



SUMMARY COURT AT GEORGE TOWN

CAUSE No. SC of 2022

THE PROPRIETORS OF STRATA PLAN 312

PLAINTIFF

SHERRLYN A. RANKIN

DEFENDANT

PLAINT

TO: Sherrlyn A. Rankin
 44 Hope Springs
 PO Box 1309 GT
 George Town
 Grand Cayman

THIS PLAINT has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

Within 14 days after service of this Complaint on you, counting the day of service you must either satisfy the claim or return to the Court Office, PO Box 495GT, George Town, Grand Cayman, the accompanying Acknowledgment of Service form stating therein whether you intend to contest this action. If you intend to defend the action, in whole or in part, you must set out **full particulars of your defence** in the space provided in the Acknowledgement of Service form.

If you fail to satisfy the claim or fail to return the Acknowledgement of Service form containing full particulars of your defence, the Plaintiff may apply for a **default judgment** without any further notice to you.

Issued this 10th day of January 2022

See overleaf for particulars of the Plaintiff's claim

PARTICULARS OF CLAIM

1. The Plaintiff is a strata corporation established under the Cayman Islands Strata Titles Registration Act (2013 Revision) ("the Law"), being a condominium development known as Hope Springs ("the Strata"). The Strata is capable of bringing proceedings by virtue of section 5(1) of the Law.
2. The Defendant, at all material times, is and was the registered owner of one of the Strata lots, being Block 14D, Parcel 99H14 known as Unit 44 Hope Springs ("the Property").
3. The control, management, administration, use and enjoyment of the Strata lots and the common property contained in the registered strata plan of the Plaintiff is regulated by the Plaintiff's By-Laws ("the By-Laws").
4. By virtue of section 21(7) of the Law, the By-Laws of a Strata in force at any time shall bind the owners of units at the Plaintiff strata including the defendant.
5. Pursuant to By-Law 4.3 of the registered By-Laws of the Strata it is the Defendant's obligation to pay within thirty-one (31) days of demand charges and outgoings assessed by the Plaintiff in order for the Plaintiff to comply with its duties and obligations to insure the Strata units and to control, manage and administer the common property.
6. The Plaintiff levied charges and assessments by way of monthly invoices sent to the Defendant stating the payment due for the month and the cumulative debt at that time.
7. Despite repeated demand by the Plaintiff, the Defendant has failed or refused to make payment to the contributions assessed and levied by the Plaintiff.
8. As at 31 December 2021, the Defendant is indebted to the Plaintiff in the principal sum of CI\$2,851.46.
9. Statement regarding interest
 - a. The Plaintiff seeks pre and post judgment interest at the rate of 12% per annum from 1 January 2022 to the date of payment pursuant to By-Law 4.3(i) in accordance with the contract terms and the provisions of the Judicature Law.
 - b. Interest is calculated in accordance with By-Law 4.3(i) at the rate of 12% per annum principal sum due and owing.
 - c. The current interest rate claimed is 12%.
 - d. Interest is claimed on the sum claimed from the date of issue of the Plaintiff.

- e. The amount of interest owing from 1 January 2022 to 10 January 2022 is \$1.67.
- f. The amount of interest accruing each day following the issue of this Plaintiff is CI\$0.19.

AND THE PLAINTIFF CLAIMS:

- i. The said sum of CI\$2,851.46 as monies due and owing.
- ii. Pre and post judgment interest from the date of issue of Plaintiff and interest accruing thereafter on the said sum at CI\$0.19 daily until payment.
- iii. Costs or alternatively fixed costs in the sum of CI\$500.00 plus filing fees and bailiff's fee for service



KSG
Attorneys for Plaintiff

If within the time for returning the Acknowledgement of Service the Defendant pays to the Plaintiff's Attorneys the total amount claimed of CI\$2,851.46 and all filing fees and all interest claimed all further proceedings will be stayed.

Plaintiff's address for service:

4 th Floor Harbour Centre 42 North Church Street PO Box 2255 George Town, KY1-1107
--

IN THE SUMMARY COURT AT GEORGE TOWN

CAUSE No. SC of 2021

BETWEEN:

THE PROPRIETORS OF STRATA PLAN 312

PLAINTIFF

AND:

SHERRLYN A. RANKIN

DEFENDANT

ACKNOWLEDGMENT OF SERVICE

1 State Defendant's name and address -

2 State whether the Defendant intends to contest the action.

Yes

No

3 If you do not intend to contest the action, do you want time in which to pay the claim?

Yes

No

4 If you do intend to contest the action, in whole or in part, you must set out full particulars of your defence overleaf.

Service of the Plaintiff is acknowledged accordingly.

Defendant's Signature

Dated this _____ day of _____, 2022

See Overleaf

PARTICULARS OF DEFENCE

(Here set out in numbered paragraphs the grounds upon which the Defendant says that he is not liable to the Plaintiff, or is not liable for the full amount claimed)

Defendant's Signature

REMINDER - This form must be taken or sent to the Court Office, PO Box 495GT, George Town, Grand Cayman within 14 days of receipt otherwise a default judgment may be entered against you.