

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

IN THE COURT OF COMMON PLEAS
CIVIL ACTION NO.: 2014-CP-07-2438

Community Services Associates, Inc.,)
)
Plaintiff,)
)
v.)
)
Stephen H. Wall and Maria P. Snyder Wall,)
)
Defendants.)

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AUG 20 2015

SC Court of Appeals

ORDER DENYING MOTION
TO ALTER, AMEND OR FOR
NEW TRIAL

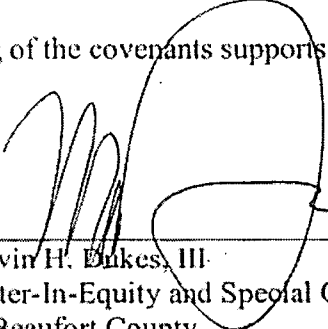
Pursuant to a Motion to reconsider (SCRCP 52 and 59) filed May 15th, 2015, Plaintiff seeks alteration, amendment or vacation of my Order heretofore filed in this case. Specifically, Plaintiff respectfully disagrees with the Court's interpretation of the plain meaning of paragraphs 5 and 6 of the covenants.

It is obvious and undisputed that the original planners of Sea Pines sought to develop an upscale community. In doing so, it is not inconceivable that the original planners sought to prevent landowners from developing small, inexpensive rentals which would conflict with the high-end intentions of the developers.

Plaintiff seeks an injunction prohibiting the Defendants from renting their residence short-term while Defendants simultaneously reside in a second floor room and bath that has separate access by an outside stairway. The Plaintiff admits that the circumstances and its objections mirror those which would occur if a Sea Pines property accommodated a live-in domestic staff. I do not believe that the intentions of the developers of an upscale resort community would include prohibiting live-in domestic staff.

I remain convinced that the plain meaning of the covenants supports the Defendant's position and I deny the Plaintiff's motion.

AND IT IS SO ORDERED.



Marvin H. Dukes, III
Master-In-Equity and Special Circuit Judge
for Beaufort County

Date: 8/10/15

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F. M. ROSENEAU
CLERK OF COURT
BEAUFORT COUNTY, S.C.