

\$19.50

prepared by and return to:
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47 W. New Haven Ave.
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Sandy Crawford Clerk Circuit Court
Brevard County, FL
Recorded and Verified
Pgs. 4 # Names 2
Trust Fund 250 Rec Fee 17.00
Stamp-Deed _____ Excise Tx _____
Stamp-Mtg _____ Int Tx _____
Service Chg _____ Refund _____

AMENDMENT NO. 3 TO THE
DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS FOR LANSING ISLAND,
PHASE ONE INCORPORATING PHASE TWO INTO SAID RESTRICTIONS

LANSING ISLAND DEVELOPMENT CORP., a Florida corporation, (the Developer) files this Amendment No. 3 to the Declaration of Covenants, Restrictions and Easements.

WHEREAS, on July 10, 1989, the Developer caused the Declaration of Covenants, Restrictions and Easements for Lansing Island Phase One to be recorded in Official Records Book 3006, Pages 0034 through 0084, of the Public Records of Brevard County, Florida; and

WHEREAS, on January 29, 1990, the Developer caused Amendment No. 1 to said Declaration to be recorded in Official Records Book 3040, pages 4154 through 4155, of the Public Records of Brevard County, Florida; and

WHEREAS, on November 30, 1993, the Developer caused Amendment No. 2 to said Declaration to be recorded in Official Records Book 3344, page 4211, of the Public Records of Brevard County, Florida; and

WHEREAS, said Declaration, in Article IV, subject to the provisions of Section 4.2 provides that Developer may add from time to time additional property to this Declaration and that the additional property will be included within the subject property. Said addition shall be in the Developer's sole and absolute discretion and without notice to or the approval of any party or person whomsoever including the Association or any owner or owners; and

WHEREAS, the Developer with the filing of the plat of Lansing Island, Phase Two, will add the real property described on Exhibit "A" attached hereto, to the Declaration of Covenants, Restrictions And Easements For Lansing Island, Phase One.

NOW, THEREFORE, Developer files this Amendment No. 3 to further amend the Declaration of Covenants, Restrictions and Easements for Lansing Island, Phase One, as amended, as follows:

1. Lansing Island, Phase Two as recorded in Plat Book 39 Page 102, of the Public Records of Brevard County Florida, is now included within and will hereafter be subject to the

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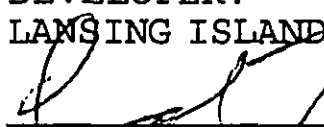
Declaration of Covenants, Restrictions and Easements, as amended, for Lansing Island Subdivision.

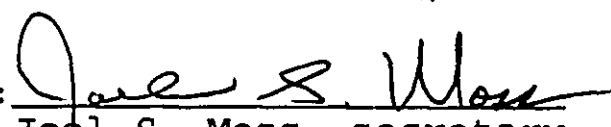
2. That hereafter the lot/home owners of Lansing Island, Phase One and Phase Two, shall be entitled to share all the common benefits, advantages and assets presently and hereafter existing in and for Lansing Island, Phases One and Two, including but not limited to the use and access of all utilities, roads, the draw bridge and such other common elements contained in Phases One and Two. Concurrently, the Phase One and Phase Two lot/home owners shall also share in all the debts, liabilities and such other common expenses incurred by Lansing Island, Phase One and/or Phase Two, lot/home owners or their homeowners association, which obligations shall also include but not be limited to monthly maintenance fees and/or assessments.

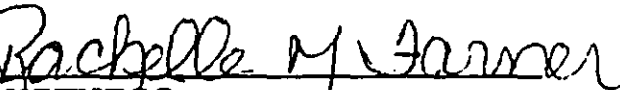
3. That exclusively as to Lansing Island, Phase Two, Section 7.16 of the Declaration is hereby amended to allow flat roofs on all residential buildings and accessory structures, unless the Architectural Review Board disapproves same. Said Board may disapprove a flat roof if in its discretion the particular flat roof would be inappropriate for the style or design of the home desired, or if too many flat roofs have been built or approved within a six (6) lot area. In all other respects, Section 7.16 shall remain in full force and effect.

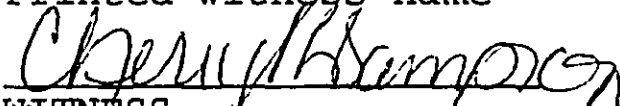
IN WITNESS WHEREOF, the Developer has hereunto set its hand and seal this 6th day of JANUARY, 1994.

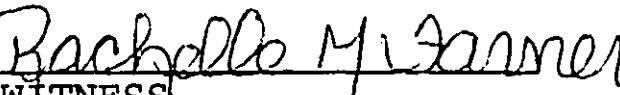
DEVELOPER:
LANSING ISLAND DEVELOPMENT CORP

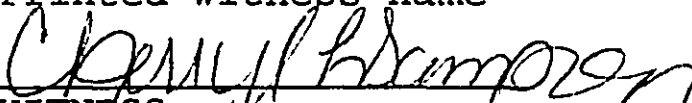

David T. McWilliams, President


attest: 
Joel S. Moss, secretary


WITNESS
Rachelle M. Farner
Printed witness name


WITNESS
Cherry L. Sampson
Printed witness name


WITNESS
Rachelle M. Farner
Printed witness name


WITNESS
Cherry L. Sampson
Printed witness


David T. McWilliams, Trustee

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6th
January, 1994, by David T. McWilliams, President, and Joel
S. Moss, Secretary, of Lansing Island Development Corp., who
executed the foregoing instrument, who are personally known to me,
and who did not take an oath.

Rachelle M. Farnes
Notary Public

My Commission Expires:



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 6th
_ day of January, 1994, by David T. McWilliams, Trustee, who
executed the foregoing instrument, who is personally known to me,
and who did not take an oath.

Rachelle M. Farnes
Notary Public

My commission expires:



DESCRIPTION:

PART OF GOVERNMENT LOTS 1, 2, AND 3, SECTION 3, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL & DISK MARKED "MOTT LB 3608" AT THE SOUTHEAST CORNER OF SAID SECTION 3/27/37 AND RUN N.00°04'45"E. ALONG THE EAST LINE OF SAID SECTION 3/27/37 A DISTANCE OF 2814.74 FEET TO THE NORTH LINE OF LANSING ISLAND PHASE ONE, AS RECORDED IN PLAT BOOK 36, PAGE 13, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE S.89°54'51"W. ALONG SAID NORTH LINE A DISTANCE OF 100.54 FEET; THENCE S.70°59'08"W. ALONG SAID NORTH LINE A DISTANCE OF 206.81 FEET TO A PERMANENT REFERENCE MONUMENT MARKED "PRM LB 4403" AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH LINE OF LANSING ISLAND PHASE ONE AND THE MEAN WATER LEVEL LINE (0.46 FEET N.G.V.D.) OF THE FLAMINGO WATERWAY; THENCE S.80°56'05"W. ALONG SAID NORTH LINE A DISTANCE OF 330.56 FEET; THENCE N.75°39'58"W. ALONG SAID NORTH LINE A DISTANCE OF 60.43 FEET; THENCE S.80°56'05"W. ALONG SAID NORTH LINE A DISTANCE OF 209 FEET, MORE OR LESS TO THE MEAN WATER LEVEL LINE (0.46 FEET N.G.V.D.) OF THE BANANA RIVER; THENCE NORTHWESTERLY ALONG SAID MEAN WATER LEVEL LINE A DISTANCE OF 1808 FEET MORE OR LESS TO A POINT ON THE SAID MEAN WATER LEVEL LINE 1673.00 FEET AS MEASURED PERPENDICULAR TO THE NORTH LINE OF LOT 53 LANSING ISLAND PHASE ONE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 67, LANSING ISLAND PHASE TWO A; THENCE N.80°56'05"E. ALONG THE NORTH LINE OF SAID LOT 67 A DISTANCE OF 354 FEET, MORE OR LESS TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 625 FEET, A CENTRAL ANGLE OF 08°58'41", A CHORD BEARING OF N.10°33'35"W. AND A CHORD DISTANCE OF 97.84 FEET, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY OF WEST LANSING ISLAND DRIVE AND LYING N.32°45'25"W. 1859.18 FEET FROM THE SAID POINT-OF-BEGINNING; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 97.94 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1000 FEET OF SAID GOVERNMENT LOT 1; THENCE N.89°59'57"E. ALONG SAID SOUTH LINE A DISTANCE OF 410.03 FEET TO THE EAST RIGHT-OF-WAY OF EAST LANSING ISLAND DRIVE; THENCE S.08°54'18"E. ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 95.21 FEET TO THE NORTH LINE OF LOT 68 SAID LANSING ISLAND PHASE TWO A; THENCE N.80°56'05"E. ALONG THE SAID NORTH LINE A DISTANCE OF 314 FEET, MORE OR LESS TO THE MEAN WATER LEVEL LINE (0.46 FEET N.G.V.D.) OF THE FLAMINGO WATERWAY, SAID POINT BEING 1635.00 FEET BY PERPENDICULAR MEASUREMENT FROM THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID MEAN WATER LEVEL LINE A DISTANCE OF 1635 FEET MORE OR LESS TO THE POINT-OF-BEGINNING.

CONTAINING 29.876 ACRES OF LAND MORE OR LESS.

UNSUITABLE
FOR
MICROFILM

BK 3356 PG 4679