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Prepared by and return to:

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Clerk Of Courts, Brevard County

#Pgs: 11 #Names: 2
 Trust: 6.00 Rec: 45.00 Serv: 0.00
 Court: 0.00 Excise: 0.00
 Mtg: 0.00 nt Tax: 0.00

AMENDMENT NO. 11 TO THE DECLARATION
 OF COVENANTS, RESTRICTIONS AND
 EASEMENTS FOR LANSING ISLAND

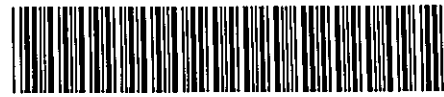
WHEREAS, on July 10, 1989 Lansing Island Development Corp. and David T. McWilliams, Trustee, as Developer, recorded a Declaration of covenants, Restrictions and easements for Lansing Island Subdivision, Phase One, in Official Records Book 3006, Page 0041, and

WHEREAS, ten previous amendments to the Restrictions have been recorded in the Public Records of Brevard County, Florida, and

WHEREAS, South Island Development Corporation, Developer of Phase Four, has recorded the plat of Lansing Island Phase Four in Plat Book 44, Page 99, which depicts certain conservation easements and areas that the Developer describes in this Amendment with particularity.

NOW THEREFORE by this document, South Island Development Corporation, joined by David T. McWilliams, Trustee, and Lansing Island Development Corporation, amend the Declaration of Covenants, Restrictions and Easements for Lansing Island to describe with particularity the conservation easements and areas, and duties and responsibilities of the Developer and homeowners relating to the conservation easements shown on the plat.

1. "Conservation Area" or "Conservation Easement Areas" shall mean and refer to all of such areas so designated upon the Plat of Lansing Island, Phase Four, as recorded in Plat Book 44, Page 99, Public Records of Brevard County, Florida and described on the attached Exhibits entitled Conservation Easement "A" and Conservation Easement "B".



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The Conservation Easement Areas are declared to be subject to a Conservation Deed Restriction in favor of the St. Johns River Water Management District, its successors and assigns, for the purpose of retaining and maintaining the Conservation Easement Areas in their predominantly natural condition as a wooded water recharge, detention and percolation and environmental conservation area. In furtherance of this Conservation Easement, each of the following uses of the Conservation Easement Areas are hereby prohibited and restricted without the prior written consent of the St. Johns River Water Management District, to-wit:

(a) The construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or any other structures and improvements on or above the ground; and

(b) The dumping or placing of soil or other substances or materials as landfill or the dumping or placing of trash, waste or unsightly or offensive materials; and

(c) The removal or destruction of trees, shrubs or other vegetation from the Conservation Easement Areas; and

(d) The excavation, dredging or removal of loam, peat, gravel, rock, soil, or other material substance in such a manner as to affect the surface of the Conservation Easement Areas; and

(e) Any use which would be detrimental to the retention of the Conservation Easement Areas in their natural condition; and

(f) Any use which would be detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife preservation; and

(g) Acts or uses detrimental to such retention of land or water areas.

The Conservation Easement Areas hereby created and declared shall be perpetual.

The Developer, its successors and assigns, and the St. Johns River Water Management District, shall have the right to enter upon the Conservation Easement Areas at all reasonable times and in a reasonable manner, to assure compliance with the aforesaid prohibitions and restrictions.



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The Developer, and all subsequent owners of any land upon which there is located any Conservation Easement shall be responsible for the periodic removal of trash and other debris which may accumulate on such Easement Parcel.

The prohibitions and restrictions upon the Conservation Easement Areas as set forth in this paragraph may be enforced by the St. Johns River Water Management District by proceedings at law or in equity including, without limitation, actions for injunctive relief. The provisions in this Conservation Easement Area restriction may not be amended without prior approval from the St. Johns River Water Management District.

All rights and obligations arising hereunder are appurtenances and covenants running with the land of the Conservation Easement Areas, and shall be binding upon, and shall inure to the benefit of the St. Johns River Water Management District and its successors and assigns. Upon conveyance by the Developer to third parties of any land affected hereby, the Developer shall have no further liability or responsibility hereunder, provided the deed restriction including the Conservation Areas are properly recorded.

IN WITNESS WHEREOF, the parties have set their hands and seals this 29 day of September, 1999.

WITNESSES:

SOUTH ISLAND DEVELOPMENT CORPORATION

Debra J. Hisey
DEBRA J. HISEY

By Joseph DiPrima
Joseph DiPrima,
President

Judy Skirvin
JUDY SKIRVIN

LANSING ISLAND DEVELOPMENT CORPORATION

Rachelle McWilliams
Polynia Sherman

By David T. McWilliams
David T. McWilliams
President



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Rachelle M Hegedus

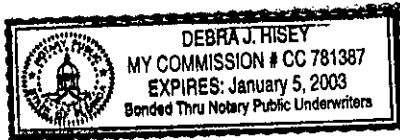
David T. McWilliams
Trustee

Ralph J. Swerman

David T. McWilliams
Trustee

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me
this 29 day of September, 1999 by Joseph DiPrima,
President of South Island Development Corporation, who is
personally known to me.

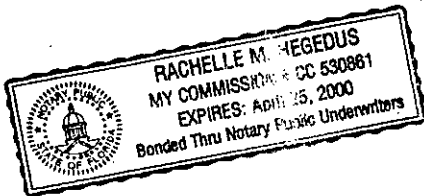


Debra J. Hisey

Notary Public
State of Florida
My commission expires:

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me
this 13th day of September, 1999 by David T.
McWilliams, President of Lansing Island Development
Corporation, who is personally known to me.



Rachelle M Hegedus

Notary Public
State of Florida
My commission expires:

STATE OF FLORIDA



COUNTY OF BREVARD

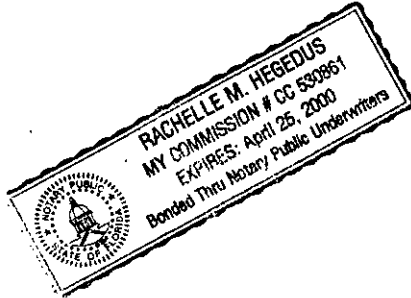
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THE FOREGOING INSTRUMENT was acknowledged before me
this 13th day of September, 1999 by David T.
McWilliams, Trustee, who is personally known to me.

Rachelle M Hegedus

Notary Public
State of Florida
My commission expires:





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CONSERVATION EASEMENT "A", LANSING ISLAND PHASE 4

AN EASEMENT FOR CONSERVATION PURPOSES BEING A PORTION OF LANSING ISLAND PHASE FOUR, ALSO BEING A PORTION OF GOVERNMENT LOT 3, THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING WEST OF MOSQUITO CONTROL CANAL KNOWN AS THE FLAMINGO WATERWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SAID SECTION 34 RUN S89°15'36"W ALONG THE SOUTH LINE OF SAID SEC. 34 A DIST. OF 2124.72 FT. TO A CONCRETE MONUMENT STAMPED "BRIEL & ASSOC. FLB 3869 PRM" BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE RETURNING ALONG SAID SOUTH LINE N89°15'36"E 33.08 FT.; THENCE DEPARTING FROM SAID SOUTH LINE N02°11'27"W 112.79 FT.; THENCE N21°17'52"W 116.53 FT.; THENCE N05°17'55"E 141.01; THENCE N39°21'27"W 104.47 FT.; THENCE N10°42'17"E 106.88 FT.; THENCE N00°34'45"E 222.45 FT.; THENCE N08°25'36"W 112.60 FT.; THENCE N12°15'56"W 109.36 FT.; THENCE N14°38'43"E 151.33 FT.; THENCE N01°30'58"W 184.62 FT.; THENCE S89°15'36"W 59 FT. MORE OR LESS TO THE ORDINARY HIGH WATER LINE OF THE BANANA RIVER; THENCE RUN SOUTHERLY ALONG THE ORDINARY HIGH WATER LINE OF THE BANANA RIVER 1400 FT. MORE OR LESS TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID SEC. 34; THENCE RUN ALONG SAID LINE N89°15'36"E 30 FT. MORE OR LESS TO THE P.O.B..

CONTAINING 1.82 ACRES MORE OR LESS.

NOTES:

1. THIS SKETCH OF DESCRIPTION IS NOT INTENDED TO REPRESENT A LAND BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM FOR THE EAST ZONE OF FLORIDA, AS DERIVED FROM DEPARTMENT OF NATURAL RESOURCES MONUMENTS A-27-70-80 RM1, A-28-70-80 AND A-29-70-80 RM2.
3. THIS SKETCH IS NOT INTENDED TO REPRESENT THE PRECISE MEAN HIGH WATER LINE IN ACCORDANCE WITH THE "FLORIDA COASTAL MAPPING ACT OF 1974" (177.25-40, F.S.)

LEGEND:

- ☉ = CENTERLINE
- POB = POINT OF BEGINNING
- CM = CONCRETE MONUMENT
- PRM = PERMANENT REFERENCE MONUMENT
- GOVT = GOVERNMENT
- APPROX. = APPROXIMATE
- SEC = SECTION

SKETCH & DESCRIPTION FOR: SOUTH ISLAND DEVELOPEMENT CORP.

Certified as to meeting the Minimum Technical Standards, Chapter 81G17-6, F.A.C., set forth by the Florida Board of Professional Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

CHRISTOPHER M. ROSSER, Florida Professional Land Surveyor, No. 4508

This sketch is prepared and certified for the exclusive use of the client or clients named hereon. It is not valid without the embossed Surveyor's SEAL.

SKETCH & DESCRIPTION	APRIL 28, 1995	95-132
TYPE	DATE	JOB NO.
LANSING ISLAND PHASE FOUR SHEET 1 OF 3		
OWN BY: SG	CHK BY: RRB	SCALE: 1"=100'



BRIEL & ASSOCIATES
Land Surveyors, Inc.

325 Fifth Avenue, Suite 202

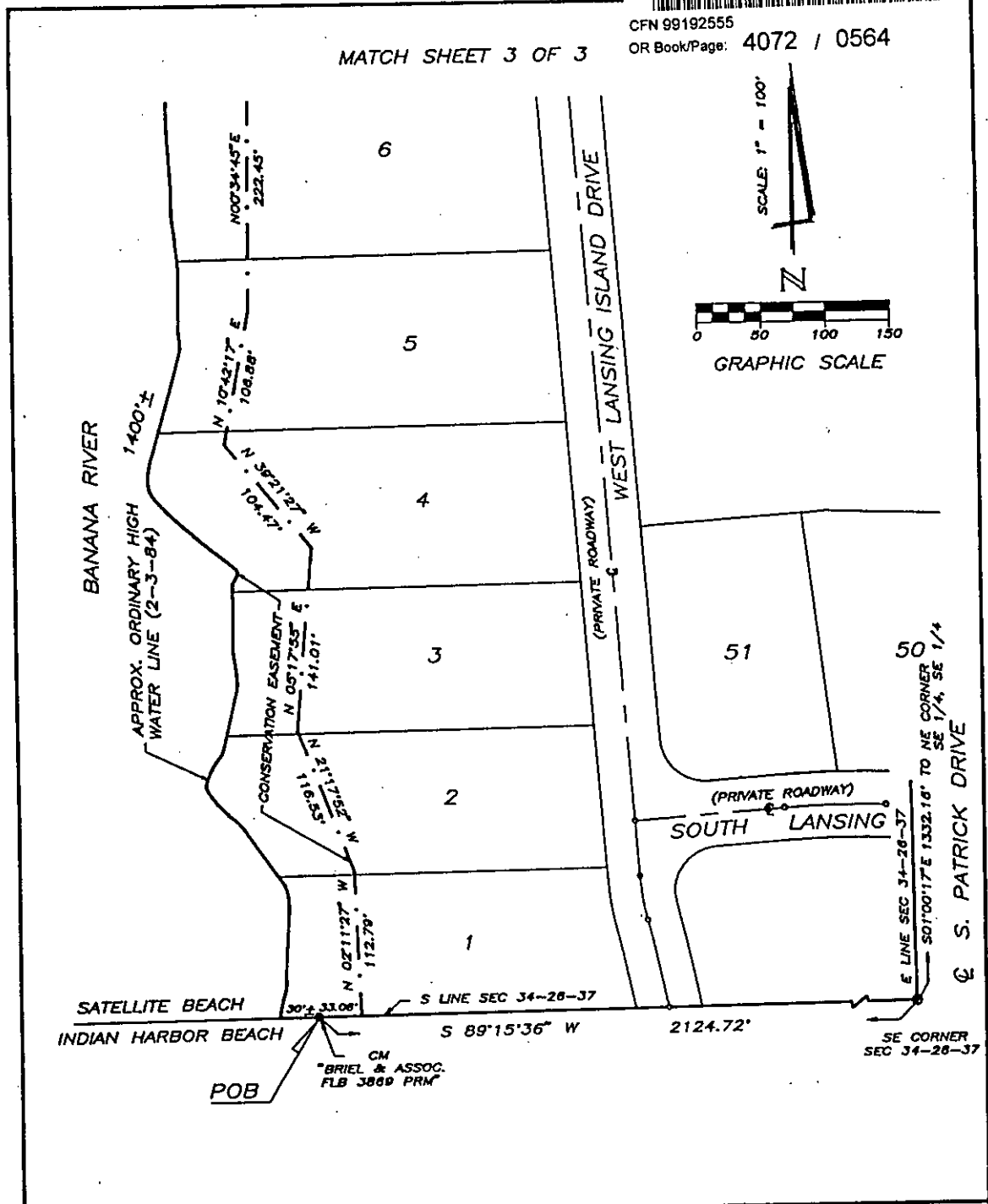
• Indiantio, Florida 32903

• (407) 724-6333



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MATCH SHEET 3 OF 3



SKETCH & DESCRIPTION FOR: SOUTH ISLAND DEVELOPEMENT CORP.

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CHRISTOPHER M. ROSSER, Florida Professional Land Surveyor, No. 4508

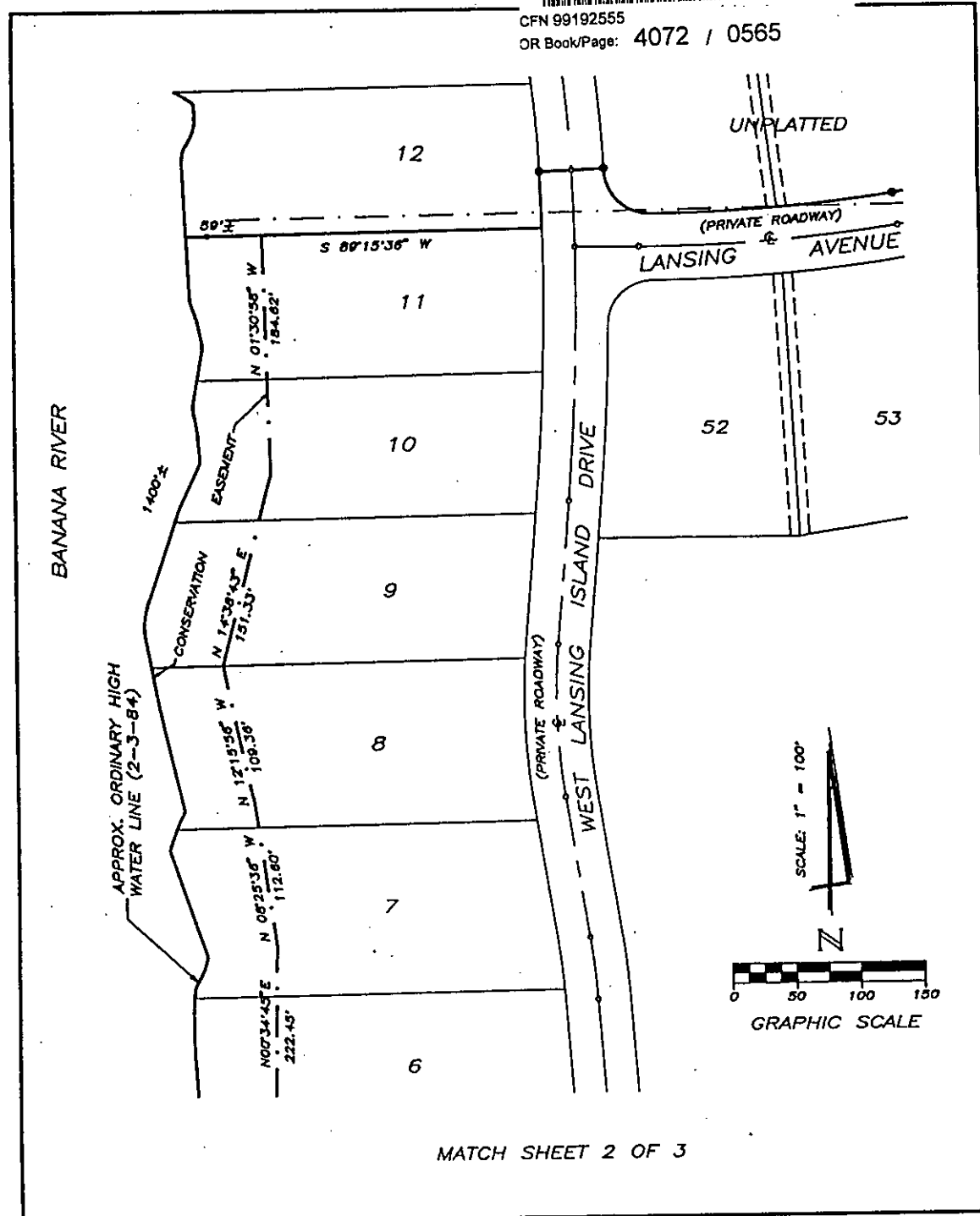
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SKETCH & DESCRIPTION TYPE	APRIL 28, 1995	95-132
	DATE	JOB NO.
LANSING ISLAND PHASE FOUR SHEET 2 OF 3		
DWN BY: SG	CHK BY: RRB	SCALE: 1" = 100'



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MATCH SHEET 2 OF 3

SKETCH & DESCRIPTION FOR: SOUTH ISLAND DEVELOPEMENT CORP.

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SKETCH & DESCRIPTION TYPE	APRIL 28, 1995 DATE	95-132 JOB NO.
LANSING ISLAND PHASE FOUR SHEET 3 OF 3		
DWN BY: SG	CHK BY: RRB	SCALE: 1" = 100'



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CONSERVATION EASEMENT "B", LANSING ISLAND PHASE 4

AN EASEMENT FOR CONSERVATION PURPOSES BEING A PORTION OF LANSING ISLAND PHASE FOUR, ALSO BEING A PORTION OF GOVERNMENT LOT 3, THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 37 EAST, BREVARD COUNTY, FLORIDA, LYING WEST OF MOSQUITO CONTROL CANAL KNOWN AS THE FLAMINGO WATERWAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM THE SE CORNER OF SAID SECTION 34 RUN S89°15'36"W ALONG THE SOUTH LINE OF SAID SEC. 34 A DIST. OF 1134.87 FT. TO A CONCRETE MONUMENT STAMPED "BRIEL & ASSOC. FLB 3869 PRM" BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE ALONG SAID SOUTH LINE S89°15'36"W 50.81 FT.; THENCE DEPARTING SAID SOUTH LINE OF SEC.34 N01°10'31"E 130.11 FT. THENCE N10°22'42"W 130.12 FT.; THENCE N12°25'14"W 233.46 FT.; THENCE N06°25'03"W 221.43 FT.; THENCE N02°01'07"W 110.33 FT.; THENCE N09°26'55"W 549.28 FT.; THENCE N08°26'24"W 0.12FT.; THENCE N81°31'16"E 61 FT. MORE OR LESS TO THE ORDINARY HIGH WATER LINE OF THE FLAMINGO WATERWAY; THENCE RUN SOUTHERLY ALONG SAID ORDINARY HIGH WATER LINE 1391 FT. MORE OR LESS TO THE SOUTH LINE OF SAID SEC. 34; THENCE S89°15'36"W 8 FT. MORE OR LESS TO THE P.O.B..

CONTAINING 1.89 ACRES MORE OR LESS.

NOTES:

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SKETCH & DESCRIPTION TYPE	MAY 2, 1995 DATE	95-132 JOB NO.
LANSING ISLAND PHASE FOUR SHEET 1 OF 3		
DWN BY: SG	CHK BY: RRB	SCALE: 1"=100'



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825 Fifth Avenue, Suite 202

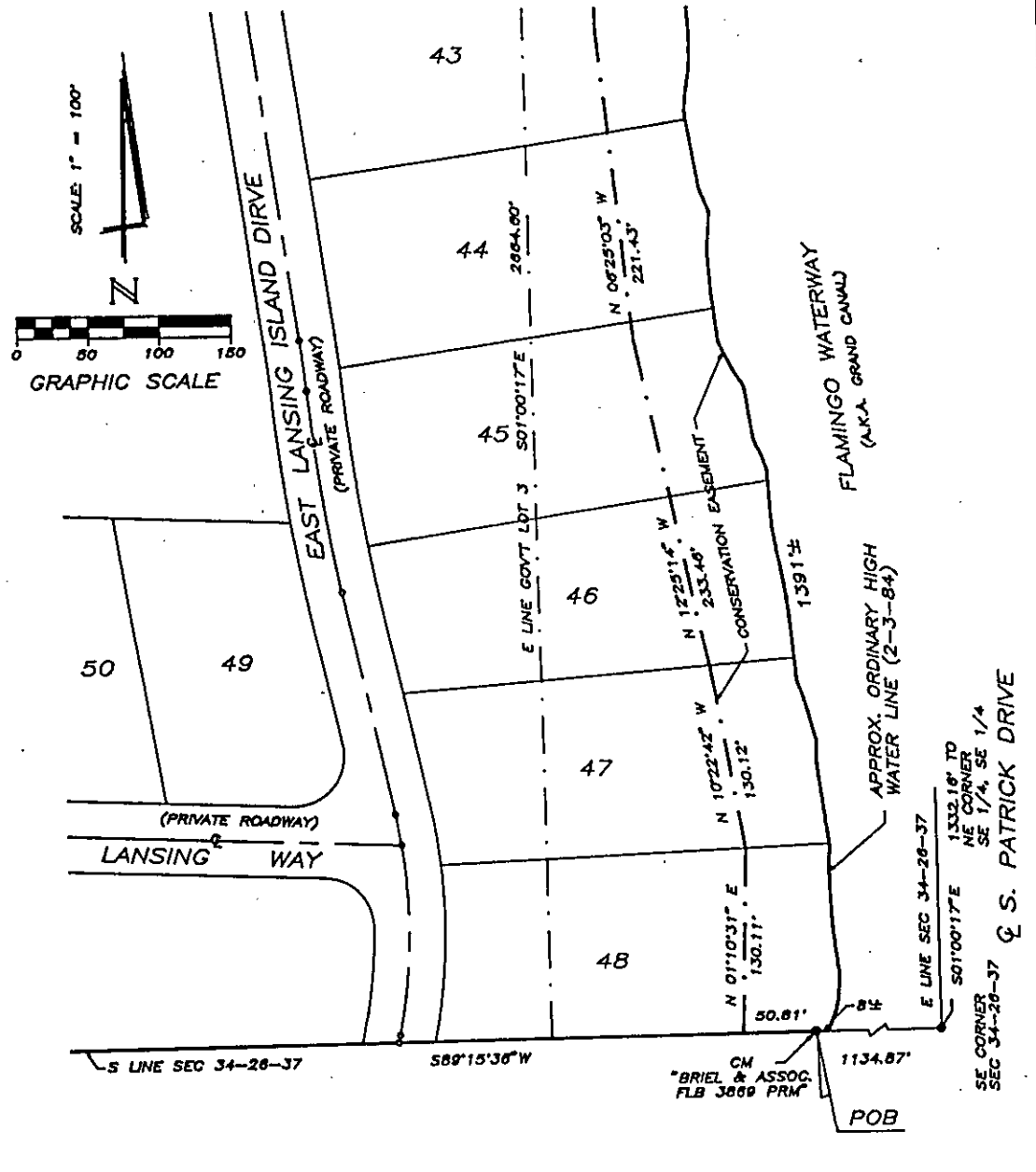
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SKETCH & DESCRIPTION FOR: SOUTH ISLAND DEVELOPEMENT CORP.

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SKETCH & DESCRIPTION	APRIL 28, 1995	95-132
TYPE	DATE	JOB NO.
LANSING ISLAND PHASE FOUR SHEET 2 OF 3		
DWN BY: SG	CHK BY: RRB	SCALE: 1"=100'



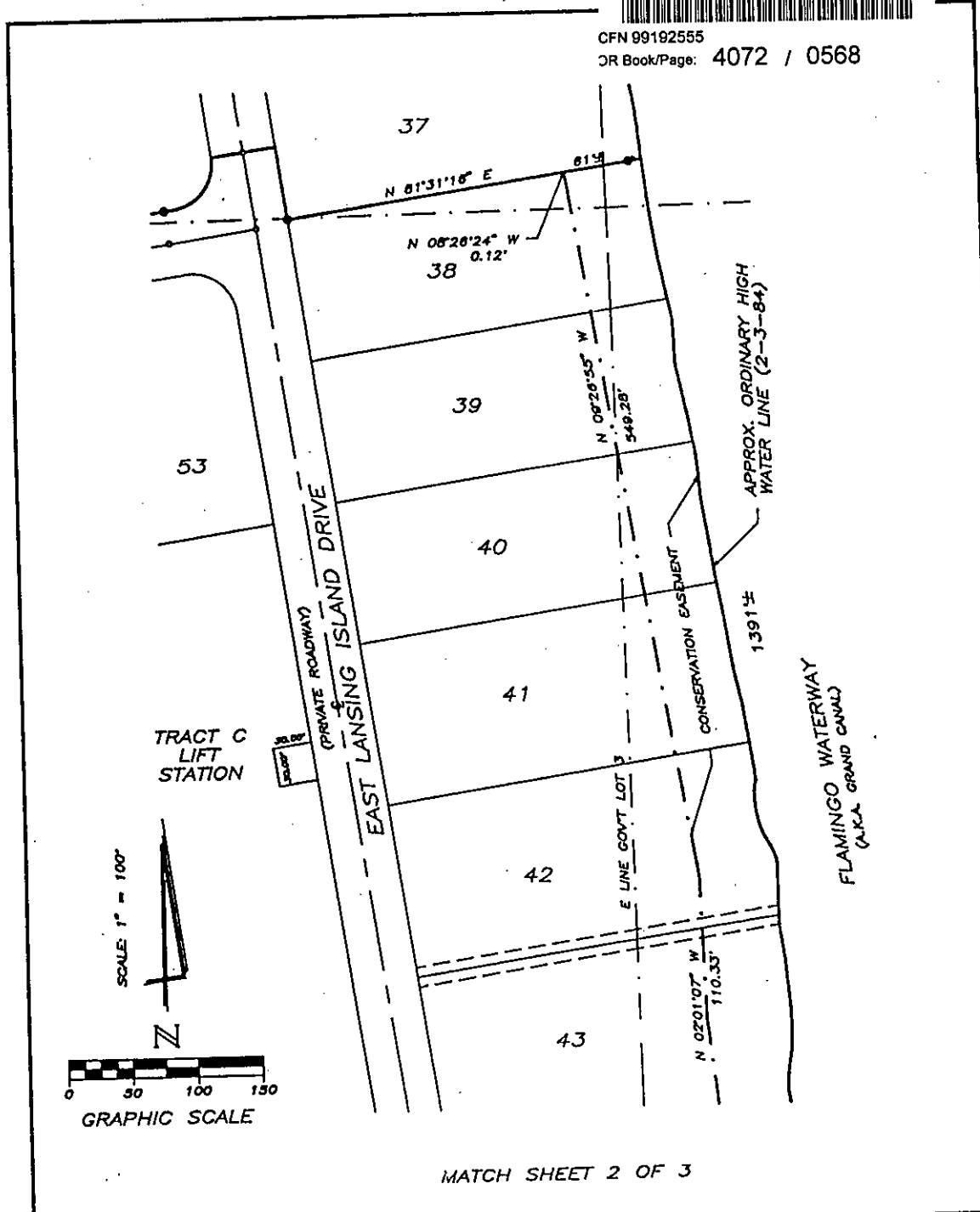
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SKETCH & DESCRIPTION FOR SOUTH ISLAND DEVELOPEMENT CORP.

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SKETCH & DESCRIPTION	APRIL 28, 1995	95-132
TYPE	DATE	JOB NO.
LANSING ISLAND PHASE FOUR SHEET 3 OF 3		
DWN BY: SG	CHK BY: RRB	SCALE: 1"=100'



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