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**Jan 15 2025**

**SC Court of Appeals**

THE STATE OF SOUTH CAROLINA  
In the Court of Appeals

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APPEAL FROM EDGEFIELD COUNTY  
Court of Common Pleas

R. Lawton McIntosh, Circuit Court Judge

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Appellate Case No. 2024-001510

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Elizabeth M. Ferraro, James T. Ferraro, Edward J. Przybyl,  
Marcella Gleie, John E. Gleie, Jr., Thomas Bowes, Connie  
Bowes, Moataz Alasadi, Virginia Kirkwood, Bob Kirkwood,  
Paul Vichroski, Nydza Vichroski, James Montellese, and  
Roxann Montellese, Individually, Derivatively, and on Behalf of  
All the Mount Vintage Homeowners Association Members . . . . . Respondents,

v.

LL of SC, LLC, Raiford Topsail Island Investments, LLC, TR Sales  
Plantation, LLC, and Mount Vintage Plantation Homeowners  
Association, Inc. *a/k/a* Mount Vintage Homeowners Association, Inc. . . . . Defendants,

Of which LL of SC, LLC, Raiford Topsail Island  
Investments, LLC, and TR Sales Plantation, LLC are the . . . . . Appellants.

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**APPELLANTS' INITIAL DESIGNATION OF MATTER  
TO BE INCLUDED IN THE RECORD ON APPEAL**

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Topsail Island Investments, LLC, and TR Sales  
Plantation, LLC*

**APPELLANTS' INITIAL DESIGNATION OF MATTER  
TO BE INCLUDED IN THE RECORD ON APPEAL**

**I. ORDERS / JUDGMENTS / DECISIONS**

- A. Trial Court Order of September 4, 2024
- B. Trial Court Order of September 6, 2024
- C. Trial Court Order of September 10, 2024, revising Order of September 4, 2024
- D. Court of Appeals Order of September 13, 2024
- E. Court of Appeals Order of October 9, 2024

**II. PLEADINGS**

- A. Initial Complaint filed June 5, 2020
- B. First Amended Complaint filed October 21, 2020
- C. Answer of LL of SC, LLC to First Amended Complaint filed August 20, 2021
- D. Answer of Raiford Topsail Island Investments, LLC to First Amended Complaint filed August 20, 2021
- E. Second Amended Complaint filed September 11, 2023
- F. Third Amended Complaint filed September 4, 2024

**III. TRANSCRIPTS**

- A. Transcript of Hearing on Motions for Summary Judgment on August 28, 2024
- B. Transcript of Hearing on Pretrial Motions on September 11, 2024

**IV. OTHER MATERIALS OR DOCUMENTS**

- A. Covenants of the Mount Vintage Community effective December 14, 2017
- B. Respondents' Motion for Partial Summary Judgment filed August 16, 2024
  - Attachment A: Lis Pendens filed October 23, 2012*
  - Attachment B: Foreclosure Complaint filed October 23, 2012*
  - Attachment C: Deed in Lieu of Foreclosure dated September 3, 2013*
  - Attachment D: Assignment of Bid dated November 6, 2013*
  - Attachment E: Master's Report dated November 11, 2013*
  - Attachment F: Special Referee's Deed dated November 18, 2013*
  - Attachment G: Corrected Deed dated August 14, 2014*
- C. Appellants' Memorandum in Opposition to Respondents' Motion for Partial Summary Judgment filed August 26, 2024
  - Attachment 1: Mortgage in favor of LL of SC, LLC dated April 19, 2010*
  - Attachment 2: Deposition Excerpts of Mary O. Guynn, Esq.*
  - Attachment 3: Assignment of Interest dated December 31, 2013*

*Attachment 4: Quitclaim Deed dated May 30, 2017*

*Attachment 5: Excerpts of Deposition Testimony*

- D. Respondents' Motion in Limine for Realignment of Association as a Plaintiff filed September 5, 2024
- E. Memorandum in Opposition to Respondents' Motion in Limine for Realignment of Defendant Mount Vintage Homeowners Association, Inc. filed September 10, 2024
- F. Appellants' Notice of Appeal filed September 10, 2024
- G. Appellants' Petition for Stay or Supersedeas to Court of Appeals filed September 11, 2024 *Consolidated with All Attachments Submitted*
- H. Respondents' Return to Appellants' Petition for Stay or Supersedeas filed September 23, 2024 *Consolidated with All Attachments Submitted*
- I. Appellants' Reply in Support of the Petition for Stay or Supersedeas filed October 3, 2024

#### V. CERTIFICATION

Consistent with Rule 209, SCACR, the undersigned counsel for Appellants hereby certifies that the foregoing designation contains no matter which is irrelevant to the appeal.

Respectfully,

*s/ Steven Edward Buckingham*

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January 15, 2025  
Greenville, South Carolina