursday, November 21, 2024 4:30:55 PM  
**To:** Berry, Brandi <bberry@sccourts.org>  
**Cc:** jgoodwyn goodwynlaw.com <jgoodwyn@goodwynlaw.com>; smckenzie@ccmlawsc.com <smckenzie@ccmlawsc.com>  
**Subject:** FW: Hearing Transcript Request - IMPORTANT INFORMATION - FOLLOW UP

**\*\*\* EXTERNAL EMAIL:** This email originated from outside the organization. Please exercise caution before clicking any links or opening attachments. \*\*\*

Good afternoon Ms. Berry –

Could you provide a status on the hearing transcript we requested on November 8, 2024 in connection with the attached?

Thank you.

Ms. Cesairé Nicole Chase, Legal Assistant  
Goodwyn Law Firm, LLC  
2309 Devine Street  
Columbia, SC 29205  
(803) 251-4517  
(803) 251-4527 facsimile  
cchase@goodwynlaw.com

**CONFIDENTIAL & PRIVILEGED**

Unless otherwise indicated or obvious from the nature of the following communication, the information contained herein is attorney-client privileged and confidential information/work product. The communication is intended for the use of the individual or entity named above. If the reader of this transmission is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether

it is privileged, please immediately notify us by return e-mail and destroy any copies, electronic, paper or otherwise, which you may have of this communication.

**From:** Transcripts <transcripts@sccourts.org>  
**Sent:** Thursday, November 21, 2024 4:28 PM  
**To:** cchase goodwynlaw.com <cchase@goodwynlaw.com>; Berry, Brandi <bberry@sccourts.org>  
**Cc:** Transcripts <transcripts@sccourts.org>  
**Subject:** RE: Hearing Transcript Request - IMPORTANT INFORMATION - FOLLOW UP

Good afternoon,  
We have no updates for you. Please feel free to reach out to @Berry, Brandi who was forwarded this request to produce.  
Thank you  
Court Reporter Section

**From:** cchase goodwynlaw.com <cchase@goodwynlaw.com>  
**Sent:** Thursday, November 21, 2024 3:44 PM  
**To:** Transcripts <transcripts@sccourts.org>  
**Subject:** RE: Hearing Transcript Request - IMPORTANT INFORMATION - FOLLOW UP  
**Importance:** High

**\*\*\* EXTERNAL EMAIL:** This email originated from outside the organization. Please exercise caution before clicking any links or opening attachments. **\*\*\***

Good afternoon –

The below email stated we would receive a communication within 5 days with regards to our hearing transcript request.

Could you provide me with a status of the transcript?

Thank you.

Ms. Cesairé Nicole Chase, Legal Assistant  
Goodwyn Law Firm, LLC  
2309 Devine Street  
Columbia, SC 29205  
(803) 251-4517  
(803) 251-4527 facsimile  
[cchase@goodwynlaw.com](mailto:cchase@goodwynlaw.com)

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it is privileged, please immediately notify us by return e-mail and destroy any copies, electronic, paper or otherwise, which you may have of this communication.

**From:** cchase goodwynlaw.com  
**Sent:** Monday, November 11, 2024 11:11 AM  
**To:** Transcripts <[transcripts@sccourts.org](mailto:transcripts@sccourts.org)>  
**Subject:** RE: Hearing Transcript Request

Thank you.

Ms. Cesairé Nicole Chase, Legal Assistant  
Goodwyn Law Firm, LLC  
2309 Devine Street  
Columbia, SC 29205  
(803) 251-4517  
(803) 251-4527 facsimile  
[cchase@goodwynlaw.com](mailto:cchase@goodwynlaw.com)

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**From:** Transcripts <[transcripts@sccourts.org](mailto:transcripts@sccourts.org)>  
**Sent:** Friday, November 8, 2024 4:29 PM  
**To:** cchase goodwynlaw.com <[cchase@goodwynlaw.com](mailto:cchase@goodwynlaw.com)>  
**Cc:** Transcripts <[transcripts@sccourts.org](mailto:transcripts@sccourts.org)>  
**Subject:** RE: Hearing Transcript Request

Good afternoon.

Your transcript request has been received by our office. You should receive communication from a transcriptionist within 5 days with an estimated cost for production.

Thank you.

Court Reporter Section

**From:** cchase goodwynlaw.com <[cchase@goodwynlaw.com](mailto:cchase@goodwynlaw.com)>  
**Sent:** Friday, November 8, 2024 1:14 PM  
**To:** Transcripts <[transcripts@sccourts.org](mailto:transcripts@sccourts.org)>  
**Subject:** Hearing Transcript Request

**\*\*\* EXTERNAL EMAIL:** This email originated from outside the organization. Please exercise caution before clicking any links or opening attachments. **\*\*\***

Good afternoon –

Attached please find our request for the hearing transcript of the Final Hearing held on July 17, 2024 before the Honorable Kristi F. Curtis in connection with Palmetto Air Plantation Homeowners Association, Inc. v Kim Bevier (2017-CP-14-00127) matter.

Please let me know if there is any further information you need.

Thank you.

Ms. Cesairé Nicole Chase, Legal Assistant  
Goodwyn Law Firm, LLC  
2309 Devine Street  
Columbia, SC 29205  
(803) 251-4517  
(803) 251-4527 facsimile  
[cchase@goodwynlaw.com](mailto:cchase@goodwynlaw.com)

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~~~ CONFIDENTIALITY NOTICE ~~~ This message is intended only for the addressee and may contain information that is confidential. If you are not the intended recipient, do not read, copy, retain, or disseminate this message or any attachment. If you have received this message in error, please contact the sender immediately and delete all copies of the message and any attachments.



South Carolina Judicial Branch
TRANSCRIPT REQUEST FORM

RECEIVED

Nov 25 2024

SC Court of Appeals

Pursuant to Rule 207 and 607 of the South Carolina Appellate Court Rules, the transcribed paper copy is the official record of court proceedings. You may request a transcript by completing this form and emailing it to the Court Reporter/Transcriptionist and to South Carolina Court Administration at transcripts@sccourts.org.

Requestor's Information: Full Name (T. Jeff Goodwyn, Jr.), Law Firm/Agency (Goodwyn Law Firm, LLC), Phone Number (803-251-4517), Email Address (jgoodwyn@goodwynlaw.com), Mailing Address (2309 Devine Street, Columbia, SC 29205). Transcript Information: Docket Number (2017-CP-14-00127), Full Case Caption (Palmetto Air Plantation Homeowners Association, Inc. v Kim Bevier), Circuit (checked), Family (unchecked), Date(s) of Proceeding (July 17, 2024), County (Clarendon), Appeal pending (checked), Death Penalty (unchecked). Special Circumstances: Termination of parental rights, Adoption, Any actions involving child custody/visitation. Delivery Timeframe: Regular delivery (60 days) (checked). Delivery Method: PDF / Email (checked). Responsible Payor: Private / Self (checked). Next Hearing Date: [blank]

Requestor's Signature: [Handwritten Signature] Date: 11/18/24

NOTE: Requests will be processed pursuant to Rule 207 and 607 of the SCACR. Rule 607(h) governs the fees for transcripts, which are not provided for free or at reduced rates to any party, regardless of indigent status. Please promptly submit your payment in the method of payment requested, in order for the transcript to be produced. In some cases, a deposit may be required before the transcript can be placed in the production queue. You may also request a quote before deciding to order. If you need to cancel the transcript request for any reason, you are responsible for paying for the pages of the transcript that have already been completed at the time of the cancellation.

If you are ordering a transcript pursuant to Rule 207(a)(1), SCACR, you must contemporaneously furnish all parties, the Office of Court Administration, and the clerk of the appellate court with copies of all correspondence with the court reporter or transcriptionist. Revised 03/2023 SCCA 800

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CLARENDON )  
 )  
PALMETTO AIR PLANTATION )  
HOMEOWNERS ASSOCIATION, INC., )  
 )  
Plaintiff, )  
 )  
vs. )  
 )  
KIM E. BEVIER, )  
 )  
Defendant. )  
\_\_\_\_\_ )

IN THE COURT OF COMMON PLEAS  
OF THE THIRD JUDICIAL CIRCUIT  
CASE NUMBER: 2017-CP-14-00127

**FINAL ORDER**

DATE OF HEARING : April 1, 2024  
PRESIDING JUDGE : Kristi Fisher Curtis  
ATTORNEY FOR PLAINTIFF : Steven S. McKenzie  
ATTORNEY FOR DEFENDANT : Pro Se  
COURT REPORTER : \_\_\_\_\_

This matter came before the Court pursuant to Plaintiff's request for a Final Hearing. The Court heard the testimony of the parties and witnesses as well as the evidence that was introduced at trial. After the conclusion of the case, the Court took the matter under advisement. After reviewing testimony, evidence submitted and the Court file, the Court would rule as follows regarding the case before it.

**PROCEDURAL HISTORY**

This action was commenced by the filing of a Summons and Complaint on April 17, 2017. Along with the Complaint, Plaintiff sought injunctive relief by filing a Motion for a Temporary Restraining Order on April 18, 2017. On June 6, 2017, The Honorable R. Ferrell Cothran, Jr. granted Plaintiff's request for a Temporary Restraining Order.

Defendant filed his Answer to the original Complaint on June 16, 2017. By agreement, Plaintiff filed an Amended Summons and Complaint on June 28, 2017.

Defendant filed his Answer to the Amended Summons and Complaint on July 7, 2017. Three months later, Defendant filed a Motion to Amend his Amended Answer. A hearing was held on March 20, 2018, in which the Court granted Defendant's Motion to Amend his Answer. On March 22, 2018, Defendant filed his Second Amended Answer and Counterclaim.

On July 19, 2018, Plaintiff filed a Motion for Partial Summary Judgment. The parties agreed to a stipulation of facts on August 21, 2018, and agreed that the Motion for Partial Summary Judgment would be heard without oral argument (R. pp. 113-115). The Court granted Partial Summary Judgment in favor of Plaintiff. Defendant filed a Motion to Reconsider which was denied by the Court on February 28, 2019. Defendant appealed the ruling to the South Carolina Court of Appeals. The Court of Appeals upheld the Order for Partial Summary Judgment on September 21, 2022.

After the Court of Appeals' decision, Defendant's attorney moved to be relieved as attorney for Defendant, and that Motion was granted by the Court. Defendant has been *pro se* since that Order was filed.

#### **FACTUAL BACKGROUND**

On or about July 11, 2001, the property in question became subject to "Declaration of Covenants, Conditions and Restrictions Palmetto Air Plantation Clarendon County, South Carolina" (hereinafter "Covenants"). Said Covenants were filed in the Clarendon County Courthouse in Deed Book A435 at page 223 on or about July 11, 2001 (See Amended Complaint and Second Amended Answer wherein it was

alleged and admitted by Defendant that the Covenants were filed. Also, find a copy of the Covenants at Exhibit 2 to the Deposition of Defendant dated April 4, 2018). Defendant, Kim S. Bevier, purchased two lots within Palmetto Air Plantation on September 26, 2003. Said lots are subject to the aforementioned Covenants ." Defendant in Paragraph 4 of his Second Amended Answer to Amended Complaint states the following: "Paragraph five is admitted to the extent it alleges that the Declaration of Covenants, Conditions, and Restrictions Palmetto Air Plantation Clarendon County, South Carolina were filed as alleged and that the defendant purchased two lots as alleged. The allegation that the lots are subject to the alleged covenants is denied."

Plaintiff alleged that Defendant, in violation of Article IV Section 4.1 and 4.3 of the Covenants, has been using his home in Palmetto Air Plantation for a commercial endeavor. More specifically, Plaintiff alleged that Defendant had been renting his home/rooms out to overnight guests through Airbnb.

Plaintiff also alleged that Defendant is the owner of large breed dog (bullmastiff). Plaintiff alleged that it received complaints from homeowners within Palmetto Air Plantation that Defendant's dog had been running at large, unrestrained, and excessively barking. Plaintiff alleged that this violates Sections 5.10 and 5.11 of the Covenants.

Plaintiff further alleged that Defendant installed an underground electrical fence in an attempt to restrain the dog. Plaintiff alleged that the installation of the underground fence violated Article V. Section 5.16. of the Covenants.

Plaintiff finally alleged that Defendant was issued a Clarendon County Building Permit for his property on March 30, 2010. Plaintiff alleged that Article IV. Section 4.12 of the Covenants states in pertinent part "...within one year after the issuance of a Building Permit, the Lot Owner shall have his property sown in grass and have planted foundation landscaping around the dwelling and other accessory buildings in accordance with the proposed landscaping plan previously submitted and approved by the Board." Plaintiff alleged that Defendant submitted a landscaping plan to the Board that was approved, but Defendant has failed to implement the plan.

Plaintiff seeks damages for Defendant's violation of the Covenants as well as attorney's fees and costs incurred as a result of the violations of the Covenant by Defendant.

Defendant contends that the Covenants do not apply to him or his property, and he also contends that Plaintiff does not have the legal standing to bring an action against him. Defendant believes that the Covenants do not name Plaintiff as the governing body for enforcement of the Covenants. Defendant's contention is that the Covenants name Palmetto Air Plantation Property Owner's Association, Inc. as the name of the homeowner's association and not the Plaintiff, Palmetto Air Plantation Homeowners Association, Inc.

#### **FINDINGS OF FACTS AND CONCLUSIONS OF LAW**

The Court finds that the Covenants at issue in this case are applicable to the Defendant's property. Judge Cothran ruled on this issue previously, and that ruling was affirmed by the South Carolina Court of Appeals. The South Court of Appeals

stated the following in its opinion:

By their purchases within the subdivision, the [grantees] became parties to the restrictive covenants, and among them and the [grantor] there arose mutuality of covenant and consideration. Bevier's discussion of the restrictive covenants with an attorney prior to his purchase of the lots; the inclusion of the Declaration of Covenants in both the preliminary and final title certificates; the provision in Bevier's contract of sale noting the conveyance was subject to the Declaration of the Covenants; and, Bevier's admission during his deposition that he was aware of the restrictive covenants when he bought his lots and stated his intent of purchasing property in Palmetto Air Subdivision to live on an airport-establish Bevier had actual notice of the restrictive covenants. **Moreover, Bevier had constructive notice of the restrictive covenants because the Declaration of Covenants were properly recorded within his chain of title...Based on the foregoing, we hold the Declaration of Covenants is enforceable against Bevier.... (emphasis added).**

*See Palmetto Air v. Bevier*, Unpublished Opinion No. 2022-UP-361.

The Court of Appeal's opinion makes any argument by Bevier concerning the applicability and enforceability of the Covenants against his property a moot point and *res judicata*.

After the Court of Appeals ruling, Defendant argued for the first time that the Covenants are not applicable to him because the Plaintiff is not the named homeowner's association as is stated in the Covenants. The Covenants state in Section 1.7 as follows: "Association shall mean the Palmetto Air Plantation Owners Association, Inc." Plaintiff's name is Palmetto Air Plantation Homeowners Association, Inc. The difference in the names is "Owners" in the Covenants versus "Homeowners" in the Plaintiff's name. Having failed to raise this issue previously to the Circuit Court or to the Court of Appeals when arguing against the applicability of the Covenants to his property, the Court finds that Defendant cannot now rely on the difference in the names

as a defense.

The court further finds that Plaintiff has met its' burden of proving by a preponderance of the evidence that Defendant has violated the covenants by operating an Airbnb at the property, in allowing his dog to run at large, and in failing to implement the landscaping plan as approved by the Board.

The Court would find and conclude as follows:

1. Defendant is permanently enjoined from operating any short-term rentals from his property;
2. Defendant must remove the dog from his property or strictly comply with the Covenants. Failure to remove the dog or to restrain him within a fence, enclosure, or to keep him on a leash when outside of the home or fenced enclosure after the date of this Order will subject the Defendant to a \$100.00 per day fine as per the Covenants;
3. Defendant must implement the landscaping plan previously submitted and approved by Plaintiff within 30 days of the date of this Order or be subject to a \$100.00 per day fine as per the Covenants;
4. The Court awards Plaintiff the past due HOA dues and assessments as itemized in Plaintiff's Exhibit 11 in the amount of \$8,615.11;
5. The Court awards the Plaintiff attorney's fees in the amount of \$44,450.00 as itemized in Plaintiff's Exhibit 10. The Court finds that these to be reasonable and appropriate, and thoroughly substantiated.

**AND IT IS SO ORDERED.**

---

KRISTI F. CURTIS  
PRESIDING JUDGE  
THIRD JUDICIAL CIRCUIT

July \_\_\_\_, 2024



Clarendon Common Pleas

**Case Caption:** Palmetto Air Plantation Homeowners Associations, Inc VS Kim E Bevier  
**Case Number:** 2017CP1400127  
**Type:** Order/Judgment For Relief

So Ordered

s/ Kristi F. Curtis, Circuit Court Judge, No. 2762