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Aug 05 2026

SC Court of Appeals

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM BEAUFORT COUNTY
R. Lawton McIntosh, Circuit Court Judge

Appellate Case No. 2026-000690
Case No. 2024-CP-07-00156

Queens Grant Regime, II, Inc., Horizontal Property Regime,Respondent,

vs.

Greenwood Resorts and Communities, Inc. d/b/a Palmetto Dunes Resort and
Callaway Brands, Inc. d/b/a Top Tracer Golf,..... Appellants,

**APPELLANTS GREENWOOD RESORTS AND COMMUNITIES,
INC. D/B/A PALMETTO DUNES RESORT AND CALLAWAY
BRANDS, INC. D/B/A TOP TRACER GOLF'S
DESIGNATION OF MATTER**

Appellants Greenwood Resorts and Communities, Inc. d/b/a Palmetto
Dunes Resort and Callaway Brands, Inc. d/b/a Top Tracer Golf (“Appellants”),
propose the following to be included in the Record on Appeal:

Orders, Judgments, Decrees & Decisions

1. Order filed February 13, 2026, and entitled Proposed Order Granting
Temporary Injunctive Relief and Setting Rule 65(c) Bond;

2. Amended Order Granting Temporary Injunctive Relief And Setting Rule 65(c) Bond filed March 30, 2026;
3. Order of South Carolina Court of Appeals filed April 3, 2026;
4. Form 4 Order filed April 14, 2026 denying Defendants' Petition for Supersedeas;
5. Order Denying Petition for Supersedeas and Finding Bond Amount Appropriate filed April 22, 2026;
6. Order of South Carolina Court of Appeals filed April 30, 2026; and
7. Form 4 Order filed June 20, 2025.

Pleadings

1. Plaintiff's Summons and Complaint filed January 23, 2024;
2. Plaintiff's Motion for Temporary Restraining Order filed January 24, 2024;
3. Defendant Palmetto Dunes Resort, LLC's Answer to Plaintiff's Complaint filed February 15, 2024;
4. Defendant Callaway Brands Inc. d/b/a Top Tracer Golf's Answer to Plaintiff's Complaint filed April 5, 2024;
5. Plaintiff's Memorandum in Support of its' Motion for Temporary Restraining Order filed April 23, 2024;
6. Defendants' Memorandum in Opposition to Plaintiff's Motion for Temporary Restraining Order filed June 14, 2024;
7. Plaintiff's Motion to Modify the February 13th Order pursuant to Rule 62, SCRCF filed March 20, 2025;
8. Defendants' Amended Memorandum in Opposition to Plaintiff's Motion for Temporary Restraining Order filed June 19, 2025;
9. Plaintiff's Amended Motion for Temporary Restraining Order and/or Preliminary Injunction filed December 9, 2025;
10. Plaintiff's Memorandum Clarifying Plaintiff's Demand for Temporary Relief and Bond Limitation filed January 6, 2026;
11. Plaintiff's Rule 62(c) Motion to Modify Clerical Error on February 13, 2026, Order Granting Temporary Relief;
12. Defendants' Memorandum in Opposition to Plaintiff's Rule 62(c) Motion to Modify Clerical Error on February 13, 2026 Order Granting Temporary Relief filed March 24, 2026;
13. Appellants/Defendants' Petition for Supersedeas filed March 30, 2026;

14. Plaintiff's Memorandum in Response to Remand Order filed April 9, 2026;
15. Respondent's Reply in Opposition to Appellants' Petition for Supersedeas filed April 1, 2026;
16. Appellants' Reply to Respondent's Response in Opposition to petition for Supersedeas filed April 2, 2026;
17. Defendants' Memorandum of Law in Support of Supersedeas filed April 10, 2026;
18. Appellants' Renewed Petition for Supersedeas filed April 15, 2026;
19. Appellants' Motion for Expedited Review filed April 16, 2026;
20. Respondents' Motion to Dismiss Petition for failure to Comply with Rules 240 & 241, SCACR filed April 17, 2026;
21. Appellants' Amended Renewed Petition for Supersedeas filed April 20, 2026;
22. Appellants' Return to Respondent's Motion to Dismiss Petition filed April 21, 2026; and
23. Respondent's Return to Appellants' Amended and Renewed Petition for Supersedeas with Verification filed April 28, 2026.

Transcripts

1. Transcript of June 20, 2025 Hearing;
2. Transcript of December 12, 2025 Hearing; and
3. Transcript of April 10, 2026 Hearing.

Other Material

1. Appellants' Third Amended Notice of Appeal filed May 4, 2026;
2. Appellants' Second Amended Notice of Appeal filed April 15, 2026;
3. Appellants' Amended Notice of Appeal filed March 30, 2026;
4. Appellants' Notice of Appeal filed March 16, 2026;
5. Affidavit of Andy Lundgren filed January 24, 2024;
6. Second Affidavit of Andy Lundgren filed February 26, 2025;
7. Supplemental Affidavit of Andy Lundgren filed April 1, 2026;
8. Affidavit of Paul A. Franseen filed June 17, 2024;
9. Second Affidavit of Paul A. "Alex" Franseen filed June 19, 2025;
10. Third Affidavit of Paul "Alex" Franseen filed April 20, 2026;
11. Affidavit of Brad Steven Marra filed June 14, 2024;

12. Notice of Posting Injunction Bond filed March 20, 2025;
13. Plaintiff's Notice of Filing in Support of Plaintiff's motion for Injunction filed June 17, 2024; and
14. Affidavit of Michael Johnstone filed February 26, 2025.

The undersigned counsel certifies that this Designation of Matter contains no matter which is irrelevant to this appeal.

[SIGNATURE PAGE FOLLOWS]

Respectfully submitted,

COLLINS & LACY, P.C.

By: s/Christian Stegmaier
CHRISTIAN STEGMAIER
SC Bar No. 68648
cstegmaier@collinsandlacy.com
EVAN M. GESSNER
SC Bar No. 77704
egessner@collinsandlacy.com
ROBERT S. FORNEY
SC Bar No. 101923
rforney@collinsandlacy.com
Post Office Box 12487
Columbia, SC 29211
803.256.2660 (voice)
803.771.4484 (fax)

ATTORNEYS FOR APPELLANT
GREENWOOD RESORTS AND
COMMUNITIES, INC. D/B/A
PALMETTO DUNES RESORT AND
CALLAWAY BRANDS, INC. D/B/A
TOP TRACER GOLF

**APPELLANTS GREENWOOD
RESORTS AND COMMUNITIES,
INC. D/B/A PALMETTO DUNES
RESORT AND CALLAWAY
BRANDS, INC. D/B/A TOP TRACER
GOLF'S DESIGNATION OF
MATTER**

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PROOF OF SERVICE

I hereby certify that I have served **APPELLANTS GREENWOOD
RESORTS AND COMMUNITIES, INC. D/B/A PALMETTO DUNES
RESORT AND CALLAWAY BRANDS, INC. D/B/A TOP TRACER
GOLF'S DESIGNATION OF MATTER** upon all parties by electronic mail
to the below listed counsel on August 5, 2026, at the following address:

Gregory M. Alford, Esquire
Alford Law Firm, LLC
Post Office Drawer 8008
Hilton Head Island, SC 29938
gregg@alfordlawsc.com
Counsel for Respondent

[SIGNATURE PAGE FOLLOWS]

Respectfully submitted,

COLLINS & LACY, P.C.

By: s/Christian Stegmaier
CHRISTIAN STEGMAIER
SC Bar No. 68648
cstegmaier@collinsandlacy.com
EVAN M. GESSNER
SC Bar No. 77704
egessner@collinsandlacy.com
ROBERT S. FORNEY
SC Bar No. 101923
rforney@collinsandlacy.com
Post Office Box 12487
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