

21 Sep 2025

From: Alan Nix  
c/o Michael & Taryn Lazroff  
1401 Densmore Circle  
Mount Pleasant, SC 29466

(living in / trespassing at my family's  
home based on void deeds dated  
23 Oct 2020 and 12 May 2021)

To: ✓ Jenny Abbott-Kitchings  
Clerk of Court  
SC Court of Appeals  
1220 Senate St.  
Columbia, SC 29201

RECEIVED

SEP 29 2025

SC Court of Appeals

RE: notice of hope to be able to be back at my family's lawfully owned home located  
at 1401 Densmore Circle, Mount Pleasant, SC in the next four to six weeks.

Dear Ms. Abbott-Kitchings

Please find enclosed a copy of a letter I sent in late July laying out some very serious issues which has continued preventing me from being able to go back to my family's lawfully owned home located at 1401 Densmore Circle, Mount Pleasant, SC 29466 and my intent to take care of this long term and ongoing issue. I'm doing my best to get everything ready to take the action(s) I committed to taking by early next week.

Given how simple all of this is, obviously it should have been taken care of years ago by Mr. Wilson....but obviously Mr. Tomlin's significant relationships with many in the South Carolian State government has complicated my family getting any sort of justice.

With that said, I am pretty sure I will be submitting those documents next week and hope to have all of this finally settled by the end of October. Obviously just as soon as I can safely return to my family's lawfully owned home located at 1401 Densmore Circle, Mount Pleasant, SC without Capt. Arnold or Chief Ritchie trying to arrest me again I will be back.

Until I can safely return to my family's lawfully owned home located in the Churchill Park Subdivision of the Development known as Park West in Mount Pleasant, please continue to hold all cases related to me. Just as soon as I am back at my family's lawfully owned home in Mount Pleasant I will certainly be able to get my mail at my residence soon thereafter.

Thank you for your assistance.

Best regards,



Alan Nix

cc. Alan Wilson  
SC Attorney General  
1000 Assembly St.  
Columbia, SC 29201

29 Jul 2025

From: Alan Nix  
1401 Densmore Circle  
Mount Pleasant, SC 29466

RECEIVED

To: Michael & Taryn Lazroff  
1401 Densmore Circle  
Mount Pleasant, SC 29466  
(by tracking and regular mail)

SEP 29 2025

SC Court of Appeals

RE: limited opportunity to proactively address forthcoming action(s) relative to you all's void 2021 deed to my family's home located at 1401 Densmore Circle, Mount Pleasant, SC

Dear Michael and Taryn Lazroff.

Please accept this letter as notice of forthcoming actions to remove the title issues clouding my family's home located at 1401 Densmore Circle Mount Pleasant, SC. This letter is meant to provide you with a high level explanation of two of the most obvious issues which make your deed to my family's home void as well as providing you a limited amount of time to take action of your own to remove yourselves from this situation prior to me taking these actions within the next sixty (60) days.

To briefly and simply explain my position, for the deed that Ms. Filer and Mr. Morris created and signed, which allegedly transferred the title to my family's home to you to be valid, then the deed that Scarborough signed on or about 28 Oct 2020 which purported to transfer the title to my family's home to Ms. Filer would have to be valid. Without getting into all of the issues these parties (and others) have committed dating back to at least April 2013, I will only cite the two most overt issues which supports my position that the only valid deed to 1401 Densmore Circle, Mount Pleasant, SC is the one that Mr. Dodds created and filed in July 2001 which transferred the title to 1401 Densmore Circle from C. Richard Dobson Builders Inc. to Alan G. Nix and Norma J. Nix.

**- ISSUE ONE**

The first issue is related to the three page SC Supreme Court order included and dated 4 Feb 2011. You will note that number ten (10) on page two states that "*Cases stricken from the*

*file book under Rule 40(j), SCRCF, may only be restored by the chief judge for administrative purposes in each judicial circuit, or by the chief judge for administrative purposes for the court of common pleas in those circuits with two chief judges.”* To ensure you at least basically understand how this requirement affects cases 2014CP1005407 and / or 2017CP1004031, I believe some explanation of some of the early instances of attorney and judicial fraud in these cases would likely be helpful. This explanation is below and I apologize in advance if I try to condense it too much and leave out something that would benefit you to appropriately understand. With that said, there are plenty of people copied which were either directly involved in this misconduct or know enough to explain it to you more thoroughly if you decide you need to verify my position. e.

In April 2013, McCabe and Trotter created, witnessed, notarized and filed an “Assignment of Lien and Foreclosure Rights” document stating that Churchill Park Homeowners’ Association, Inc. was assigning its rights of lien and foreclosure to Park West Master Association, Inc. Despite this filing, the very next month (May 2013) McCabe and Trotter filed two liens against Norma’s and my family’s home (along with multiple other homeowners in the Churchill Park Subdivision of the Development known as Park West). McCabe and Trotter filed these numerous liens in the name of both Park West Master Association, Inc. and “Churchill Park” (eg. not Churchill Park Homeowners’ Association, Inc.) In July 2013, I paid McCabe and Trotter the amount they demanded for Park West Master Association Inc. and Park West Amenity Association, Inc. and submitted a partial payment to pay a rational amount for the amount they demanded for the lien filed in the name of “Churchill Park”. Through multiple unethical and likely illegal acts by Southern Community Services, Inc., / Park West Master Association, Inc., McCabe & Trotter, etc., the partial payment I submitted via certified mail was never processed and ultimately resulted in McCabe and Trotter filing a foreclosure lawsuit against Norma and I around September or October 2014. (2014CP1005407). This foreclosure lawsuit was filed in the name of “Churchill Park”, not Park West Master Association, Inc. nor Churchill Park Homeowners’ Association, Inc. Long story short, despite my hiring Bill Sloan to defend against this foreclosure lawsuit in December 2014, I found the May 2013 “Assignment of Lien and Foreclosure Rights” document shortly after Christmas 2015 and, along with numerous other documents, provided them to Sloan to provide to McCabe and Trotter in early January 2016. The key issue raised was that “Churchill Park”, incorporated 31 Jul 2003, more than two years after Norma and I had bought our family home in the Churchill Park Subdivision, did not have the legal right to file any foreclosures or liens against any property located in the Churchill Park Subdivision of the Development known as Park West. IF McCabe and Trotter’s April 2013 “Assignment of Lien and Foreclosure Rights” was legal, then any and all liens filed after that document was executed had to be filed in the name of Park West Master Association, Inc. IF McCabe and Trotter’s and Southern Community Services April 2013 “Assignment of Lien and Foreclosure Rights” was not legal, which there was sufficient reason to believe was the case, then all liens and foreclosures, etc. had to be filed in the name of Churchill Park Homeowners’ Association, Inc.

In March 2016, Mr. Sloan informed me that Mr. Scarborough had entered an order that suggested that case 2014CP1005407 had been dismissed due to Rule 40(j). Rule 40(j) requires that all 40(j) dismissals be agreed to by all parties and be done so in writing. Since Norma nor I knew anything about this rule 40(j) agreement, and certainly didn't agree to it in writing....not to mention that nothing was ever put in writing, the likelihood of case 2014CP1005407 being legally dismissed is somewhere between zero and very close to zero. Despite this situation, Trotter, Sloan and Scarborough agreed to contend that case 2014CP1005407 had been legally dismissed because it had allegedly been done "on the record". In July 2017, with the help of someone else not involved in this scheme, it turned out that the March 2016 transcript was fraudulent. All but that last line of the March 2016 transcript had been copied from a hearing from 2015.

This is where you need to start paying close attention Mr. and Mrs. Lazroff. In May 2017, now (highly unfortunately) Mag. Laura Dukes-Beck, who then worked for Scarborough, went out of her way, almost certainly in conjunction with McCabe, Trotter and Scarborough, to remove the motions to restore case 2014CP1005407 from a circuit court judge's roster of cases and move them to Scarborough's motions to hear. In May 2017 Scarborough issued an order that stated something like case 2014CP1005047 had been restored. The main problem here Mr. and Mrs. Lazroff is that by the very language of number ten of the SC Supreme Court order dated 4 Feb 2011 is that the only kind of judge who could have restored case 2014CP1005407 is a chief judge for administrative purposes and, without any doubt whatsoever, that is a position that a County of Charleston Master in Equity is not capable of holding.....

Hence issue one that almost certainly makes the deed which Scarborough signed over to Ms. Filer and Mr. Morris invalid is that the very case that is cited in that deed, and which supposedly is the basis for a legal foreclosure case...is not valid because the person that signed the order restoring case 2014CP1005047 to case 2017CP1004031 had no jurisdiction to enter such an order restoring a case from a rule 40(j) dismissal....and especially one in which he had conspired with Sloan and Trotter to improperly dismiss under false pretenses originally.

## - ISSUE TWO

Issue two is much simpler to understand and explain Mr. and Mrs. Lazroff. Assuming that the likes of Donald R. Tomlin pulls the strings of his state of South Carolina lacky's such as Alan Wilson, Governor McMaster, etc and gets another one of their beholden judges to say that the SC Supreme Court was just kind of kidding about requiring a chief judge for administrative purposes to be the only type of judge that could restore a case dismissed due to a rule 40(j) dismissal, I would suggest that issue two is not open for much interpretation at all.

Please see the two page SC Supreme Court order included and entitled "*RE: Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act in Evictions and*

*Foreclosure Forms*” dated 6 May 2020. The language in this order is very straightforward and there is proof that Ms. Trotter and Scarborough definitely knew about this order prior to August 2020. It is also highly likely that Ms. Schreiber also knew about this order prior to mid August 2020. With that said, this order basically states that “*any party pursuing an eviction or foreclosure in a trial court of this State must submit to the court a signed, original Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act.*” and “*For evictions and foreclosures filed before the date of this Order, the Certification of Compliance must be filed with the court prior to proceeding with the eviction or foreclosure. IF a party required to file a Certification of Compliance neglects to do so the eviction or foreclosure shall terminate without further action taken.*” As you may have already guessed Mr. and Mrs. Lazroff, neither McCabe and Trotter nor “Churchill Park” nor Churchill Park Homeowners’ Association, Inc. dba as “Churchill Park” or Alan Thornton, etc. ever filed “*a signed, original Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act*” with case 2014CP1005407 and/or 2017CP1004031... and thus, by the plain language of this Order, foreclosure case 2017CP1004031, if it ever legally existed to begin with, “*terminated*” no later than 20 Aug 2020, the fourth anniversary of Norma’s passing.

To further clarify that Scarborough had no jurisdiction to sell my family’s home in October 2020, sign a deed purporting to transfer the title to my family’s home to Morris and Filer in October 2020, or sign a writ of assistance (eviction) in December 2020 nor January 2020, this Order goes on to clarify toward the bottom of the first page that:

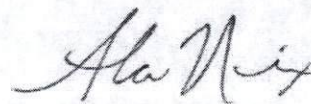
*“IT IS FURTHER ORDERED that Master-in-Equity courts statewide shall not hold a foreclosure sale, or issue a judgment of foreclosure, writ of assistance, or writ of ejectment in a foreclosure action until a party pursuing a foreclosure has complied with the provision of this Order.”* (to clarify again, Scarborough is the County of Charleston Master in Equity....)

As previously stated, neither “Churchill Park” nor Churchill Park Homeowners’ Association, Inc., dba “Churchill Park” nor McCabe nor Trotter nor Lee Janssen nor Allan Thornton nor anyone else for that matter, ever filed a Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act with case 2014CP1005407 nor 2017CP1004031. Thus, Scarborough had no jurisdiction to hold a foreclosure sale of my family’s home in October 2020 and definitely didn’t have any jurisdiction to sign a deed in October 2020 purporting to sell my family’s home to Filer and Morris for \$136,000. Thus, if the deed that Morris and Filer executed purporting to transfer my family’s home to you is based on a void deed signed by Scarborough in October 2020, which allegedly transferred my family’s home to Filer and Morris, then your deed to my family’s home is, at least where my family’s home located at 1401 Densmore Circle, Mount Pleasant, SC is concerned, as worthless as is the deed that Scarborough signed in October 2020 allegedly transferring it to Filer and Morris.

Now, and I want to clarify that (fortunately) I am not an attorney licensed to practice law in South Carolina\*\* so this is just my very informed opinion. The deed that you have from Filer and Morris to my family's home may be worth something in terms of one or more claims against them for purporting to sell my family's home to you when they in fact did not have legal title to it and certainly knew they lacked legal title to do so no later than three or four months after they sold it to you. Actually, now that I think about it a bit, I had a lien delivered to the County of Charleston Register of Deeds office in May 2021 which listed 1401 Densmore Circle as one of the properties which I was placing a lien on. At the same time, I mailed a copy to numerous parties. As proof that Filer and Morris knew about that lien, they emailed a copy of it around and threatened me, indirectly through a County of Charleston Attorney of course, with having me arrested for harrasment if I didn't stop trying to preserve my family's claim to our lawfully owned home. I wish I could point you to a capable and ethical attorney to help you with this issue but finding a capable and ethical attorney licensed to practice law in South Carolina is essentially about as likely as finding a four leaf clover in the first minute you start looking for one in a yard which has been treated recently with weed and feed.

Please note that I plan on ensuring action(s) to address these issues are taken within the next sixty (60) days. Having said that, please understand that within sixty days does not mean in sixty days with it being my hope, assuming my health allows it, to start this process a fair bit sooner. Based on that, I recommend, unless you want to be involved in this continuing scheme, you not waste much time in taking action against the parties which brought you into this scheme and thus, removing yourselves from my family's property and any claim you allege you have to 1401 Densmore Circle, Mount Pleasant, SC.

Sincerely,



Alan Nix

\*\* I have substantially verified what I was told in 2017 by a retired attorney about attorneys licensed to practice law in South Carolina. What he said was, that in his opinion, and based on his more than 30 years of being involved with the SC BAR association, that more than 90% of attorneys licensed to practice law in South Carolina are nothing more than unindicted criminals, because of course, the criminals with the authority to indict criminals don't like indicting members of their association unless it becomes publicly untenable not to do so.

PS: it is possible my family and I would entertain a legitimate sale of our family

home. Having said that, I would require an amount in the seven figure range. Given the number of Persons involved, and that Mr. Donald R. Tomlin and associates have sold homes in the seven figure range right there in the Park West Development, I suspect you all may be able to work something such as this out with at least some of these co-conspirators.

cc.

Allan Thornton  
1168 Willoughby Ln  
Mount Pleasant, SC 29466

Lee Janssen  
1132 Willoughby Ln  
Mount Pleasant, SC 29466

Stephen Sumner  
1108 Willoughby Ln.  
Mount Pleasant, SC 29466

Zane Perry  
1228 Knightbridge Ln.  
Mount Pleasant, SC 29466

David and Katherine Brown  
1096 Willoughby Ln.  
Mount Pleasant, SC 29466

Brendan Davis  
1140 Willoughby Ln.  
Mount Pleasant, SC 29466

Jon Cox  
1161 Willoughby Ln.  
Mount Pleasant, SC 29466

Craig Hoffman  
1069 Willoughby Ln  
Mount Pleasant, SC 29466

Capt. Mark Arnold  
Mount Pleasant Police Dept.  
(and Allan Thornton's next door homeowner)  
100 Ann Edwards Ln.  
Mount Pleasant, SC 29464

Chief Carl Ritchie  
County of Charleston Sheriff  
(and Foxmoor homeowner)  
3691 Leeds Ave.  
North Charleston, SC 29405

Alan Wilson  
SC Attorney General  
1000 Assemble St.  
Columbia, SC 29201

Scarlet Wilson  
County of Charleston  
101 Meeting St.  
Charleston, SC 29401

Rep. Ryan McCabe

Stephanie Trotter

McCabe & Trotter  
4500 Fort Jackson Blvd.  
Columbia, SC 29209

Bill Tuten  
County of Charleston  
4045 Bridge View Dr.  
North Charleston, SC 20405

Michael Morris  
MP Morris  
336 Old Chapin Rd.  
Lexington, SC 29072

Ryan Butler  
Butler & College  
501 Belle Hall Pkwy  
Mount Pleasant, SC 29464

Cameron Blazer  
County of Charleston  
101 Meeting St.  
Charleston, SC 29401

SC Office of Disciplinary Counsel  
1220 Senate St.  
Columbia, SC 29201

Larry Dodd  
Dodds, Hennessey & Stith  
1012 Ewall St.  
Mount Pleasant, SC 29464

Churchill Park Homeowners' Association, Inc.,

McCabe & Trotter  
4500 Fort Jackson Blvd.  
Columbia, SC 29209

Mikell Scarborough  
County of Charleston  
100 Broad St.  
Charleston, SC 29401

Rachel Filer  
Carolina Real Estate  
and Investment  
5517 Sunstar Ct.  
Charlotte, NC 28226

Sarah Schreiber  
Charleston Legal Access  
1816 Success St.  
North Charleston, SC 20405

(now Mag.)Laura Dukes-Beck  
County of Charleston  
101 Meeting St.  
Charleston, SC 29401

Karen Hollings  
County of Charleston ROD  
101 Meeting St.  
Charleston, SC 29401

Estate of Norma Nix  
County of Berkley Probate Court  
300B California Ave.  
Monks Corner, SC 29461

Adams Property Group

dba "Churchill Park"  
c/o Dave Orr  
S&S Services Group, LLC  
dba "CAMS  
1612 Military Cutoff Rd.  
Wilmington, NC 28403

2298 Mount Pleasant St.  
Charleston, SC 29403

xxxxxxx

2298 Mt Pleasant St, Charleston, SC 29403

Bill Sloan  
Sloan Law Firm  
1055 N. Main St. Ste. F  
Summerville, SC 29483

# The Supreme Court of South Carolina

**RE: Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act in Evictions and Foreclosures Forms**

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## ORDER

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The federal Coronavirus Aid, Relief, and Economic Security Act was adopted into law March 27, 2020. The Act includes provisions for a nationwide moratorium on some, but not all, eviction and foreclosure actions.

**I FIND** it is appropriate to ensure that evictions and foreclosures filed in the trial courts of this State comply with the protections provided in the Coronavirus Aid, Relief, and Economic Security Act for certain tenants and homeowners.

Therefore, pursuant to the provisions of Article V, Section 4 of the South Carolina Constitution,

**IT IS ORDERED** that any party pursuing an eviction or foreclosure in a trial court of this State must submit to the court a signed, original Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act. For evictions and foreclosures filed on or after the date of this Order, the Certification of Compliance must be submitted along with the initial filing. For evictions and foreclosures filed before the date of this Order, the Certification of Compliance must be filed with the court prior to proceeding with the eviction or foreclosure. If a party required to file a Certification of Compliance neglects to do so the eviction or foreclosure shall terminate without further action taken.

**IT IS FURTHER ORDERED** that magistrate courts statewide shall not issue a writ or warrant of ejection in an eviction action until the party pursuing the eviction has complied with the provisions of this Order.

**IT IS FURTHER ORDERED** that Master-in-Equity courts statewide shall not hold a foreclosure sale, or issue a judgment of foreclosure, writ of assistance, or writ of ejection in a foreclosure action until the party pursuing the foreclosure has complied with the provisions of this Order.

**IT IS FURTHER ORDERED** that the Certification of Compliance with the Coronavirus Aid, Relief, and Economic Security Act in Evictions (SCCA256B) form, and the Certification of Compliance with the Coronavirus Aid, Relief, and

Economic Security Act in Foreclosures (SCCA256A) form are approved for use in the trial courts of this State effective as of the date of this Order.

This Order is effective immediately.

s/Donald W. Beatty  
Donald W. Beatty  
Chief Justice of South Carolina

Columbia, South Carolina  
May 6, 2020

## The Supreme Court of South Carolina

### ORDER

The Order dated January 13, 2010 setting forth the authority of circuit judges designated as chief judges for administrative purposes is amended to read as follows:

Pursuant to the provisions of S. C. CONST. Art. V, §4,

IT IS ORDERED that the authority of a circuit judge designated as a chief judge for administrative purposes shall include, but not be limited to, the following administrative purposes and acts:

1. To call, or cause to be called, meetings of the County Bar Association for the purpose of preparing civil and criminal rosters and for such other purposes as he or she shall deem necessary. In any circuit with two chief judges for administrative purposes, each chief judge may call, or cause to be called, these meetings for the court for which he or she has been designated chief judge.

2. To set jury and nonjury trial rosters and/or dockets for all civil terms of circuit court and to designate which presiding judge shall hear each roster or rosters. In addition, the chief judge for administrative purposes shall set the common pleas jury and nonjury trial roster for those terms to be established during the first month following this six month period.

To set hearings on bonds, motions, probation revocations and other nonjury general sessions matters and to designate which presiding judge shall hear these matters.

To regularly review, with the assistance of the clerk of court, all common pleas cases to determine which, if any, should appropriately be transferred to the magistrate court for disposition.

In any circuit with two chief judges for administrative purposes, each chief judge shall assume responsibility for setting rosters and assigning judges to those rosters for the court for which he or she has been designated chief judge.

3. To assist the clerk of court in fulfilling his or her responsibility pursuant to S.C. Code Ann. §14-17-210(1976) to assign courtrooms and offices to the presiding circuit and family court judges.

4. To designate the hours of court for each term of circuit court. In those circuits with two chief judges for administrative purposes, this responsibility shall be assumed by the chief judge for administrative purposes for the court of common pleas.

5. To direct and supervise the activities of all circuit court secretaries in the circuit to the extent that it does not unreasonably conflict with their other judicial duties. In those circuits with two chief judges for administrative purposes, this responsibility shall be assumed by the chief judge for administrative purposes for the court of common pleas.

6. To direct the clerks of court and presiding judges to keep and maintain such records as he or she shall direct, upon the approval of the Chief Justice, of the disposition of cases during each term of the circuit court, both civil and criminal. In those circuits with

two chief judges for administrative purposes, each chief judge shall assume this responsibility for the court for which he or she has been designated as chief judge.

7. To grant continuances when requested by counsel for good and sufficient legal cause stated in writing prior to the commencement of any term of circuit court, both civil and criminal. In those circuits with two chief judges for administrative purposes, each chief judge shall assume this responsibility for the court for which he or she has been designated as chief judge.

8. To resolve any scheduling and other administrative problems which may arise from time to time in conducting concurrent terms of circuit court, both civil and criminal. Because of the large number of jurors summoned during the juror qualification and selection phases of capital cases and other complex or high profile criminal and civil cases, the chief judge, in coordination with the clerk of court, shall make reasonable accommodations by converting other jury terms to non-jury terms in order to eliminate any undue burden on courthouse facilities and staff. In those circuits with two chief judges, this responsibility shall be assumed by the chief judge for administrative purposes for the court of common pleas.

9. To consult with the circuit solicitor as soon after the effective date of this order to determine the dates for the convening of the grand jury in the various counties within the judicial circuit for the ensuing six-month period. Where feasible, the grand jury shall be convened at times other than the opening day of a term of the court of general sessions in order to maximize the effective use of each term of the court of general sessions. The chief judge shall issue an order scheduling such terms of the grand jury in each county within his circuit, including the opening day of a term of general sessions, for the ensuing six-month period. A copy of such order is to be filed with the Office of South Carolina Court Administration. Notwithstanding the foregoing, the chief judge for administrative purposes may convene the grand jury at other times during the six-month period as the public interest may necessitate, with a copy of each such order filed with the office of South Carolina Court Administration. In those circuits with two chief judges for administrative purposes, this responsibility shall be assumed by the chief judge for administrative purposes for the court of general sessions.

10. Cases stricken from the file book under Rule 40(j), SCRPC, may only be restored by the chief judge for administrative purposes in each judicial circuit, or by the chief judge for administrative purposes for the court of common pleas in those circuits with two chief judges.

11. To maintain a current record of all scheduling orders issued in the circuit and to provide the record of scheduling orders to the chief judge for administrative purposes subsequently assigned to the circuit.

12. To consider requests to be relieved of appointments to serve as counsel or guardian ad litem for indigents pursuant to Rule 608(f)(8), SCACR.

13. To monitor matters referred to masters-in-equity or special referees to insure timely disposition of the matters. Masters-in-equity and special referees shall continue to have exclusive jurisdiction over the referred matters until rendering a final decision or referring a matter back to the circuit court.

14. To perform such other administrative duties as shall be assigned from time to time by the Chief Justice.

15. Except as specifically authorized herein, no administrative rule affecting the operation of the courts shall be adopted without the prior approval of the Chief Justice.

16. To handle matters brought within the circuit pursuant to federal and state statutes regulating the interception of wire, electronic, or oral communications, sexual exploitation, or cyber crime.

17. As the Presiding Judge of the State Grand Jury, the Chief Judge (General Sessions) of the Fifth Judicial Circuit shall have statewide jurisdiction over matters brought pursuant to federal and state statutes regulating the interception of wire, electronic or oral communications, sexual exploitation, or cyber crime. In the absence or unavailability of the Chief Judge (General Sessions) of the Fifth Judicial Circuit, the Chief Judge (Common Pleas) of the Fifth Judicial Circuit is hereby designated as the Acting Chief Judge (General Sessions) of the Fifth Judicial Circuit and the Acting Presiding Judge of the State Grand Jury.

IT IS FURTHER ORDERED that when a chief judge for administrative purposes has a conflict in a matter or proceeding and is thereby prevented from performing these duties in a matter or proceeding reserved to the chief judge for administrative purposes, the following procedures shall be followed.

a. In those circuits with one chief administrative judge, the matter or proceeding shall be referred to the Chief Justice for assignment to the chief administrative judge of an adjoining circuit.

b. In those circuits with two chief administrative judges, the matter or proceeding shall be referred to the other chief administrative judge. If the other chief administrative judge is also disqualified, the matter or proceeding shall be referred to the Chief Justice for assignment to the chief administrative judge of an adjoining circuit.

c. Should the chief administrative judge(s) in the circuit and those of an adjoining circuit be disqualified, the matter or proceeding shall be referred to the Chief Justice for assignment to a judge.

IT IS FURTHER ORDERED that if a trial or hearing has been commenced and the judge is unable to proceed, the chief judge for administrative purposes shall assign the trial or hearing to a successor judge. If the chief administrative judge has a conflict and is thereby prevented from performing this duty, the matter shall be referred to the Chief Justice to assign a successor judge. The successor judge may proceed with the trial or hearing upon certifying familiarity with the record and determining that the proceedings may be completed without prejudice to the parties. In a hearing or a trial without a jury, the successor judge shall at the request of a party recall any witness whose testimony is material and disputed and who is available to testify without undue burden. A successor judge may provide for the recall of any witnesses.

IT IS FURTHER ORDERED that this Order shall remain in effect until amended or rescinded by Order of the Chief Justice.

s/Jean Hoefler Toal  
Jean Hoefler Toal  
Chief Justice

February 4, 2011  
Columbia, South Carolina



SC1120 Churchill Park Homeowners Asso

SCHEDULE D ANNUAL REPORT TO BE COMPLETED BY ALL CORPORATIONS

- 1. Name Churchill Park Homeowners Association Inc.
- 2. Incorporated under the laws of the state of SC
- 3. Location of the registered office of the corporation in South Carolina 1320 Main Street, Suite 300  
In the city of Columbia Registered agent at this address Cedar Management Group
- 4. Location of principal office (street address) 9500 Statesville Road, Charlotte, NC 28269  
Nature of principal business in SC HOA
- 5. Total number of authorized shares of capital stock, itemized by class and series, if any, within each class:  
Number of shares                      Class                      Series
- 6. Total number of issued and outstanding shares of capital stock itemized by class and series, if any, within each class:  
Number of shares                      Class                      Series
- 7. Names and business addresses of the directors (or individuals functioning as directors) and principal officers in the corporation:  
Attach separate schedules if you need more space.  
Name                                      Title                                      Business address

- 8. Date incorporated 01/24/2000 Date commenced business in South Carolina 01/24/2000
- 9. Date of this report 05/05/2020 FEIN \_\_\_\_\_
- 10. If foreign corporation, the date qualified to do business in South Carolina \_\_\_\_\_
- 11. Was the name of the corporation changed during the year? No Previous name \_\_\_\_\_
- 12. The corporation's books are in the care of Cedar Management Group  
Located at (street address) 9500 Statesville Rd, Charlotte, NC 28269
- 13. If filing consolidated, complete and attach Schedule J for each corporation included in the consolidation.
- 14. Total amount of stated capital per balance sheet is:  
A. Total paid in capital stock (cannot be a negative amount) . . . . . \$ \_\_\_\_\_  
B. Total paid in capital surplus (cannot be a negative amount) . . . . . \$ \_\_\_\_\_  
C. Total amount of stated capital (cannot be a negative amount) . . . . . \$ \_\_\_\_\_

**ATTACH COMPLETE COPY OF YOUR FEDERAL RETURN**  
 File electronically using Modernized Electronic Filing (MeF).  
 Payments: Pay online using our free tax portal, MyDORWAY, at [dor.sc.gov/pay](http://dor.sc.gov/pay).  
 Select Business Income Tax Payment to get started.

If you pay by check, make your check payable to SCDOR and include your business name and FEIN in the memo.

**Mail Balance Due returns to:**  
 SCDOR  
 Corporate Taxable  
 PO Box 100151  
 Columbia, SC 29202

**Mail Refund or Zero Tax returns to:**  
 SCDOR  
 Corporate Refund  
 PO Box 125  
 Columbia, SC 29214-0032



SCHEDULE D ANNUAL REPORT TO BE COMPLETED BY ALL CORPORATIONS

1. Name Churchill Park Homeowners' Association, Inc.

2. Incorporated under the laws of the state of SC

3. Location of the registered office of the corporation in South Carolina 317 Ruth Vista Road  
 In the city of Lexington Registered agent at this address InCorp Services, Inc.

4. Principal office address 10610 Metromont Pkwy STE 204, Charlotte NC 28269  
 Nature of principal business in South Carolina HOA

5. Total number of authorized shares of capital stock, itemized by class and series, if any, within each class:  
 Number of shares \_\_\_\_\_ Class \_\_\_\_\_ Series \_\_\_\_\_

6. Total number of issued and outstanding shares of capital stock itemized by class and series, if any, within each class:  
 Number of shares \_\_\_\_\_ Class \_\_\_\_\_ Series \_\_\_\_\_

7. Names and business addresses of the directors (or individuals functioning as directors) and principal officers in the corporation:  
 Attach separate schedules if you need more space.

Name	Title	Business address

8. Date incorporated 01/24/2000 Date commenced business in South Carolina 01/24/2000

9. Date of this report 04/03/2021 FEIN \_\_\_\_\_

10. If foreign corporation, the date qualified to do business in South Carolina \_\_\_\_\_

11. Was the name of the corporation changed during the year? No Previous name \_\_\_\_\_

12. The corporation's books are in the care of Cedar Management Group, LLC  
 Located at (street address) 10610 Metromont Pkwy, Charlotte NC 28269

13. If filing consolidated, complete and attach Schedule J for each corporation included in the consolidation.

14. Total amount of stated capital per balance sheet:

- A. Total paid in capital stock (cannot be a negative amount) . . . . \$ \_\_\_\_\_
- B. Total paid in capital surplus (cannot be a negative amount) . . . . \$ \_\_\_\_\_
- C. Total amount of stated capital (cannot be a negative amount) . . . . \$ \_\_\_\_\_

Attach a complete copy of your federal return.

File electronically using Modernized Electronic Filing (MeF).

Payments: Pay online using our free tax portal, MyDORWAY, at dor.sc.gov/pay. Select Business Income Tax Payment to get started.

If you pay by check, make your check payable to SCDOR, and include your name, FEIN, tax year, and SC1120 in the memo.

Mail Balance Due returns to:  
 SCDOR  
 Corporate Taxable  
 PO Box 100151  
 Columbia, SC 29202

Mail Refund or Zero Tax returns to:  
 SCDOR  
 Corporate Refund  
 PO Box 125  
 Columbia, SC 29214-0032

## Churchill Park Homeowners Association, Inc Collections Policy for 2021

Each owner agrees to timely pay to the Association (a) annual assessments or charges; (b) special assessments; and (c) specific assessments against any particular Lot. Each Owner also agrees to pay reasonable fines as may be imposed.

All assessments shall accrue interest at a rate of 18% but not less than 50 cents; including without limitation, reasonable attorney's fees incurred. The assessments and charges shall be a continuing lien on the Lot against which each assessment is made and shall be the personal obligation of the person who was the Owner of such Lot at the time of the assessment.

Assessments are due in January of each year and Owners will have until April 30<sup>th</sup> to pay. As of May 1<sup>st</sup> interest rates will be applied and will continue each month until paid in full.

From the CCR:

**Late Charges:** All Assessments, Shall Accrue late charges, interest ( not to exceed the lesser of the maximum rate permitted by law or eighteen percent (18%) per annum on the principal amount due), cost, including without limitation reasonable attorney's fees actually incurred. The assessment and charges shall be a continuing lien upon the Lot against which each assessment is made and shall also be personal obligation of the person who was the Owner of such Lot at the time the assessment fell due.



BP0326993

STATE OF SOUTH CAROLINA	)	
	)	
	)	ASSIGNMENT OF LIEN
COUNTY OF CHARLESTON	)	AND FORECLOSURE RIGHTS

THIS ASSIGNMENT OF LIEN AND FORECLOSURE RIGHTS (the "Assignment") is made on the Execution Date (hereinafter defined) by and between:

ARLINGTON AT PARK WEST ASSOCIATION, INC.,  
 BERKLEIGH AT PARK WEST ASSOCIATION, INC.,  
 COATBRIDGE AT PARK WEST ASSOCIATION, INC.,  
 FOXMOOR HOMEOWNERS ASSOCIATION, INC.,  
 TENNYSON AT PARK WEST ASSOCIATION, INC.,  
 WHEATSTONE AT PARK WEST ASSOCIATION, INC.,  
 MASONBOROUGH AT PARK WEST ASSOCIATION, INC.,  
 MELROSE AT PARK WEST ASSOCIATION, INC.,  
 PEMBROKE AT PARK WEST ASSOCIATION, INC.,  
 SUMMERLIN AT PARK WEST ASSOCIATION, INC.,  
 WELLESLEY PLACE HOMEOWNER'S ASSOCIATION, INC. AND  
 CHURCHILL PARK HOMEOWNER'S ASSOCIATION, INC.  
 (collectively, "Assignors" or "Subordinate Associations"),

and

PARK WEST MASTER ASSOCIATION, INC. ("Assignee" or "Master Association").

**WITNESSETH:**

WHEREAS, that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARK WEST MASTER ASSOCIATION dated December 17, 1997 and recorded in the Charleston County RMC Office in Book P29ar4 at Page 275 (as amended and supplemented, the "Master Declaration") encumbered the master-planned community commonly known as Park West, as more particularly described therein (the "Park West Property"), and established the Park West Master Association, Inc. (the "Master Association") to manage the maintenance and operation of the Park West Property, including without limitation granting the Master Association a continuing lien over Units located within the Park West Property to collect Assessments from those Unit Owners and the right to enforce and foreclose upon such liens for the collection of delinquent Assessments; and

WHEREAS, the Master Declaration provides for the creation of Subordinate Associations, by the recording of Subordinate Declarations encumbering specific portions of the Park West Property, to manage the maintenance and operation of such specified portions of the Park West Property; and

WHEREAS, that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARLINGTON AT PARK WEST ASSOCIATION, INC. dated March 23, 2000 and recorded May 3, 2000 in the Charleston County RMC Office in Book G346 at Page 430 (as amended and supplemented, the "Arlington Subordinate Declaration") encumbered the property commonly known as Arlington at Park West, as more particularly described therein (the "Arlington Property"), and established Arlington at Park West Association, Inc. (the "Arlington Subordinate Association") to manage the maintenance and operation of the Arlington Property, including without limitation granting the Arlington Subordinate

WHEREAS, that certain DECLARATION OF PROTECTIVE COVENANTS FOR WELLESLEY PLACE, dated November 20, 2000 and recorded November 21, 2000 in the Charleston County RMC Office in Book A359 at Page 223 (as amended and supplemented, the "*Wellesley Place Subordinate Declaration*") encumbered the property commonly known as Wellesley Place, as more particularly described therein (the "*Wellesley Place Property*"), and established the Wellesley Place Homeowner's Association, Inc. (the "*Wellesley Place Subordinate Association*") to manage the maintenance and operation of the Wellesley Place Property, including without limitation granting the Wellesley Place Subordinate Association a continuing lien over Lots located within the Wellesley Place Property to collect Assessments from those Lot Owners and the right to enforce and foreclose upon such liens for the collection of delinquent Assessments; and

WHEREAS, that certain DECLARATION OF PROTECTIVE COVENANTS FOR CHURCHILL PARK, dated January 5, 2000 and recorded January 10, 2010 in the Charleston County RMC Office in Book S340 at Page 595 (as amended and supplemented, the "*Churchill Park Subordinate Declaration*") encumbered the property commonly known as Churchill Park, as more particularly described therein (the "*Churchill Park Property*"), and established the Churchill Park Homeowner's Association, Inc. (the "*Churchill Park Subordinate Association*") to manage the maintenance and operation of the Churchill Park Property, including without limitation granting the Churchill Park Subordinate Association a continuing lien over Lots located within the Churchill Park Property to collect Assessments from those Lot Owners and the right to enforce and foreclose upon such liens for the collection of delinquent Assessments; and

WHEREAS, by the recording of this Assignment, Assignors hereby elect to assign to Assignee their aforementioned respective rights to enforce and foreclose upon their Assessment liens for the collection of delinquent Assessments (to include any and all associated fines, interest, costs, and attorney's fees as authorized by the applicable Subordinate Declaration).

NOW, THEREFORE, for value received, the Assignors hereby sell, transfer and assign unto the Assignee, its successors and assigns, their respective rights, as described herein, to enforce and foreclose upon their Assessment liens for the collection of delinquent Assessments, including any and all associated fines, interest, costs, and attorney's fees as authorized by the applicable Subordinate Declaration. The collection and enforcement rights transferred pursuant to this Assignment shall include all legal and equitable remedies granted to the Subordinate Associations as set forth in the applicable Subordinate Declaration.

This Assignment applies to all existing and future Assessment liens held by the Subordinate Associations. It is the intent of the parties for each Subordinate Association to continue filing its own Notice of Liens for delinquent Assessments, however by operation of this Assignment the Master Association possesses the rights to enforce and foreclose upon such Assessment liens.

The rights and benefits herein conferred upon the Assignee shall inure to the benefit of its successors and assigns.

Any capitalized terms used, but not defined, herein shall have the meaning set forth in the Master Declaration or the applicable Subordinate Declaration.

**IN WITNESS WHEREOF**, the undersigned have caused these presents to be duly executed on the date(s) of signature below (the "*Execution Date*"). If the signature dates differ, the later of the signature dates shall constitute the Execution Date.

WITNESSES:

S. [Signature]  
(witness #1)  
[Signature]  
(witness #2)

ASSIGNOR:

Churchill Park Homeowners Association, Inc.

By: [Signature]  
Print Name: LARRY RIDLHOVER  
Its: AGENT  
Date: 4/16/2013

STATE OF SOUTH CAROLINA )  
COUNTY OF Richland )

ACKNOWLEDGMENT  
S.C. §30-5-30  
(EFFECTIVE JANUARY 1, 1995)

I, Stephanie Trotter, a Notary Public for South Carolina, do hereby certify that Churchill Park Homeowner's Association, Inc., by its authorized officer, Larry Ridlhoover, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24 day of April, 2013

[Signature]  
Notary Public for South Carolina  
My Commission Expires: 5-30-17

WITNESSES:

(witness #1)

S. Trotter

(witness #2)

ASSIGNEE:

Park West Master Association, Inc.

By:

HARRY RIDLEHOOVER

Its: AGENT

Date: 4/10/2013

STATE OF SOUTH CAROLINA )

COUNTY OF Richland )

ACKNOWLEDGMENT

S.C. §30-5-30

(EFFECTIVE JANUARY 1, 1995)

I, Stephanie Trotter, a Notary Public for South Carolina, do hereby certify that Park West Master Association, Inc., by its authorized officer, Larry Ridlehoover, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 24 day of April, 2013

S. Trotter

Notary Public for South Carolina


My Commission Expires: 5-30-17



Nix  
1401 Densmore Circle  
Mount Pleasant, SC 29466

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CLERK, SC COURT OF APPEALS  
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COLUMBIA, SC 29201

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