

WVA CONDOMINIUM LIAISON REPORT MAY 20, 2025

First off, I would like to request to be closer to the microphone, since we have had reports from several listeners that they could not hear me last month.

To the board and the membership of the WPA.

The WVA held their monthly board meeting on May 7th, and asked me to present the following Condominium Liaison Report.

Here we go again, seemingly this board is incapable to respond to written requests, since once again we have not received any reply since the last meeting in April. It definitely looks like this board believes that no response will eventually shut us up. That is not going to happen.

Last October, the Village Associated presented a copy of the legal deed that was properly recorded at the courthouse and proves that the Plantation Association is responsible for the Village Association's roads, afterall, we are paying the same amount as every homeowner in Wedgefield. Since it looks to us that that document has been lost, I am attaching another copy of the deed to this written report.

Again, in January, February and March of 2025 Stan Earnhart stated publicly that the WPA had correspondence from their attorney that advised the WPA it was not responsible for paving the areas within the WVA per its requests that began in 2021.

On March 26, 2025 Robert, WPA office manager notified me that the documents Stan had stated would be provided are ready. I picked up the papers that same afternoon. After having reviewed the documents I found that there was only one document dated March 28, 2024 from attorney Crosby

which states there was a conflict of interest and no formal response would be provided.

The WVA has provided legal documentation showing it is the WPA's duty to repair these areas. Therefore, once again, the WVA renews its request for the WPA to pave the areas as asked for since 2021. To reiterate, the WVA members have always been paying the same amount in Wedgefield Plantation Association Fees as all other home owners, meaning our total contribution annually is over \$50,000, and only a small portion would take care of the requested repairs, so there is no reason whatsoever our roads should be exempt. We expect a response from the Board by May 31, 2025.

As the pavement concerns are valid, additionally the repair requests for drainage and stormwater runoff are also a major problem and health hazard to the owners in Regimes III & V. Stormwater runs off Daniel Morrall, Robert Conway, and Wraggs Ferry inundating the crawl spaces of the Condominiums in those Regimes. This runoff causes mold and mildew occurring in these units and the ventilation systems. This failure to take appropriate measures to correct the issue of stormwater runoff is a dereliction of duty to the membership. We insist on an immediate correction to the drainage in this area as it occurs from WPA property.

Welcome: The WVA has a new member, Condo #34 and ask that the WPA welcome committee gets with the new owner. You have received all the information after closing.



Ingress/Egress 81 Pool Place

STATE OF SOUTH CAROLINA)
COUNTY OF GEORGETOWN)

QUIT-CLAIM
DEED TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Wedgefield Properties, Inc., for and in consideration of the sum of Five Hundred and No/100 Dollars (\$500.00), the receipt of which is hereby acknowledged, has remised, released and forever quit-claimed, and by these presents does remise, release and forever quit-claim unto Wedgefield Plantation Association, a South Carolina Eleemosynary Corporation, of 1956 Wedgefield Road, Georgetown, South Carolina, its successors and assigns forever, the following described real property, to wit:

All roads and streets and easements for ingress and egress purpose located within Wedgefield Plantation, including but not limited to those shown on plats recorded in the Office of the Clerk of Court for Georgetown County in Plat Book U, page 88; Plat Book V, page 21; Plat Book X, page 22; Plat Book X, page 29; Plat Book X, page 30; Plat Book X, page 31; Plat Book Y, page 96; Plat Book Y, page 99; Plat Book Y, page 100; Plat Book Z, page 27; Plat Book Z, page 25; Plat Book Z, page 24; Plat Book Z, page 26; Plat Book Z, page 29; Plat Book Z, page 58 and Slide 59, page 5.

These roads include, but are not limited to the following named roads: Wedgefield Road, Live Oak Road, Swamp Fox Lane, Ricefield Road, Duck Pond Road, Egret Lane, Possum Trot Road, Governor Johnston Road, Governor Boone Lane, William Screven Road, Pine Grove Lane, John Green Lane, Governor Broughton Lane, Maurice Lance Lane, Francis Parker Lane, Thomas Waties Lane, Wragg's Ferry Road, Captain Anthony White Lane, Retreat Lane, Jericho Court, Haigh Court, Francis Parker Road, John Waties Court, Goelet Court, Patriot Lane, Joanna Gillard Lane, Dragon Court, King George Lane. Also included in this conveyance is Pool Place Road.

Subject to all restrictions and easements of record.

This being a portion of the identical property

GEORGETOWN COUNTY PARCEL

2-1009-14

RWD

000003430 11:19:53AM
RECORDED 03/11/1999
Bk:00956 Pg:00145 Pages:4
Fee:10.00 State:1.30
County:0.55
Georgetown County, SC EXEMPT
Register of Deeds

Law Office of
PATRICK OWENS
CAMPBELL, L.L.C.
P. O. Box 15000
Burlington Beach,
S.C. 29587

conveyed to Wedgefield Properties, Inc. by deed of Wedgefield Associates dated December 4, 1990 and recorded December 6, 1990 in Deed Book 406, page 35, records of Georgetown County, South Carolina.

together with all and singular, the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee, its successors and assigns forever, so that neither the Grantor, its successors and assigns, nor any other person or persons claiming under said Grantor shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS its Hand and Seal this 9th day of March, 1999.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Wedgefield Properties, Inc.

Mary Ann del Rosario
[Signature]

By: [Signature]
Its: [Signature]

STATE OF SOUTH CAROLINA)
COUNTY OF HORRY)

PROBATE

PERSONALLY appeared before me, the undersigned witness, who after being first duly sworn, deposes and states that s/he was present and saw the within named Grantor sign, seal and as its act and deed, deliver the within written Deed, and that s/he with the other subscribing witness witnessed the execution thereof.

Mary Ann del Rosario

SWORN to before me this
9th day of March, 1999

[Signature]
Notary Public for South Carolina
My Commission Expires: 3/13/2001

STATE OF SOUTH CAROLINA)

COUNTY OF GEORGETOWN)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. Property includes all roads and streets of Wedgefield Properties, Inc., located in Wedgefield Plantation, Georgetown County, S.C. and was transferred by Wedgefield Properties, Inc. to Wedgefield Plantation Association on March 9, 1999.

The transaction was (Check One):

X an arm's length real property transaction and the sales price paid or to be paid in money's worth was \$500.00.

not an arm's length real property transaction and the fair market value of the property is _____.

The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10 et seq. because _____.

As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: GRANTOR.

I further understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

WEDGEFIELD PROPERTIES, INC.

By: [Signature]Its: [Signature]

Law Office of
PATRICK CHANDLER &
SIMPSON, L.L.C.
P. O. Box 15000
Spartanburg, SC 29587

SWORN to before me this
9th day of March, 1999.

[Signature]
Notary Public for SC

My Commission Expires: 3/13/2007

000003430 03/11/1999 B00956 P00148

* 8635 Patrick, Chandler + Campbell

000003430 11:19:53AM

RECORDED 03/11/1999

Bk:00956 Pg:00145 Pages:4

Fees:10.00 State:1.30

County:0.55

Georgetown County, SC

Register of Deeds

Wanda J. Greenette

EXEMPT

wedgefield Properties Inc

to

Wedgefield Plantation Association

all roads + streets + easements
wedgefield Plantation
Quit-claim

Recorded this 17th day of
March A.D. 1999
Charles W. Greenette
Auditor, Georgetown Co., S.C.