

July 14, 2026
RE: Return to Motion
Case # 2026-001055
Jeanne M Wallace Vs Quinton K. J. Smith

RECEIVED

Jul 14 2026

SC Court of Appeals

To whom it may concern,

I am asking the court not to delay the writ of ejectment any longer. The appellant has not paid rent since January 15th, 2026.

I bought this house for my son 13 years ago. He had a traumatic head injury 23 years ago & lost a mickel size portion of the right side of the frontal lobe. He is easily taken advantage of & cannot handle money. I am his payee for his disability payment. I just wanted to make sure he always had a place to live.

Quinton Smith pretended to be his friend. I, therefore wrote a lease for six months. Lease is included in this packet. It was for 6 months from December 1st to May 31st. It contained stipulations as you can see... only he & my son to live there, (He had his girlfriend move in), there was to be no motor cycle on the premises or in the neighborhood as this is a violation of the HOA. The motorcycle is still there as you can see from HOA communication included in this file. He was to pay \$600.00 per month and half of the electric bills. He has never paid any of the electric bills. He paid the rent in December & 1/2 of the rent in January. He has paid nothing since.

We have been to magistrate court, court of Common Pleas, & SC Court of Appeals... all have ended with a dismissal of appeal. Quinton Smith (in my opinion) is just using the court for free rent. This lease was up on May 30th. I sent him

a notice on April 27 certified that his lease would end on May 30th and I would not be renewing his lease. A copy is included in this packet.

He also calls the police any time I come to see my son or help him get the power washing done to the house which is required by the HOA. He has taken money from my son & mentally abuses him (which I cannot prove.)

I am asking the court to not delay his eviction any longer. It has been six months. I am 46 years old and I have followed the law for cause. I cannot see any reasonable reason to give him more time to stay for free.

Thank you for your consideration.

Sincerely,
Jeanne Wallace

This the amount he owes me now. I have reduced the amount by \$1815.00 that I received a judgement for in small claims court for February and part of March.

\$2500.00 awarded in court of common Pleas in June

\$2500.00	
340.00	Second half of June rent
600.00	July rent
80.77	1/2 electric bill.
50.00	Late fee
<u>\$3650.77</u>	

Residential Lease

1. THE PARTIES OF THIS RESIDENTIAL LEASE ARE:

1.1 THE LANDLORD:

Name of Company or Full Name and Surname of Individual:

Jeanne (Pelitteri) Wallace

Agent (if applicable): _____

Title of Agent (if applicable): _____

Physical Address: 600 Domenico Circle Unit D8

Postal Address (if different): St. Augustine, Florida 32086

(hereinafter referred to as the "Landlord")

1.2 THE TENANT:

Full Name and Surname: Quinton Kamorai James, Jr.

Physical Address: 100 Stewart Place, Summerville, SC 29485

Postal Address (if different): _____

Full Name and Surname: N/A

Physical Address: _____

Postal Address (if different): _____

Full Name and Surname: N/A

Physical Address: _____

Postal Address (if different): _____

Full Name and Surname: N/A

Physical Address: _____

Postal Address (if different): _____

Additional Members of the Tenant's Household:

N/A

(hereinafter referred to collectively as the "Tenant")

The Landlord and Tenant choose the above stated addresses as their physical addresses for purposes of delivery of any notice, payment of any amount and at which legal proceedings may

be instituted pertaining to this Residential Lease (hereinafter referred to as the "Lease"). The Landlord and Tenant will be entitled at any time by way of written notice to the other to change the information regarding their physical addresses. Such change will become effective on day seven (7) after receipt by the other party of the notice. Any notice which the Landlord requires to give to the Tenant shall be deemed to have been validly given if sent by pre-paid registered letter to the Tenant at the rental location or left by the Landlord at such address, which notice shall be deemed to have been received five (5) days after sending by registered mail, or on the day the notice was delivered by hand.

(Unless inconsistent with the context, words signifying the singular shall include the plural and vice versa.)

2. THE PREMISES:

2.1 Physical Address: 100 Stewart Place, Summerville, SC,
County of Dorchester.

2.2 Outbuildings included as part of the premises (if applicable):

N/A

2.3 Fixed Improvements included as part of the premises (if applicable):

N/A

2.4 Grounds included as part of the premises:

patio

2.5 The Landlord stipulates that the leased property be occupied by no more than 2 persons, consisting of a maximum of 2 adults and 0 child(ren) under the age of eighteen years. (hereinafter referred to as the "Premises")

3. PERIOD OF LEASE:

3.1 The initial period of the Lease is for 6 months and shall start on December 1, 2025 and shall end at midnight on May 31, 2026.

3.2 This Lease shall be automatically renewed after the initial term on a month-to-month basis under the same conditions.

Acknowledgment by Tenant (initials of Tenant(s) signing Lease):

Quinton Smith QS
Tenant Name Initial

N/A
Tenant Name Initial

N/A
Tenant Name Initial

N/A
Tenant Name Initial

3.3 After the initial period of the agreement this Lease may be cancelled by either the Landlord or the Tenant by giving 2 weeks days written notice.

4. RENTAL:

4.1 The monthly rental amount for the Premises for the initial period is \$680 + Half Monthly electric bill 28

4.2 The said monthly rental amount is escalated annually at a rate of N/A percent of the monthly rental amount for the previous year.

4.3 Rental amount shall be paid in the form of personal check, cashier's check, money order, or cash direct deposit made out to Jeanne M Wallace

Deposited every 2 weeks with provided deposit slips at first Citizens bank

4.4 Rental amount shall be paid monthly in advance on or before the first date of the month, without any deduction whatsoever at the following address: First Citizens bank on the 1st & 15th of the month

4.5 The Tenant shall pay a late charge of \$50.00 if rental amount is not received within 7 days after the due date to cover collection fees and/or additional administration fees.

4.6 The Tenant shall pay an amount of (No checks) for each rental check returned for insufficient funds and thereafter pay rental amount by cash or cashier's check.

4.7 In the event of the rental amount or any portion thereof not being paid on the due date, or the Tenant failing to meet his/her obligations under this Lease, or the Tenant surrendering his/her estate or being sequestered, provisionally or otherwise, the Landlord shall be entitled to by written notice require the Tenant to comply with the specific obligation which he/she has failed

to meet within 7 days after receiving the said written notice by hand or within 7 days after the sending thereof per registered mail, and should the Tenant still fail to comply with such obligations the Landlord shall be entitled to:

4.7.1 cancel this Lease, eject the Tenant and/or any other persons occupying the Premises without prejudice of his/her rights to claim arrear rental amount;

4.7.2 claim payment of any arrear rental amount or any other monies due, be it compensation for damages to the Premises, or damages arising out of breach of this Lease by the Tenant.

4.8 In the event of the Tenant not vacating the Premises after cancellation of this Lease by leaving his/her property or possessions behind, the Tenant shall be liable for the rental amount.

4.9 The Tenant shall not be entitled to any reduction in rental amount while the Landlord does repairs to the Premises.

5. ADDITIONAL PAYMENTS BY TENANT:

5.1 The Tenant shall from the date of commencement of this Lease promptly pay for all utility expenses, except for:

N/A

which shall be provided by the Landlord.

5.2 All legal costs incurred by the Landlord in respect of any legal steps taken by him/her against the Tenant to enforce any of the Tenant's obligations in terms of this Lease shall be paid for by the Tenant.

Should the Tenant fail to make payment of any of the aforementioned, the Landlord shall have the right without prejudice to his/her other rights in law or under this Lease to effect payment himself/herself and to recover the amounts so expended from the Tenant.

6. SECURITY DEPOSIT:

6.1 The Tenant must deposit an amount of N/A with the Landlord on signature of this Lease. This deposit will be held by the Landlord and may be used at any time to repair damages caused by the Tenant to the Premises. The deposit or balance thereof will be refunded to the Tenant when this Lease expires and after inspection of the Premises but not later than N/A days after this Lease expired. The deposit may also be utilized for the payment of amounts due and owing by the Tenant in terms of this Lease as well as the cost of repairing damage (other than ordinary wear and tear) to the Premises and/or replacing lost keys. This provision is purely for the benefit of the Landlord and does not relieve the Tenant in any way from the obligation of any other payment or liabilities in terms thereof.

6.2 The Tenant shall not under any circumstances be entitled in the final month of the tenancy to

LF310 Residential Lease 3-23, Pg. 4 of 11

shall become the property of the Landlord on termination of this Lease and the Tenant shall not be entitled to remove any such improvement unless so demanded by the Landlord in writing, nor claim from the Landlord any compensation in respect thereof. The Tenant further agrees to repair all damage caused by such removal failing which, the Landlord may have the improvements removed and damage repaired and recover all costs so incurred from the Tenant.

7.10 The Tenant shall not do or allow to be done in any way anything which would increase the premiums of or vitiate the insurance policy on the Premises.

7.11 The Tenant shall obtain a reasonable renter's insurance policy to cover loss or damage of personal property, or losses resulting from negligence.

7.12 The Tenant shall keep the grounds of the Premises in a clean and tidy condition, free from all litter, garden refuse, and discarded appliances or motor parts, ~~and shall keep the hedges trimmed, lawns mowed, and flower beds neat and tidy.~~

7.13 The Tenant agrees to use the Premises solely as a private dwelling for the Tenant ~~and additional members of the Tenant's household~~ as identified in this Lease and not permit use of the Premises for any other purposes other than as a private dwelling.

7.14 The Tenant shall be provided with 1 key(s) to the Premises and N/A mailbox key(s). Upon termination of this Lease, all keys are to be returned to the Landlord. The Tenant will be charged \$50.00 if all keys are not returned.

7.15 Tenant shall not change the locks to the Premises or the mail box without prior written consent of the Landlord. Upon approval, Tenant shall provide Landlord with one duplicate key per lock.

7.16 If the Tenant becomes locked out of the Premises and Landlord is unavailable, the Tenant must seek the services of a locksmith to regain entry at Tenant's own expense.

7.17 The Tenant acknowledges that parking is self-park and is at car owner's risk. The Landlord is not responsible for any car damage resulting from fire, theft, casualty or any other cause with respect to the car and its contents. Snow removal is the responsibility of the car owner.

7.18 The Tenant shall not, without the Landlord's written consent, which consent will not be unreasonably withheld:

7.18.1 cede, assign, transfer, alienate, or burden any of his/her rights or delegate any of his/her obligations under this Lease;

7.18.2 surrender occupation or possession of the Premises or permit any person whether as licensee, subtenant, agent, occupier, or custodian to take possession or occupation of the Premises.

7.19 The Tenant shall not provide accommodations for boarders or lodgers.

withhold payment of the rental amount or portion of the rental amount for the final month and to set off such payment against any deposit which the Tenant may have paid in terms of this Lease.

7. TENANT OBLIGATIONS:

7.1 The Tenant has inspected the Premises and confirms that they are suitable for the purposes for which they are let for the duration of this Lease.

7.2 The Tenant acknowledges that the Premises are in a good state of repair and specifically acknowledges that at commencement of this Lease, all of the sanitary installations and equipment, electrical installations and equipment, keys, locks, doors, windows, wash basins and taps are in a good state of repair and working order.

7.3 The Tenant shall give written notice to the Landlord within seven (7) days after the commencement date of any structural defects in the Premises, or any defects in the abovementioned installations and equipment, and the absence of such notice shall constitute prima facie proof of the absence of any defects or missing articles and the good condition of the Premises. Any notice given by the Tenant shall not place any obligation on the Landlord to effect any repairs but will serve only to record the state of repair.

7.4 The Tenant shall allow the Landlord access to the Premises at all reasonable times with prior appointment with the Tenant, to inspect the Premises or to carry out any work that may be required to be done or are deemed to be necessary in order to keep the Premises fixtures and fittings in good order and condition.

7.5 The Tenant undertakes to maintain the Premises and to return same in a clean and neat condition at the expiration of this Lease. The Tenant will be liable to promptly attend to any repair that may be necessary and in general attend to the upkeep and maintenance of the Premises, alternatively to reimburse the Landlord for the cost of replacing or repairing any breakages or defects. The parties also agree that the Landlord may at any time with prior appointment with the Tenant inspect the Premises and point out any aspect that needs attention whereupon the Tenant shall be obliged to attend hereto within seven (7) days after given written notice to do so. A failure to comply will constitute a breach of contract in terms of this Lease.

7.6 The Tenant undertakes to keep and maintain all gutters, sewerage pipes, water pipes, and drains on the Premises free from obstruction and/or blockage.

7.7 The Tenant shall use and operate all electrical and plumbing fixtures properly.

7.8 The Tenant shall not remodel or make any structural changes to the Premises, nor shall the Tenant deface, mark, paint or drive nails, hooks or screws into any doors, walls, ceilings or floors, nor shall the Tenant attach or remove any fixtures or locks without the Landlord's prior written permission.

7.9 The Tenant acknowledges that any improvements made by the Tenant on or to the Premises

7.20 The Tenant may have temporary visitors. The same visitor may not stay overnight more than four (4) times within any month without written permission from the Landlord.

7.21 The Tenant shall conduct himself/herself and require persons on the Premises with his/her consent to conduct themselves in a manner that will not contravene any law, bylaw, ordinance, or regulation applicable in respect of the Premises nor cause or permit any nuisance.

7.22 The Tenant shall allow the Landlord and/or any prospective tenant to view the exterior and interior of the Premises during reasonable hours, provided a prior appointment to do so has been made with the Tenant. *This includes HCA covenants & regulations.*

7.23 The Tenant must regularly test the smoke detectors to ensure that they are working effectively. Batteries may not be removed except to replace them. It is a duty of the Tenant to inform the Landlord in writing of any defect or malfunction of smoke detectors.

7.24 The Tenant agrees that no materials of dangerous, inflammable, or explosive nature will be used at or stored in the Premises. Dangerous materials constitute anything that might unreasonably endanger the Premises and may be deemed hazardous or extra hazardous by an insurance company.

7.25 The Tenant agrees that any violation of the law regarding illegal drug use will be grounds for immediate termination of this Lease, after the Landlord has filed a police report in this regard.

7.26 The Tenant shall notify the Landlord in writing within four (4) days of moving out of a forwarding address. Failing to do so will relieve the Landlord of sending the Tenant a list of damages against the security deposit.

~~7.27 The Tenant undertakes to keep the swimming pool clean and free from dust, algae, and other deleterious substances; to use the correct and sufficient chemicals as indicated by the Landlord or a pool company nominated by the Landlord; and generally to maintain the pool, filter, and motor in properly working order at the Tenant's expense. Any automatic pool cleaner which may be supplied by the Landlord, shall be maintained and repaired by the Tenant at his/her own cost and expense. If, for any reason, the Tenant shall have cause to leave the Premises unoccupied for seven (7) days, he/she will ensure that he/she continues to maintain the pool in accordance with the aforesaid obligations. (This paragraph shall only apply if there is a swimming pool included in the premises.)~~

8. LANDLORD OBLIGATIONS:

8.1 The Landlord shall be responsible for maintaining the main walls, roof, and other structural parts of the Premises in good order and repair. Should the main walls, roof, or other structural parts of the Premises become in a defective condition resulting in such consequences as leakage or danger to the Tenant, it shall be the obligation and duty of the Tenant to advise the Landlord of such defective condition in writing and the Landlord shall take steps to have the defective condition rectified without delay.

8.2 The Landlord shall not be liable for any compensation for any damage suffered by the Tenant as a result of rain, hail, snow, leakage, fire, flooding, storms, riot, theft, robbery or in general any damage as a result of any act or negligence whatsoever nor any damage suffered as a result of the interruption of water or electricity or gas supplies. Should the destruction be due to the default or negligence of the Tenant, his/her family, servants, or persons occupying the Premises under him/her, the Landlord shall under these circumstances be entitled to claim payment of such damages as the Landlord may have suffered. If in any event the damage suffered to the Premises result in that the Premises is not suitable for the purpose for which it has been leased, it shall constitute a ground for the Tenant or the Landlord to cancel this Lease.

8.3 The Landlord shall be liable to pay all rates and taxes, levies payable in respect of the Premises to the local authority, and home owner's association concerns.

8.4 The Landlord, upon receipt of the rental amount by Tenant, shall allow the Tenant to peacefully and quietly have, hold, and enjoy the Premises for the term of this Lease.

8.5 The Landlord shall obtain reasonable insurance to cover fire damage to the Premises and liability insurance to cover certain personal injuries to the Tenant as outlined in and permitted by the insurance policy.

8.6 The Landlord may post a "For Sale" or "For Rent" or "Vacancy" sign on the Premises within the _____ final days of this Lease. The Landlord also may show the Premises to prospective purchasers or tenants during this time period after providing reasonable notice to the Tenant.

8.7 If Landlord has additional rules and regulations, which may be modified from time to time for reasonable purposes and without modifying Tenant's rights substantially, Tenant shall sign such additional documents. The Landlord shall provide Tenant at least two (2) weeks notice of any changes to the rules and regulations.

8.8 This Lease and the Tenant's interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Premises by the Landlord, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

8.9 The Landlord shall have the right to enter the Premises upon abandonment of the Premises by the Tenant. The Landlord will not be prosecuted for entry, and will not be liable for any damages or for any payment of any kind, and may determine to re-let the Premises for any part of the then unexpired term of this Lease. The Landlord also retains the option to collect any losses incurred due to the difference between the rental amount actually paid by the Tenant and the total rental amount that would have been payable under this Lease, as well as and in addition to any costs incurred by any actions taken by the Landlord to mitigate said losses. Any personal property remaining at the Premises following abandonment may be disposed of by the Landlord in a manner deemed proper and the Landlord is relieved of all liability for doing so.

8.10 As required by law, the Landlord makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit.

8.11 If the Premises was built prior to 1978, the Landlord shall disclose to the Tenant the presence of known lead-based paint and/or lead-based paint hazards in the Premises. Tenant must also receive a federally approved pamphlet on lead poisoning prevention.

9. LANDLORD AND TENANT OBLIGATIONS:

9.1 The covenants and conditions in this Lease shall apply to and bind the heirs, legal representatives, and assigns of the Landlord and Tenant, and all covenants are to be construed as conditions of this Lease.

9.2 If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

10. PETS:

10.1 It is hereby agreed by and between Landlord and Tenant that Landlord will allow Tenant to have the following described pet(s) and no others in the Premises, upon and subject to the terms and conditions of this Residential Lease:

No dog(s) and No cat(s) and No pets ; no children

10.2 The Tenant shall keep the pet(s) under control at all times, adhere to all applicable local ordinances, dispose of pet waste properly and quickly, and keep the pet(s) from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others, and to remedy immediately any complaints made through the Landlord. Any damage to the exterior or interior of the Premises caused by the pet(s) will be the full financial responsibility of the Tenant and that the Tenant agrees to pay all costs involved in the restoration to its original condition. The Landlord is permitted to professionally treat the Premises for fleas and ticks, and clean all carpets when the Tenant vacates the Premises at the cost of the Tenant. The Tenant shall indemnify, hold harmless, and defend Landlord against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the Tenant's pet(s).

10.3 In consideration for the Landlord's authorization for the Tenant to keep the pet(s) described in this Paragraph on the Premises, the Tenant will pay the Landlord, in trust, a deposit of _____, to be held and disbursed for pet damages to the Premises (if any) as

provided by law. This deposit is in addition to any other security deposit stated in this Lease.

11. NO WAIVER:

No relaxation, indulgence, waiver or concession which the Landlord may show at any time whatsoever in regard to the carrying out of any of the Tenant's obligations in terms of this Lease, shall prejudice any of the Landlord's rights under this Lease in any manner whatsoever or be regarded as a waiver of any of the Landlord's rights in terms of this Lease.

12. FULL LEASE:

This agreement contains all the terms and conditions of this Lease entered into by the Landlord and Tenant. The Landlord shall not be liable for any warranty, guarantee, representations or undertakings of whatsoever nature which might have been made to the Tenant by any person whomsoever, except as contained herein. The Landlord shall not be bound by any amendment, alteration or variation of the terms of this Lease, unless reduced to writing and signed by the Landlord and Tenant or any person duly authorized thereto in writing by them.

13. WARRANTY OF AUTHORITY AND DECLARATION:

Each person signing this Lease warrants his/her authority to do so AND that they have read it and understand it and voluntarily agree to it.

14. JURISDICTION:

Any dispute arising under this Lease shall be heard in a court of competent jurisdiction in the state of _____, and the law of said state shall apply to any such dispute.

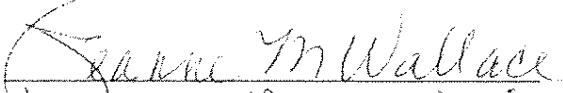
15. OTHER TERMS (OPTIONAL):

Other terms shall include:

No smoking inside the house, No motorcycle on the premises or in the neighborhood. These conditions are not negotiable & will cause the lease to become null & void & the tenant will leave the premises taking his belongings without argument or legal actions. Tenant agrees to split monthly electric bill with other tenant. Payments owing to cashapp to Crix Cox. JMW

EXECUTION

LANDLORD:

Signature of Landlord or Landlord's Agent: 

Name of Landlord or Landlord's Agent: Jeanne M (Pellitteri) Wallace

Title of Agent (if applicable): N/A

(for and on behalf of _____)

Date: _____

WITNESS signature: _____

Date: _____

Name: _____

JOINT AND SEVERAL TENANCY (IF TWO OR MORE ADULT TENANTS):

We understand and agree that our obligations are joint and several. We understand that we will be responsible for our individual obligations as well as the obligations of all other tenants signing this Lease. This includes paying the rental amount and all other terms of this Lease.

TENANT:


Printed Name: Clinton Smith

Date: DEC 1, 2025

TENANT: _____

Printed Name: _____

Date: _____

TENANT: _____

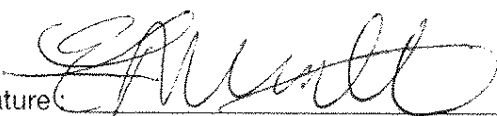
Printed Name: _____

Date: _____

TENANT: _____

Printed Name: _____

Date: _____

WITNESS signature: 

Date: December 1, 2025

Name: Elizabeth Mitchell



R.O.G. Coastal Property Management
209 E 1st North Street
Summerville, S.C. 29483

Jeanne Wallace
600 Dominico Circle Unit D8
Saint Augustine, FL 32086
To: Jeanne Wallace

Address of Violation: 100 Stewart Pl

Date of Observation: February 18, 2026



You are receiving this letter to inform you that the following condition was observed at the address noted below, which is in violation of the governing documents of Oakbrook Commons Homeowners Association, Inc.. This has resulted in a fine of \$50.00 and have 7 days from the date of this letter to correct the condition. Please be advised that failure to correct this violation within the specified time frame will result in more fines.

Observation: **Recreational Vehicle**

Motorcycle in driveway

Supporting Document: Oakbrook Commons Homeowners Association, Inc. CCRs: Article VIII, Section 11: Parking of Vehicle:

Parking of Vehicles. No vehicle of any type (including, but not limited to, boats, trailers, trucks, buses, motor homes, recreational vehicles, motor scooters, go carts, motor bikes and campers) other than conventional automobiles and pick-up trucks not used for commercial use, shall be parked or maintained on any Lot except as the Association shall permit in an area specially designated for such purpose. None of the aforesaid vehicles shall be parked or stored overnight on the streets or other Lots located in Oakbrook Commons, nor shall they be used as a living area while located on the Property nor shall any of the aforesaid vehicles be repaired or serviced on any portion of the property. Each Lot shall be entitled to no less than two (2) assigned parking spaces.

To prevent further fines, please contact R.O.G. Management at (854) 858-6050 or via email at gracehayeshoa@gmail.com once the condition has been addressed. We appreciate your immediate attention to this matter.

Grace Hayes
ROG Coastal Property Management
Association Manager

10:14



Note

Created: Jan 19, 2026

R.O.G. Coastal Property Management
209 E 1st North Street
Summerville, S.C. 29483

January 19, 2026

Jeanne Wallace
600 Dominico Circle Unit D8
Saint Augustine, FL 32086

To: Jeanne Wallace
Address of Violation: 100 Stewart Pl
Date of Initial Observation: November 25, 2025

You are receiving this letter to notify you that at the above address the following condition was observed, which is in violation of the governing documents of Oakbrook Commons Homeowners Association, Inc.. You have 7 days from the date of this letter to correct the condition. Please be advised that failure to correct this violation within the specified time frame will result in a fine as follows:

Observation: **Recreational Vehicle**

Working on Motorcycle in driveway

Supporting Document: Oakbrook Commons Homeowners Association, Inc. CCRs:
Article VIII, Section 11: Parking of Vehicle:

Parking of Vehicles. No vehicle of any type (including, but not limited to, boats, trailers, trucks, buses, motor homes, recreational vehicles, motor scooters, go carts, motor bikes and campers) other than conventional automobiles and pick-up trucks not used for commercial use, shall be parked or maintained on any Lot except as the Association shall permit in an area specially designated for such purpose. None of the aforesaid vehicles shall be parked or stored overnight on the streets or other Lots located in Oakbrook Commons, nor shall they be used as a living area while located on the Property nor shall any of the aforesaid vehicles be repaired or serviced on any portion of the property. Each Lot shall be entitled to no less than two (2) assigned parking spaces.

7 Days Following the end of Courtesy Notice: \$25
14 Days Following the end of Courtesy Notice: \$50
21 Days after Courtesy Notice (and every 7 days thereafter): \$100.00

You must contact R.O.G. Management at (854) 858-6050 or by email at gracehayeshoa@gmail.com when the condition has been corrected to stop the clock on the 7 day time limit given.

Thank you,
Grace Hayes
gracehayeshoa@gmail.com
Realty One Group Coastal
Grace Hayes
[^ViolationPicture^]

< Bruce Burding/ NEW HOA presid...
8:25 AM, May 19



Save



Share



12:37

5G  

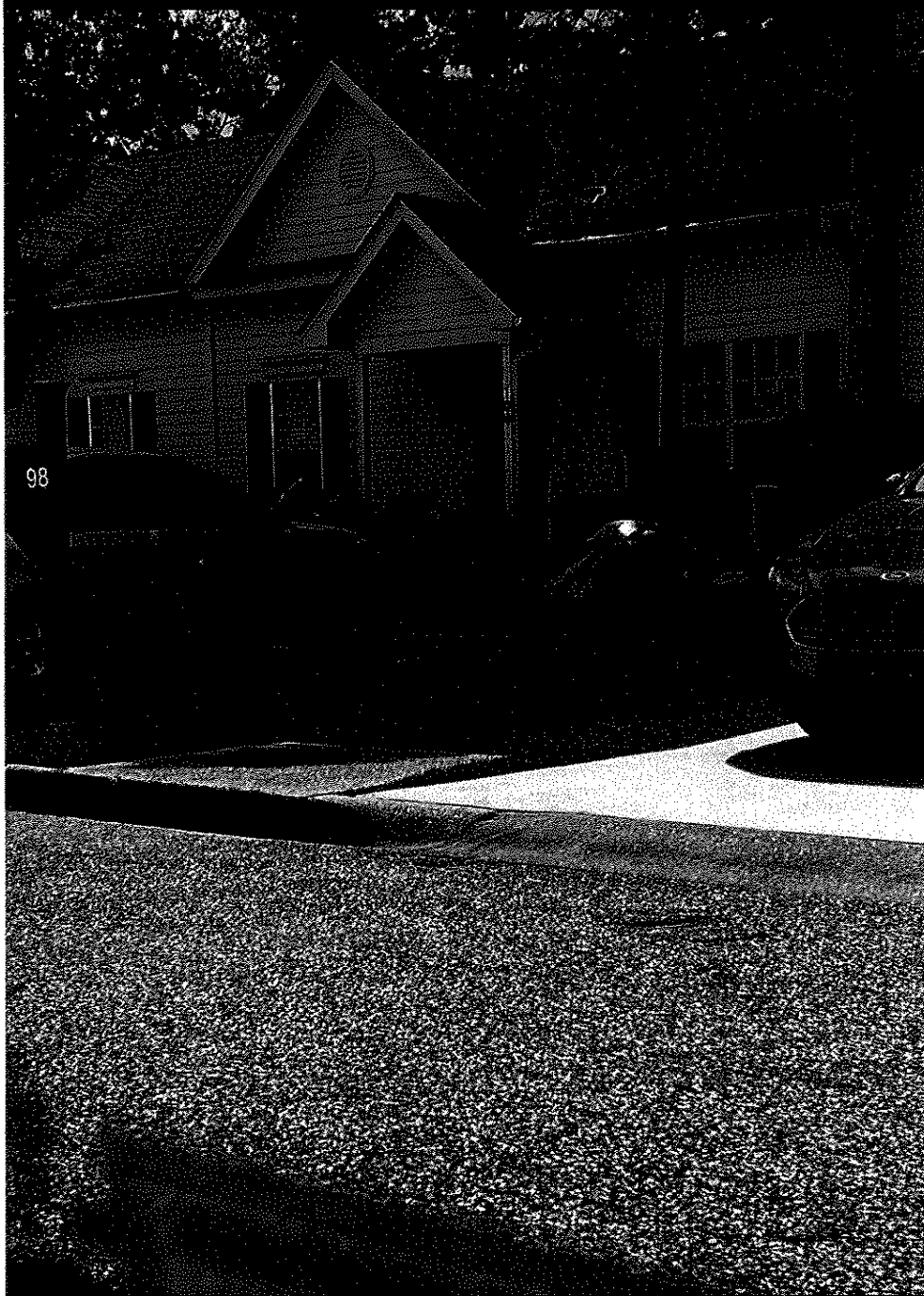


Summerville

May 18 12:20 PM



LIVE 



12:37

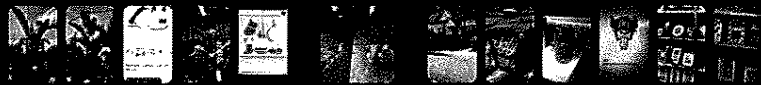
5G% 



Summerville
May 18 12:15 PM



LIVE 



CPU BUY THE BOOK
4255 US HIGHWAY 1 S STE 3
SAINT AUGUSTINE, FL 32086-7000
www.usps.com

04/27/2026

01:47 PM

TRACKING NUMBERS
9589 0710 5270 3682 3144 00

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Summerville, SC 29485			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Fri 05/01/2026			
Certified Mail®			\$5.30
Tracking #:			
9589 0710 5270 3682 3144 00			
Return Receipt			\$4.40
Tracking #:			
9590 9402 9328 5002 6536 78			
Total			\$10.48

Grand Total: \$10.48

TO REPORT AN ISSUE
Visit <https://email.us.usps.com>

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
<https://informedelivery.usps.com>

Looking for a new opportunity? Join a team that delivers! The Postal Service is actively hiring for full and part-time positions. To learn more visit us at www.usps.com/careers

All sales final on stamps and postage.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)

Agents do not have any additional information other than what is provided on USPS.com.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee \$ **5.30**

Extra Services & Fees (check box, add fee to postage)

☒ Return Receipt (hardcopy) \$ **4.40**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ **78**

Total Postage and Fees \$ **10.48**

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

BUY THE BOOK CPU

APR 27 2026

ST AUGUSTINE FL 32086

9589 0710 5270 3682 3144 00

April 27, 2026

Quinton Smith,

This notice is to remind you that your lease will end on May 31st, 2026. You must have your belongings removed from the premises and move out of 100 Stewart Place, Summerville, SC, 29485 on May 31st, 2026.

The lease is not being renewed.

Thank you for attention to this matter.

Jeanne Wallace
Owner/Landlord



The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
FAX: (803) 734-1839
www.sccourts.org

July 2, 2026

Qinton Kamorai Ja Smith
100 Stewart Place
Summerville SC 29485

Re: Jeanne M. Wallace v. Quinton K. J. Smith
Appellate Case No. 2026-001055

Dear Mr. Smith:

Upon reviewing your motion to reinstate the appeal, the following deficiency or deficiencies have been noted under the South Carolina Appellate Court Rules (SCACR), and any deficiency must be corrected within ten (10) days of the date of this letter or your filing will not be considered:

- The required filing fee has not been submitted. The correct filing fee is \$50.00.
- The motion to reinstate has not been signed as required by Rule 267(b), SCACR.

Very truly yours,

Jasmine D. Smith, Deputy
CLERK

cc: Jeanne M Wallace

The South Carolina Court of Appeals

Jeanne M. Wallace, Respondent,

v.

Quinton Kamorai Ja Smith, Appellant.

Appellate Case No. 2026-001055

The Honorable Peter Brandt Shelbourne
Dorchester County
Trial Court Case No. 2026CP1800531

ORDER

Appellant has failed to pay the notice of appeal filing fee, as required by Rule 203 of the South Carolina Appellate Court Rules and this Court's letters dated May 1, 2026, and June 4, 2026. Accordingly, this matter is dismissed. The remittitur will be sent as provided by Rule 221(b), SCACR.

FOR THE COURT
BY Jasmine D. Smith, Deputy
CLERK

Columbia, South Carolina

cc:

Quinton Kamorai Ja Smith
Jeanne M Wallace
Cheryl L. Graham

FILED
Jun 16 2026



The South Carolina Court of Appeals

JENNY ABBOTT KITCHINGS
CLERK

CATHERINE S. HARRISON
CHIEF DEPUTY CLERK

POST OFFICE BOX 11629
COLUMBIA, SOUTH CAROLINA 29211
1220 SENATE STREET
COLUMBIA, SOUTH CAROLINA 29201
TELEPHONE: (803) 734-1890
FAX: (803) 734-1839
www.sccourts.org

June 4, 2026

Qinton Kamorai Ja Smith
100 Stewart Place
Summerville SC 29485

Re: Jeanne M. Wallace v. Quinton K. J. Smith
Appellate Case No. 2026-001055

Dear Mr. Smith:

Upon reviewing your notice of appeal, the following deficiency or deficiencies have been noted under the South Carolina Appellate Court Rules (SCACR), and any deficiency must be corrected within ten (10) days of the date of this letter or this matter will be dismissed:

- The required filing fee has not been submitted. The correct filing fee is \$250.00.

Very truly yours,

Jasmine D. Smith, Deputy
CLERK

cc: Jeanne M Wallace

STATE OF SOUTH CAROLINA	)	COURT OF COMMON PLEAS
COUNTY OF DORCHESTER	)	2026-CP-18-00531
	)	
Quinton Kamorai Ja Smith,	)	Formerly 2026CV1810300338
APPELLANT,	)	Ct. of Appeals No. 2026-001055
	)	
vs.	)	ORDER GRANTING STAY OF EVICTION
	)	AND SETTING BOND
	)	
Jeanne M. Wallace,	)	
RESPONDENT.	)	
	)	

A hearing to set a bond on appeal was held on Webex on June 8, 2025. The pro se Appellant and pro se Respondent both appeared.

A writ of ejectment was issued in the magistrate's court on March 3, 2026. Appellant filed a notice of civil appeal from the magistrate court's order of ejectment on March 4, 2026. The magistrate court held a hearing for Bond to Stay Execution on Appeal hearing on April 1, 2026, at which time bond was set. On April 13, 2026, the magistrate court issued an Order Dismissing Appeal which dismissed the circuit court appeal for failure to provide the appeal bond or pay periodic rent. On April 22, 2026, the Clerk of Court of Dorchester County dismissed the circuit court appeal via form 4 pursuant to the magistrate Order Dismissing Appeal. On April 30, 2026, the Appellant filed a Notice of Appeal and Motion to Stay with the Court of Appeals. On May 14, 2026, the Court of Appeals issued an order which temporarily granted Appellant's motion to stay the eviction and remanded the case to the circuit court for a hearing on Appellant's motion to stay and determination of any appeal bond.

Pursuant to the Court of Appeals order dated May 14, 2026, and after hearing from both parties, Appellant's bond to stay eviction is set as follows:

\$2,500 due and payable to the Dorchester County Clerk of Court on or before close-of-business on June 22, 2026. \$680 due on or before the 1st of each month thereafter, unless such day falls on a holiday or weekend, in which case payment is to be made on the next business day following such holiday or weekend. Payment must be in the form of cashier's check or money order. Such payment, upon receipt

by the Dorchester County Clerk of Court, shall be distributed to Respondent as soon as practicable. No partial payment will be accepted by the court. Failure to make timely payment may result in dismissal of this appeal.

AND IT IS SO ORDERED.

June 10, 2026

R. Kirk Griffin
Circuit Court Judge



Dorchester Common Pleas

Case Caption: Quinton Kamorai Ja Smith VS Jeanne M Wallace
Case Number: 2026CP1800531
Type: Order/Other

So Ordered

s/ R. Kirk Griffin 2768

Electronically signed on 2026-06-10 14:46:27 page 3 of 3

5200 Jim Bilton Blvd
St. George 2026-CP1800531

The South Carolina Court of Appeals

Jeanne M. Wallace, Respondent,

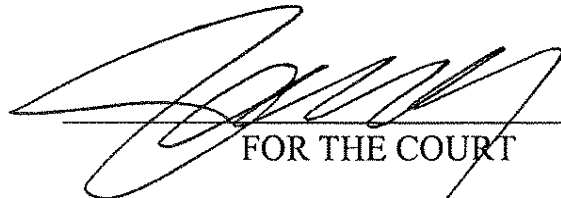
v.

Quinton Kamorai Ja Smith, Appellant.

Appellate Case No. 2026-001055

ORDER

After careful consideration, Appellant's motion to stay the eviction is temporarily granted. We remand this case to the circuit court for an expedited hearing on Appellant's motion to stay and determination of any appeal bond. See S.C. Code Ann. § 27-40-800(f)(1) ("Upon appeal to the Supreme Court or to the court of appeals, it is sufficient to stay execution of a judgment for ejectment that the tenant sign an undertaking that he will pay to the landlord the amount of rent, determined by order of the judge of the circuit court, as it becomes due periodically after judgment was entered. The judge of the court having jurisdiction shall order stay of execution upon the undertaking."). Appellant shall provide this court with status updates every thirty days. Further, Appellant shall provide this court with a copy of the circuit court's order ruling on the motion to stay and request for appeal bond within ten days of receiving notice of the order. Appellant's failure to provide this court with status updates every thirty days or to provide this court with the circuit court's ruling within ten days of receiving notice of the order will result in dismissal of this appeal.

 J.
FOR THE COURT

Columbia, South Carolina

FILED
May 12 2026

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER

IN THE MAGISTRATES COURT

Jeanne M Wallace, ✓
Landlord

BOND TO STAY EXECUTION
ON APPEAL

v.

Civil Case No. 2026CV1810300338

Quinton Kamorai Ja Smith, ✓
Tenant(s).

APR 01 2026

TO: Circuit Court

Now comes the Tenant(s) in the above-entitled action and respectfully shows the Court that a Judgment of Execution was issued against the Tenant(s) and for the Landlord on March 3, 2024, by the Magistrate. Tenant(s) has appealed the Judgment to the Circuit Court.

Pursuant to the findings of the Magistrate, the Tenant(s) is obligated to pay rent in the amount of \$ 650 + 1/2, per month, due on the first day of each month.

elec, which TT will provide proof to A

Tenant(s) hereby undertakes to pay the periodic rent hereinafter due according to the aforesaid findings of the Court and moves the Circuit Court to stay execution on the Judgment for Ejection until this matter is heard on appeal and decided by the Circuit Court.

Bond: \$ 2,373.00 + 25, due within five (5) days of today's date, which is April 6 2026. Rent in the amount of \$ 650 + 1/2 dec, is due on the 1st day of the month and is late after the 5th day of the month. All monies are due via certified funds *after pymnt is due* until the appeal is resolved. All litigants must comply with the Bond to Stay until the appeal is resolved.

Dated on April 1, 2026:


Tenant(s)

Address: 100 Stewart place
Phone: 843-990-0545
Email: _____

Upon execution of the above bond, execution on the judgment of Ejectment is hereby stayed until the action is heard appeal and decided by the Circuit Court. If Tenant(s) fails to make any rental payment within five days of the due date, upon application of the Landlord, the stay of execution shall dissolve, the appeal by the Tenant(s) to the Circuit Court on issues dealing with possession must be dismissed, and the Sheriff may dispossess the Tenant(s).

Dated on April 1, 2026:


JUDGE

Summerville Magistrate Court
Address: 212 Deming Way, Summerville, SC
Phone: (843) 832-0370

STATE OF SOUTH CAROLINA

COUNTY OF DORCHESTER

Jeanne M Wallace,

Plaintiff/Landlord.

v.

Quinton Kamorai Ja Smith,

Defendant/Tenant.

IN THE MAGISTRATE'S COURT

CASE NO.: 2026CV1810300338

REF.: 2026-CP-180-0531

**AFFIDAVIT IN SUPPORT OF
ORDER DISMISSING APPEAL**

PERSONALLY APPEARED before me the undersigned Affiant, Jeanne M Wallace.

whose statement below was duly sworn:

Defendant/Tenant failed to pay the past due rent, failed to provide the appeal bond, and/or failed to pay periodic rent as ordered by the Presiding Magistrate Judge in the attached Bond to Stay Execution on Appeal in the following particulars:

Tenant paid no monies to the landlord in the five days & Landlord is looking for a writ of ejectment to be followed by sheriffs to eviction

FURTHER AFFIANT SAYETH NOT!

Jeanne M Wallace
AFFIANT

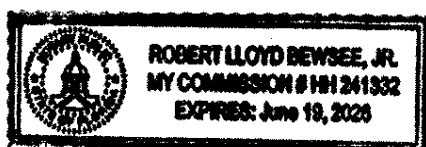
Sworn to and subscribed before me

This 7 day of APRIL, 2026

Robert Lloyd Bewsee, Jr.

NOTARY PUBLIC OF SOUTH CAROLINA

My Commission Expires: June 19, 2026



**IN THE SUMMERVILLE MAGISTRATE
INSTRUCTIONS FOR TRIALS**

1. It is the responsibility of each party to bring any witnesses and other evidence which they wish the Court to consider.
2. The Court does not accept written statements or estimates, even notarized ones.
3. The Court does not telephone witnesses to take testimony.
4. The Court cannot continue a case because a witness isn't present unless the witness is under subpoena.
5. The Court will issue subpoenas to witnesses if you advise the Court of the name, address and phone number of the witnesses at least four (4) working days before the trial date. **THERE IS AN ADDITIONAL FEE OF \$3.00 FOR THE MAGISTRATE TO PREPARE AND MAIL THE SUBPOENA. IF THE SUBPOENA MUST BE SERVED BY A DEPUTY, THERE IS AN ADDITIONAL \$8.00 FEE THAT MUST BE PAID TO THE COURT FOR SERVICE OF THE SUBPOENA.**
6. The parties should meet 15 minutes before Court time to exchange copies of any documents they plan to use; to show each other any photographs and/or exhibits they plan to use and to discuss possible settlement of their differences.
7. If an emergency arises (not mere inconvenience) and you cannot be in Court on the scheduled date, you must notify the Court immediately.
8. Proper attire is required to enter the Courtroom. **NO SHORTS, HATS, FLIP FLOPS, CUT OFF SHIRTS, TANK TOPS, PAJAMAS, OR SAGGING PANTS. NO CELL PHONES OR ELECTRONIC DEVICES ALLOWED.** All bags and purses are subject to be searched. You must check in before entering the Courtroom. Identification will be requested if you intend to enter the Courtroom.
9. If you are a business and are going to be represented by a Non-Lawyer, a Non-Lawyer Authorization Form must be filed with the court. (See 33-1-103 SC Code of Laws)
10. Any evidence on an electronic device should be converted to a format (written, CD, etc.) for the court to keep in evidence. If you present your electronic device with evidence on a device, it may be kept by the court during trial and pending any appeals.
11. If you desire a Jury Trial, you must request one in writing at least five (5) working days prior to the date set for Trial. If no Jury Trial is timely requested, the matter will be heard and decided by the Magistrate.



THE UPS STORE®

4255 US 1 S STE 18
ST AUGUSTINE, FL 3208
904.615.1976 Tel
904.615.1177 Fax
store6859@theupstore.com
theupsstore.com/6859

Fax

To SC Court of Common Pleas
Attention: Emily

From Jeanne M Wallace

Company _____

Phone number 843-270-7608

Fax number 803-734-1839

Fax number N/A

Date July 14th

Total pages 30

Case # 2026-001055
Job number