

RECEIVED

Aug 25 2025

SC Court of Appeals

STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas
Ninth Judicial Circuit

Honorable Mikell R. Scarborough
Master-in-Equity

Appellate Case No. 2025-001052

Spartina Bay Plantation Property Owners' Association, Inc..... Appellant.

v.

Stephen C. Wells and Randi P. Wells. Respondents.

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

Appellant Spartina Bay Plantation Property Owners' Association, pursuant to Rule 209, SCACR, hereby designates the following material to be included in the Record on Appeal:

1. Consent Order of Reference to the Charleston County Master-In-Equity entered November 17, 2023.
2. Judgment denying Plaintiff's Motion for Judgment on the Pleadings and Resolution of Motion to Compel against Defendant entered February 22, 2024.
3. Order granting Plaintiffs' Motion for Summary Judgment and denying Defendant's Motion for Summary Judgment entered April 16, 2025.

4. Judgment denying remainder of Defendant's Motion to Alter/Amend the Judgment entered May 1, 2025.
5. Plaintiffs' Summons and Complaint and exhibits filed October 26, 2022.
6. Defendant's Answer to Plaintiffs' Complaint and Counterclaims filed December 30, 2022.
7. Plaintiffs' Answer to Defendant's Counterclaims filed January 30, 2023.
8. Plaintiffs' Amended Answer to Defendant's Counterclaims filed February 28, 2023.
9. Plaintiffs' Motion for Judgment on the Pleadings in Whole or in Part filed December 19, 2023.
10. Defendant's Memorandum in Opposition to Plaintiff's Motion for Judgment on the Pleadings and Plaintiffs' Cause of Action for Temporary, Preliminary, and Permanent Injunction and exhibits filed February 2, 2024.
11. Plaintiffs' Memorandum in Support of Motion for Judgment on the Pleadings in Whole or in Part and exhibits filed February 20, 2024.
12. Defendant's Motion and Memorandum in Support of Motion for Summary Judgment and exhibits filed November 21, 2024.
13. Plaintiffs' Motion for Summary Judgment filed November 21, 2024.
14. Plaintiffs' Memorandum in Support of Plaintiffs' Motion for Summary Judgment and in Opposition to Defendant Spartina Bay Plantation Owners' Association, Inc's Motion for Summary Judgment and exhibits filed February 6, 2025.

15. Defendant's Motion to Alter/Amend the Judgment Granting Plaintiffs' Motion for Summary Judgment and Denying Defendant's Motion for Summary Judgment filed April 28, 2025.
16. Transcript of Record; Hearing on Motion for Summary Judgment, February 10, 2025.
17. Notice of Appeal and exhibits filed May 28, 2025.

The undersigned counsel certifies, pursuant to Rule 209(c), SCACR, that the designation contains no matter which is irrelevant to the appeal.

This 25th day of August, 2025.

Respectfully submitted,

EARHART OVERSTREET, LLC

s/ Steven R. Kropski

Steven R. Kropski

S.C. Bar No.: 101441

Maxwell J. Seferian

S.C. Bar No.: 105855

Andrew S. Platte

S.C. Bar No.: 77801

Earhart Overstreet, LLC

P.O. Box 22528

Charleston, SC 29413

(843) 972-9400

*Attorneys for Appellant Spartina Bay
Plantation Property Owners'
Association, Inc.*

Other Counsel of Record:

Timothy J.W. Muller

Mary Harriet Moore

40 Calhoun Street, Suite 450

Charleston, SC 29402

843-577-6726

Attorneys for Respondents