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JOEL S. MOSS, ESQUIRE
47 W. New Haven Ave., Ste. 200
Melbourne, Florida 32901

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AMENDMENT NO. 8 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. 8 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, Official Records Book 3600, Page 4940, and Official Records Book 3630, Page 1635, all in the Public Records of Brevard County, Florida.

WHEREAS, said Declaration, in Article XIII, subject to the provisions of Section 13.5, provides that the covenants, restrictions and easements may be amended from time to time by the Developer, until December 31, 1999, in its sole, but discretion and without requiring the joinder or consent of any person or party whomsoever, including the Association or any Owner or Owners; and

WHEREAS, Developer as present owner of a portion of the subject property, desires to amend the Declaration for the benefit and welfare of all Owners, and Lansing Island Homeowners Association, Inc.

NOW, THEREFORE, Developer files this Amendment No. 8 to further amend the Declaration of Covenants, Restrictions and Easements for Lansing Island, Phase One, as amended, as follows:

Section 6.16 entitled "Signs" shall be modified to read as follows:

6.16. Signs. No sign, billboard, or advertising of any kind shall be displayed to public view on the subject property without the prior written consent of the architectural review board and the developer; except as follows, to wit:

During construction of the home only, no more than one (1) discreet, professionally prepared sign of dimensions

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 3 #Names: 2
Trust: 2.00 Rec: 13.00 Serv 0.00
Dard: 0.00 Excise: 0.00
Mtg: 0.00 nt Tax: 0.00



not exceeding thirty inches (30") high and forty-eight inches (48") long of sign face and not exceeding 38"x 56" of sign face including the frame, with no mote than two(2) sign riders each of dimensions not exceeding six inches (6") high and forty-eight inches (48") long. The sign shall not exceed a height five feet (5') above the average ground elevation; provided, however, that such sign is first approved in writing by the ARCHITECTURAL REVIEW BOARD. The sign shall be constructed of wood only, placed parallel to the road, and be one sided. The sign shall be set back off the edge of curb a minimum of twenty feet (20'). The sign must be kept in like-new condition, and must be aesthetically pleasing, complementing the environment. The ARCHITECTURAL REVIEW BOARD has defined "During construction" to be the period from the date of issuance of the building permit for ARB-approved plans through the issuance of a Certificate of Occupancy by the City of Indian Harbour Beach or Satellite Beach.

IN WITNESS WHEREOF, the Developer has hereunto set its, hand and seal this 26th day of Feb, 1997.

DEVELOPER:
LANSING ISLAND DEVELOPMENT CORP.

Elaine Kelton
WITNESS

[Signature]
David T. McWilliams, President

ELAINE KELTON
PRINTED WITNESS NAME

Mary Ann Every
WITNESS

attest: Joel S. Moss, secretary

MARY ANN EVERY
PRINTED WITNESS NAME

Elaine Kelton
WITNESS

[Signature]
David T. McWilliams, Trustee

ELAINE KELTON
PRINTED WITNESS NAME

Mary Ann Every
WITNESS

MARY ANN EVERY
PRINTED WITNESS NAME



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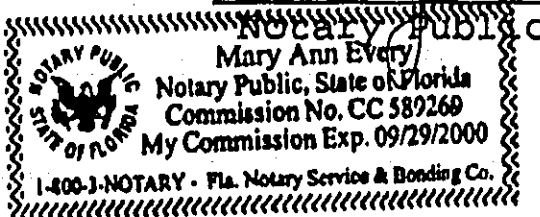
STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument as acknowledged before me this 26th day of FEBRUARY, 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.

Mary Ann Every

Notary Public

My Commission Expires:



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 26th day of FEBRUARY, 1996, by David T. McWilliams, Trustee, who executed the foregoing instrument, who is personally known to me, and who did not take an oath.

Mary Ann Every

Notary Public

My Commission expires:

