

EXHIBIT 11

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Apr 20 2026

SC Court of Appeals

STATE OF SOUTH CAROLINA
 COUNTY OF BEAUFORT
 IN THE COURT OF COMMON PLEAS

JUDGMENT IN A CIVIL CASE

CASE NO. 2024 CP-07-00156

QUEENS GRANT REGIME, II, INC, HORIZONTAL
 PROPERTY REGIME
 PLAINTIFF(S)

GREENWOOD RESORT AND
 COMMUNITIES INC, DEFENDANT, ET AL
 DEFENDANT(S)

Submitted by:	Attorney for : <input type="checkbox"/> Plaintiff <input type="checkbox"/> Defendant
	or
	<input type="checkbox"/> Self-Represented Litigant

DISPOSITION TYPE (CHECK ONE)

- JURY VERDICT.** This action came before the court for a trial by jury. The issues have been tried and a verdict rendered.
- DECISION BY THE COURT.** This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered. See Page 2 for additional information.
- ACTION DISMISSED (CHECK REASON):** Rule 12(b), SCRPC; Rule 41(a), SCRPC (Vol. Nonsuit); Rule 43(k), SCRPC (Settled); Other
- ACTION STRICKEN (CHECK REASON):** Rule 40(j), SCRPC; Bankruptcy; Binding arbitration, subject to right to restore to confirm, vacate or modify arbitration award; Other
- STAYED DUE TO BANKRUPTCY**
- DISPOSITION OF APPEAL TO THE CIRCUIT COURT (CHECK APPLICABLE BOX):**
 Affirmed; Reversed; Remanded; Other

NOTE: ATTORNEYS ARE RESPONSIBLE FOR NOTIFYING LOWER COURT, TRIBUNAL, OR ADMINISTRATIVE AGENCY OF THE CIRCUIT COURT RULING IN THIS APPEAL.

IT IS ORDERED AND ADJUDGED: See attached order (formal order to follow) Statement of Judgment by the Court:

ORDER INFORMATION

THIS MATTER WAS HELD PER REMAND FROM THE COURT OF APPEALS WITH DIRECTIONS TO CONDUCT A HEARING ON DEFENDANT'S MOTION FOR SUPERSEDEAS. IN ADDITION, THE COURT WAS INSTRUCTED TO CONSIDER THE AMOUNT OF BOND, IF ANY, DUE TO THE "ONGOING NATURE OF THE INJUNCTION."

BASED ON THE PARTIES' MEMORANDA AND ARGUMENTS AT THE HEARING THE COURT DENIES DEFENDANTS PETITION FOR SUPERSEDEAS.

AS TO THE BOND, THE COURT SET THE AMOUNT OF BOND IN LIGHT OF THE LIMITED DURATION (I.E. 60 DAYS), THE FINANCIAL IMPACT ON THE DEFENDANT, AS WELL AS THE ABILITY OF THE PLAINTIFF TO PAY. THE COURT FINDS THE AMOUNT OF BOND IS APPROPRIATE, BUT SPECIFICALLY FINDS THAT IT IS LIMITED TO THE 60 DAYS OF THE TEMPORARY RESTRAINING ORDER. IF THE INJUNCTION IS CONTINUED AN ADDITIONAL BOND MAY BE REQUIRED.

MR. ALFORD TO PREPARE FORMAL ORDER.

This order ends does not end the case.

INFORMATION FOR THE JUDGMENT INDEX		
Complete this section below when the judgment affects title to real or personal property or if any amount should be enrolled. If there is no judgment information, indicate "N/A" in one of the boxes below.		
Judgment in Favor of (List name(s) below)	Judgment Against (List name(s) below)	Judgment Amount To be Enrolled (List amount(s) below)
		\$
		\$

		\$
If applicable, describe the property, including tax map information and address, referenced in the order:		

The judgment information above has been provided by the submitting party. Disputes concerning the amounts contained in this form may be addressed by way of motion pursuant to the SC Rules of Civil Procedure. Amounts to be computed such as interest or additional taxable costs not available at the time the form and final order are submitted to the judge may be provided to the clerk. **Note: Title abstractors and researchers should refer to the official court order for judgment details.**

E-Filing Note: In E-Filing counties, the Court will electronically sign this form using a separate electronic signature page.

Circuit Court Judge

Judge Code

Date

For Clerk of Court Office Use Only

This judgment was entered on the _____ day of _____, 20____ and a copy mailed first class or placed in the appropriate attorney's box on this _____ day of _____, 20____ to attorneys of record or to parties (when appearing pro se) as follows:

ATTORNEY(S) FOR THE PLAINTIFF(S)

ATTORNEY(S) FOR THE DEFENDANT(S)

CLERK OF COURT

Court Reporter:

E-Filing Note: In E-Filing counties, the date of Entry of Judgment is the same date as reflected on the Electronic File Stamp and the clerk's entering of the date of judgment above is not required in those counties. The clerk will mail a copy of the judgement to parties who are not E-Filers or who are appearing pro se. See Rule 77(d), SCRPC.

ADDITIONAL INFORMATION REGARDING DECISION BY THE COURT AS REFERENCED ON PAGE 1.

This action came to trial or hearing before the court. The issues have been tried or heard and a decision rendered.



Beaufort Common Pleas

Case Caption: Queens Grant Regime Ii Inc Horizontal Property Regime VS
Greenwood Resorts And Communities Inc , defendant, et al
Case Number: 2024CP0700156
Type: Order/Form 4

S/R. LAWTON McINTOSH

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