

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

APPEAL FROM BEAUFORT COUNTY
Court of Common Pleas

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,

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v.

SC Court of Appeals

Appellants.

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

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

Respondent, Queens Grant Regime, II, Inc., Horizontal Property Regime ("Respondent"), pursuant to Rule 210(b), SCACR, hereby designates the following matter to be included in the Record on Appeal.

I. ORDERS AND JUDGMENTS

No.	Date Filed	Document
1	04/26/2024	Consent Order for Continuance of the April 26, 2024 Motion Hearing
2	06/20/2024	Order (Form 4) Continuing Hearing for Temporary Restraining Order
3	06/20/2025	Order (Form 4)
4	02/13/2026	Order Granting Temporary Injunctive Relief and Setting Rule 65(c) Bond (order on appeal)
5	03/30/2026	Amended Order Granting Temporary Injunctive Relief and Setting Rule 65(c) Bond (order on appeal)
6	04/03/2026	Order of the South Carolina Court of Appeals

No.	Date Filed	Document
7	04/14/2026	Order (Form 4) Denying Defendants' Petition for Supersedeas and Setting Bond Amount
8	04/22/2026	Order Denying Petition for Supersedeas and Finding Bond Amount Appropriate
9	04/30/2026	Order of the South Carolina Court of Appeals

II. PLEADINGS AND MOTIONS

No.	Date Filed	Document
1	01/23/2024	Summons and Complaint
2	01/24/2024	Plaintiff's Motion for Temporary Restraining Order
3	02/15/2024	Defendant Palmetto Dunes Resort, LLC's Answer to Plaintiff's Complaint
4	04/05/2024	Defendant Callaway Brands, Inc. d/b/a Top Tracer Golf's Answer to Plaintiff's Complaint
5	04/23/2024	Plaintiff's Memorandum in Support of its Motion for Temporary Restraining Order
6	06/14/2024	Defendants' Memorandum in Opposition to Plaintiff's Motion for Temporary Restraining Order
7	02/26/2025	Plaintiff's Motion to Reconvene Hearing on Plaintiff's Motion for Temporary Restraining Order
8	02/26/2025	Plaintiff's Motion to Compel Discovery Responses
9	02/28/2025	Plaintiff's Supplemental Motion to Compel Discovery Responses
10	06/19/2025	Defendants' Amended Memorandum in Opposition to Plaintiff's Motion for Temporary Restraining Order
11	12/09/2025	Plaintiff's Amended Motion for TRO and/or Preliminary Injunction
12	01/06/2026	Plaintiff's Memorandum Clarifying Demand for Temporary Relief and Bond Limitation
13	03/20/2026	Plaintiff's Rule 62(c) Motion to Modify Clerical Error in the February 13, 2026 Order
14	03/24/2026	Defendants' Memorandum in Opposition to Plaintiff's Rule 62(c) Motion to Modify Clerical Error
15	03/30/2026	Appellants/Defendants' Petition for Supersedeas
16	04/01/2026	Respondent's Reply in Opposition to Appellants' Petition for Supersedeas
17	04/02/2026	Appellants' Reply to Respondent's Response in Opposition to Petition for Supersedeas
18	04/09/2026	Plaintiff's Memorandum in Response to Remand Order
19	04/10/2026	Defendants' Memorandum of Law in Support of Supersedeas
20	04/15/2026	Appellants' Renewed Petition for Supersedeas
21	04/16/2026	Appellants' Motion for Expedited Review
22	04/17/2026	Respondents' Motion to Dismiss Petition for Failure to Comply with Rules 240 & 241, SCACR
23	04/20/2026	Appellants' Amended Renewed Petition for Supersedeas
24	04/21/2026	Appellants' Return to Respondent's Motion to Dismiss Petition

No.	Date Filed	Document
25	04/28/2026	Respondent's Return to Appellants' Amended and Renewed Petition for Supersedeas, with Verification
26	07/06/2026	Defendant Palmetto Dunes Resort, LLC, Erroneously Identified in This Action as Greenwood Resorts and Communities, Inc.'s Notice of Motion and Motion to Compel Plaintiff's Discovery Responses
27	08/06/2026	Plaintiff's Motion for Temporary Injunction

III. TRANSCRIPTS

Respondent designates the transcript(s) of the following proceedings before the Honorable R. Lawton McIntosh.

No.	Hearing Date	Document
1	06/20/2025	Transcript of the June 20, 2025 Hearing
2	12/12/2025	Transcript of the December 12, 2025 Hearing
3	04/10/2026	Transcript of the April 10, 2026 Hearing

IV. OTHER MATTER

No.	Date Filed	Document
1	01/24/2024	Affidavit of Andy Lundgren (in support of Motion for Temporary Restraining Order)
2	02/15/2024	Notice of Appearance (Greenwood Resorts and Communities, Inc.)
3	04/05/2024	Notice of Appearance
4	06/14/2024	Affidavit of Brad Steven Marra
5	06/17/2024	Affidavit of Paul A. Franseen
6	06/17/2024	Notice of Filing in Support of Plaintiff's Motion for Injunction
7	12/30/2024	Proof of ADR (Mediation Adjourned)
8	02/26/2025	Affidavit of Michael Johnstone
9	02/26/2025	Second Affidavit of Andy Lundgren
10	06/19/2025	Second Affidavit of Paul A. "Alex" Franseen
11	03/16/2026	Notice of Appeal to the Court of Appeals (of the February 13, 2026 Order)
12	03/16/2026	Proof of Service of Notice of Appeal
13	03/20/2026	Plaintiff's Notice of Posting Injunction Bond
14	03/30/2026	Amended Notice of Appeal to the Court of Appeals (February 13, 2026 & March 30, 2026 Orders)
15	03/30/2026	Proof of Service of Amended Notice of Appeal
16	04/01/2026	Supplemental Affidavit of Andy Lundgren
17	04/16/2026	Second Amended Notice of Appeal (Greenwood / Palmetto Dunes / TopTracer)
18	04/16/2026	Certificate of Service (dated April 15, 2026)
19	04/20/2026	Third Affidavit of Paul "Alex" Franseen
20	05/05/2026	Third Amended Notice of Appeal to the Court of Appeals of Orders

No.	Date Filed	Document
21	05/05/2026	Proof of Service of Third Amended Notice of Appeal
22	06/08/2026	Notice of Appearance
23	06/08/2026	Notice of Withdrawal of Michael C. Bunda and Transfer
24	08/06/2026	Affidavit, with Attachments, in Support of Plaintiff's Motion for Temporary Injunction

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

Respectfully submitted,

Alford Law Firm, LLC
s/Gregory M. Alford
Gregory M. Alford (#6932)
Post Office Box 8008
Hilton Head Island, SC 29938
(843)842-5500
gregg@alfordlawsc.com
Attorneys for Respondent

October 5, 2026.

THE STATE OF SOUTH CAROLINA
In The Court of Appeals

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

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TopTracer Golf,

Appellants.

PROOF OF SERVICE

I certify that I have served *Respondent's Initial Brief and Designation of Matter*, on Greenwood Resorts and Communities, Inc., d/b/a Palmetto Dunes Resort and Callaway Brands, Inc., d/b/a TopTracer Golf, on October 5, 2026, by emailing a copy to its attorney of record, Christian Stegmaier, cstegmaier@collinsandlacy.com.

October 5, 2026.

Alford Law Firm, LLC
s/Gregory M. Alford
Gregory M. Alford (#6932)
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GREGORY M. ALFORD*
THOMAS E. WILLIAMS†

*Also member Georgia Bar
† Of Counsel

(NOT FOR CONFIDENTIAL COMMUNICATIONS)

October 5, 2026

Via US First Class Mail

The Honorable Jenny Abbott Kitchings
Clerk of Court
The South Carolina Court of Appeals
PO Box 11629
Columbia, SC 29211

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Re: ***Queens Grant Regime, II, Inc. v. Greenwood Resorts and Communities, Inc.***
Appellate Case No. 2026-000690
Our Client: Queens Grant Regime, II, Inc.

Dear Ms. Kitchings,

Enclosed please find *Respondent's Initial Brief and Designation of Matter*, along with the accompanying Proof of Service in connection with the above-referenced matter.

Should you have any questions or concerns, please feel free to contact our office.

With kindest regards, I am,

Sincerely,
ALFORD LAW FIRM, LLC



Gregory M. Alford

Cc: via email: Christian Stegmaier, Esquire
The South Carolina Court of Appeals

Alford Law Firm, LLC
PO Box 8008
Hilton Head Island, SC 29938

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