

THE STATE OF SOUTH CAROLINA
IN THE COURT OF APPEALS

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APPEAL FROM CHARLESTON COUNTY
Court of Common Pleas
Ninth Judicial Circuit

SC Court of Appeals

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.

**RESPONDENTS STEPHEN C. WELLS AND RANDI P. WELLS DESIGNATION OF
MATTER TO BE INCLUDED IN THE RECORD ON APPEAL**

Respondents Stephen C. Wells and Randi P. Wells designate the following materials to be included in the Record on Appeal:

- (1) Plaintiffs' Summons and Complaint and exhibits filed October 26, 2022.
- (2) Defendant's Answer to Plaintiffs' Complaint and Counterclaims filed December 30, 2022.
- (3) Plaintiffs' Reply to Defendant's Counterclaims filed January 30, 2023.
- (4) Plaintiffs' Amended Reply to Defendant's Counterclaims filed February 28, 2023.
- (5) Consent Order of Reference to Master-in-Equity entered November 17, 2023.
- (6) Plaintiffs' Motion for Judgment on the Pleadings filed December 19, 2023.
- (7) Defendant's Memorandum in Opposition to Plaintiffs' Motion for Judgment on the Pleadings and exhibits filed February 2, 2024.
- (8) Plaintiffs' Memorandum in Support of Motion for Judgment on the Pleadings and exhibits filed February 20, 2024.
- (9) Order Denying Plaintiffs' Motion for Judgment on the Pleadings entered February 22, 2024.

- (10) Amended Consent Scheduling Order filed September 9, 2024.
- (11) Defendant's Motion and Memorandum in Support of Motion for Summary Judgment and exhibits filed November 21, 2024.
- (12) Plaintiff's Motion for Summary Judgment filed November 21, 2024.
- (13) Affidavit of Bruce Matrisciani filed November 21, 2024.
- (14) Plaintiffs' Memorandum in Support of Plaintiffs' Motion for Summary Judgment and in Opposition to Defendant's Motion for Summary Judgment and exhibits filed February 6, 2025.
- (15) Order Granting Plaintiffs' Motion for Summary Judgment and denying Defendant's Motion for Summary Judgment entered April 16, 2025.
- (16) Defendant's Motion to Alter/Amend Judgment Granting Plaintiffs' Motion for Summary Judgment and Denying Defendant's Motion for Summary Judgment filed April 28, 2025.
- (17) Order Denying Defendant's Motion to Alter/Amend Judgment Granting Plaintiff's Motion for Summary Judgment and Denying Defendant's Motion for Summary Judgment entered May 1, 2025.
- (18) Transcript of Record – Hearing on Motion for Summary Judgment, February 10, 2025.
- (19) 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.

Respectfully submitted,

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/s/ Timothy J.W. Muller

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October 24, 2025