



AMENDMENT NO. 7 TO THE
DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS FOR LANSING ISLAND

LANSING ISLAND DEVELOPMENT CORP., a Florida corporation and DAVID T. McWILLIAMS, AS TRUSTEE, (the Developer), files this Amendment No. 7 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, the Developer has amended the Declaration by causing the following Amendments to be recorded in Official Records Book 3040, Pages 4154 through 4155, Official Records Book 3344, Page 4211, Official Records Book 3356, Page 4676, Official Records Book 3461, Page 0178, Official Records Book 3488, Page 088, and Official Records Book 3600, Page 4940, all of the Public Records of Brevard County, Florida.

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 or owner or owners; and

WHEREAS, the Developer adds the real property, known as the "Out-Parcel", which is more particularly 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. 7 to further amend the Declaration of Covenants, Restrictions and Easements for Lansing Island, Phase One, as amended, as follows:

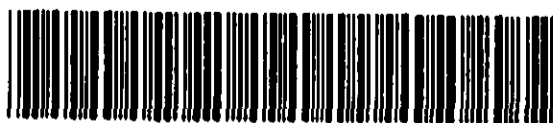
1. The real property described in Exhibit "A" attached, is now included within and will hereafter be subject to the Declaration of Covenants, Restrictions and Easements, as amended, for Lansing Island Subdivision.

IN WITNESS WHEREOF, the Developer has hereunto set its, hand and seal this 10th day of Sept, 1990.

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 2	#Names: 2	
Trust: 1.50	Rec: 9.00	Serv 0.00
Deed: 0.00	Excise: 0.00	
Mtg: 0.00	nt Tax: 0.00	



CEN 96213966

12-18-96 01:12 pm

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Rachelle M Hegedus
WITNESS

DEVELOPER:
LANSING ISLAND DEVELOPMENT CORP.

[Signature]
David T. McWilliams, President

Rachelle M Hegedus
PRINTED WITNESS NAME

Ellen Turner
WITNESS

attest: [Signature]
Joel S. Moss, secretary

Ellen Turner
PRINTED WITNESS NAME

[Signature]
David T. McWilliams, Trustee

Rachelle M Hegedus
WITNESS

Rachelle M Hegedus
PRINTED WITNESS NAME

Ellen Turner
WITNESS



CFN 96213966
OR Book/Page: 3630 / 1636

Ellen Turner
PRINTED WITNESS NAME

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument as acknowledged before me this 16th day of Sept, 1996, 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 Hegedus
Notary Public

My Commission Expires:

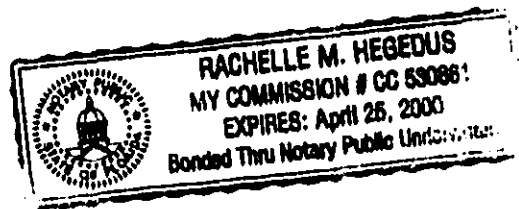


STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 16th day of Sept, 1996, 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 Hegedus
Notary Public

My Commission expires:



DESCRIPTION: (BY CLIENT PER EXHIBIT "A") OUT-PARCEL, LANSING ISLAND

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA; BEGINNING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST; THENCE SOUTH 89-53-41 WEST ALONG THE SOUTH LINE OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 37 EAST, A DISTANCE OF 39.88 FEET; THENCE SOUTH 12-19-34 EAST A DISTANCE OF 168.56 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4180.31 FEET AND A CENTRAL ANGLE OF 06-08-42; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 4:8.34 FEET; THENCE SOUTH 74-42-56 EAST A DISTANCE OF 50.00 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEGIN THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 80-56-05 EAST A DISTANCE OF 275 FEET MORE OR LESS TO THE WESTERLY SHORELINE OF THE FLAMINGO WATERWAY (PASSING OVER A CONCRETE MONUMENT AT A DISTANCE OF 272.89 FEET); THENCE SOUTH EASTERLY ALONG SAID SHORELINE A DISTANCE OF 215 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTH SHORELINE OF AN EXISTING CANAL; THENCE WESTERLY ALONG SAID NORTH SHORELINE A DISTANCE OF 335 FEET MORE OR LESS TO A POINT LYING ON A BEARING OF SOUTH 15-48-44 EAST AT A DISTANCE OF 1.99 FEET MORE OR LESS FROM A CONCRETE MONUMENT (SAID MONUMENT LYING ON A BEARING OF SOUTH 11-57-04 EAST AT A DISTANCE OF 770.31 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST); THENCE NORTH 15-48-44 WEST A DISTANCE OF 115 FEET MORE OR LESS, PASSING OVER THE AFOREMENTIONED MONUMENT, TO A CONCRETE MONUMENT (SAID MONUMENT SET ON A BEARING OF SOUTH 11-17-17 EAST AT A DISTANCE OF 657.61 FEET FROM THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 27 SOUTH, RANGE 37 EAST); SAID MONUMENT ALSO LYING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 58-54-12, A CHORD OF 49.17 FEET AND CHORD BEARING OF NORTH 44-44-10 EAST; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 51.40 TO THE POINT OF BEGINNING, LESS AND EXCEPT A PORTION OF AN OUT-PARCEL PER OFFICIAL RECORDS BOOK 502, PAGES 865-866 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA,

Blc 3630 B 1636A