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Jun 29 2026

SC Court of Appeals

10THE STATE OF SOUTH CAROLINA
In the Court of Appeals

APPEAL FROM BEAUFORT COUNTY
Court of Common Pleas

Carmen T. Mullen, Circuit Court Judge

Appellate Case No.: 2026-000050

Dianne Cromwell as the Guardian Ad Litem for AY,
a minor under the age of Fourteen, Appellant,

v.

The Oaks Horizontal Property Regime, Inc., and
Diamond Management, Inc., Respondents.

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

John E. Parker
John E. Parker, Jr.
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ATTORNEYS FOR APPELLANT

Appellant designates the following items for inclusion in the Record on Appeal, in addition to any materials designated by the Respondents:

Orders

1. Order, filed December 15, 2023;
2. Form 4 Order, filed June 27, 2025;
3. Order, filed December 10, 2025;

Transcripts

4. Trial Transcript, pages 103, 110–113, 123–133, 137–139, 144–145, 147–153, 155–161, 165–169, 172–173, 249–250, 261–265, 279–294, 308, 316–318, 320–323, 325–339, 344–345, 347–349, 352–353, 359, 379, 381–382, 396, 403–407, 418–419, and 434–435, dated June 25 and 26, 2025;
5. Transcript of Videotaped Deposition of Brendan E. Smith, M.D., dated May 2, 2025;

Trial Exhibits

6. Plaintiff's Trial Ex. 2 – Hilton Head Hospital Bill;
7. Plaintiff's Trial Ex. 5A – Animal Shelter Report;
8. Plaintiff's Trial Ex. 10 – Hilton Head Hospital Records;
9. Plaintiff's Trial Ex. 11 – Hilton Head Hospital Bill;
10. Plaintiff's Trial Ex. 18 – The Oaks' Pet Ownership Regulation;
11. Plaintiff's Trial Ex. 20 – Coastal Empire Mental Health Records;
12. Plaintiff's Trial Ex. 21 – Seaside Pediatrics Records;
13. Plaintiff's Trial Ex. 22 – Seaside Pediatrics Bill;
14. Plaintiff's Trial Ex. 26 – Dr. Brendan Smith Surgery Proposal, dated August 22, 2022;
15. Plaintiff's Trial Ex. 27 – Dr. Brendan Smith Surgery Proposal, dated April 28, 2025;

16. Defendants' Trial Ex. 1 – Rules and Regulations of The Oaks;
17. Defendants' Trial Ex. 2 – Certified Letter to Jolins;
18. Defendants' Trial Ex. 3 – Video of the attack;

Pleadings

19. Summon and Complaint, filed January 20, 2021;
20. Amended Summon and Complaint, filed June 7, 2021;
21. Defendants Maggie and John Jolin's Answer to Complaint, filed February 12, 2021;
22. Defendants The Oaks and Diamond Management's Answer to Amended Complaint, filed August 10, 2021;

Other Material

23. Verdict Form, filed June 27, 2025;
24. Plaintiff's Motion to Amend Complaint, filed June 19, 2025;
25. Plaintiff's Motion for New Trial, filed July 5, 2025;
26. Plaintiff's Memorandum in Support of Motion for New Trial, filed July 5, 2025; and
27. Plaintiff's Notice of Appeal, filed January 8, 2026.

Appellant certifies pursuant Rule 209(c), SCACR, that the designations set forth above are relevant to this appeal and that she has not designated any matter that is irrelevant to the issues before the Court.

[SIGNATURE PAGE TO FOLLOW]

Respectfully submitted,

PARKER LAW GROUP, LLP

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June 29, 2026
Hampton, South Carolina

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