



**AMENDMENT NO. 12 TO THE DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR LANSING ISLAND**

LANSING ISLAND DEVELOPMENT CORP., a Florida Corporation and DAVID T. MCWILLIAMS, TRUSTEE the Developers of Phases One, Two and Three of Lansing Island Subdivision, and SOUTH ISLAND DEVELOPMENT CORPORATION, the Developer of Phase Four of Lansing Island Subdivision (collectively referred to as the Developer), and files this Amendment No. 12 to the Declaration of Covenants, Restrictions and Easements for Lansing Island Subdivision, Phase One, as amended.

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

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 their sole discretion and without requiring the joinder or consent of any person or party whomsoever, including the Association or any Owner or Owners; and

WHEREAS, the Developer has amended the Declaration by creating the following eleven (11) Amendments:

- Amendment No. 1 - Official Records Book 3040, Pages 4154 through 4155
- Amendment No. 2 - Official Records Book 3344, Page 4211
- Amendment No. 3 - Official Records Book 3356, Page 4676
- Amendment No. 4 - Official Records Book 3461, Page 0178
- Amendment No. 5 - Official Records Book 3488, Page 0088
- Amendment No. 6 - Official Records Book 3600, Page 4940
- Amendment No. 7 - Official Records Book 3630, Page 1635
- Amendment No. 8 - Official Records Book 3649, Page 4731
- Amendment No. 9 - Official Records Book 3795, Page 1700
- Amendment No. 10 - Official Records Book 4035, Page 0380
- Amendment No. 11 - Official Records Book 4072, Page 0558

all recorded in the Public Records of Brevard County, Florida; and

WHEREAS, Amendment No. 10, recorded on June 6, 1999, did cause Phase Four to be incorporated into Lansing Island Subdivision.

WHEREAS, Developer desires to further amend the Declaration for the benefit and welfare of all Owners, and Lansing Island Homeowner's Association, Inc.

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 5	#Names: 2	Serv: 0.00
Trust: 3.00	Rec: 21.00	Excise: 0.00
Notar: 0.00		nt Tax: 0.00
Mtg: 0.00		

NOW THEREFORE, by this Amendment LANSING ISLAND DEVELOPMENT CORP. and DAVID T. MCWILLIAMS, TRUSTEE and SOUTH ISLAND DEVELOPMENT CORPORATION incorporate this Amendment No. 12 into the Declaration of Covenants, Restrictions and Easements of Lansing Island, as follows:

1. In accordance with Article 4.3 of the Declaration, as amended, the Developer elects to withdraw the following real property from the purview, operation and effect of the Declaration, as amended, and from the Lansing Island Homeowner Association, Inc., as of October 13th 1999:

Lot # 31 (Phase 1), 145 Lansing Island Drive
Lot # 30 (Phase 1), 147 Lansing Island Drive
Lot # 5 (Phase 3), 243 Lansing Island Drive
Lot # 6 (Phase 3), 245 Lansing Island Drive
Lot # 8 (phase 3), 249 Lansing Island Drive
Lot # 9 (Phase 3), 250 Lansing Island Drive
Lot # 10 (Phase 3), 248 Lansing Island Drive
Lot # 11 (Phase 3), 246 Lansing Island Drive
Lot # 12 (Phase 3), 244 Lansing Island Drive
Lot # 13 (Phase 3), 242 Lansing Island Drive
Lots #1-8 and Lots 10-53 (Phase Four)

The Phase One Lots are recorded in Plat Book 36, Page 73, of the Official Records Book of Brevard County, Florida. The Phase Three Lots are recorded in Plat Book 41, Page 66, of the Public Records of Brevard County, Florida. The Phase Four Lots are recorded in Plat Book 44, Page 99, of the Public Records of Brevard County, Florida.

The Developer withdraws the above Lots at its sole and absolute discretion, and without notice in accordance with this Declaration.

2. In accordance with Article 4.2 and Article 9.1 of the Declaration, as amended, the Developer elects to add each of the following Lots back into the purview, operation and effect of the Declaration, as amended, and into the Lansing Island Homeowner's Association, Inc., simultaneously with the sale of each Lot to a purchaser. These Lots are as follows:

Lot # 31 (Phase 1), 145 Lansing Island Drive
Lot # 30 (Phase 1), 147 Lansing Island Drive
Lot # 5 (Phase 3), 243 Lansing Island Drive
Lot # 6 (Phase 3), 245 Lansing Island Drive
Lot # 8 (phase 3), 249 Lansing Island Drive
Lot # 9 (Phase 3), 250 Lansing Island Drive
Lot # 10 (Phase 3), 248 Lansing Island Drive
Lot # 11 (Phase 3), 246 Lansing Island Drive



Lot # 12 (Phase 3), 244 Lansing Island Drive
Lot # 13 (Phase 3), 242 Lansing Island Drive
Lots #1-8 and Lots 10-53 (Phase Four)

The addition of each of these Lots back into the Declaration, as amended, shall occur simultaneously with the sale of each Lot and become effective without notice or approval of any person or party except that the Lansing Island Homeowner's Association, Inc. shall be immediately placed on notice of the addition of each Lot. Said Lots to be added shall be required to be single family Lots and shall be subject to the restrictions and conditions of this Declaration, as amended. Upon the sale of each Lot to a purchaser, the Developer shall record in the Public Records of Brevard County a memorandum that said Lot has been incorporated into the Lansing Island Homeowner's Association with all of the rights, benefits and obligations appertaining thereto as specified in the above described Declaration, as amended.

IN WITNESS WHEREOF, the Developer has hereunto set their, hands and seals this 1st day of October, 1999.

[Signature]
WITNESS

Daniel P. Deighan
PRINTED WITNESS NAME

[Signature]
WITNESS

Robyn J. Silverman
PRINTED WITNESS NAME

[Signature]
WITNESS

Robyn J. Silverman
PRINTED WITNESS NAME

[Signature]
WITNESS

Joel S. Moss
PRINTED WITNESS NAME

DEVELOPER:
LANSING ISLAND DEVELOPMENT CORP.

[Signature]
David T. McWilliams, President

attest: [Signature]
Joel S. Moss, Secretary

DEVELOPER:
[Signature] Trustee
David T. McWilliams, Trustee



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OR Book/Page: 4073 / 0261

DEVELOPER:
SOUTH ISLAND DEVELOPMENT
CORPORATION

Joel S. Moss
WITNESS

Joseph DiPrima, Pres.
Joseph DiPrima, President

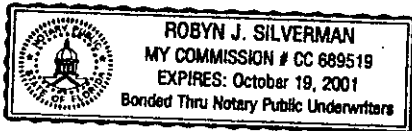
Joel S. Moss
PRINTED WITNESS NAME

Robyn J. Silverman
WITNESS

Robyn J. Silverman
PRINTED WITNESS NAME

STATE OF FLORIDA
COUNTY OF BREVARD

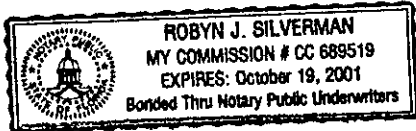
The foregoing instrument was acknowledged before me this 1st day of October, 1999, by David T. McWilliams, President and Joel S. Moss, Secretary of Lansing Island Development Corp., who executed the foregoing instrument, who are personally known to me, and who did not take an oath.



Robyn J. Silverman
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 1st day of October, 1999, by David T. McWilliams, Trustee, who executed the foregoing instrument, who are personally known to me, and who did not take an oath.

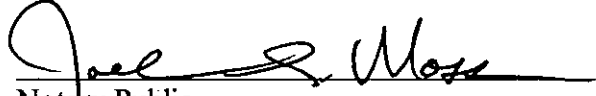


Robyn J. Silverman
Notary Public
My Commission Expires:



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 1st day of October, 1999, by Joseph DiPrima, of South Island Development Corporation, who executed the foregoing instrument, who are personally known to me, and who did not take an oath.


Notary Public
My Commission Expires:



Joel S Moss
My Commission CC617383
Expires April 1, 2001



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