

**AMENDMENT NO. 13 TO THE DECLARATION OF COVENANTS,
RESTRICTIONS AND EASEMENTS FOR LANSING ISLAND
AMENDING AMENDMENT NO. 12 TO CURE SCRIVENER'S ERROR**

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), files this Amendment No. 13 to the Declaration of Covenants, Restrictions and Easements for Lansing Island Subdivision, 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 twelve (12) 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
- Amendment No. 12 - Official Records Book 4073, Page 0259

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

WHEREAS, the Developer caused a scrivener's error to be created in the preparation of Amendment No. 12 by erroneously including the Lots in proposed Phase Five to be included in and made a part of the Phase Four Lots, which scrivener's error is being corrected by this Amendment No. 13.



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OR Book/Page: 4077 / 3052

Sandy Crawford

Clerk Of Courts, Brevard County

#Pgs: 5

#Names: 2

Trust: 3.00

Rec: 21.00

Serv: 0.00

Mtg: 0.00

Excise: 0.00

nt Tax: 0.00

Joel S. Moss

47 W. New Haven Ave

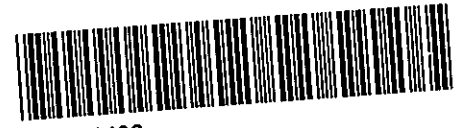
Mel, FL 32901

NOW THEREFORE, by this Amendment No. 13 the Developer amends Amendment No. 12 as follows:

The Developer amends paragraph number 1 of Amendment No. 12 in its entirety 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’s Association, Inc. as of October 1, 1999:

- Lots # 30 and 31 (Phase One)
- Lots # 5 and 6 (Phase Three)
- Lots # 8 through 13 (Phase Three)
- Lots # 1 through 8 (Phase Four)
- Lots # 10 and 11 (Phase Four)
- Lots # 38 through 53 (Phase Four)



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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 their sole and absolute discretion and without notice in accordance this Declaration.”

The Developer amends paragraph number 2 of Amendment No. 12 in its entirety as follows:

“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:

- Lots # 30 and 31 (Phase One)
- Lots # 5 and 6 (Phase Three)
- Lots # 8 through 13 (Phase Three)
- Lots # 1 through 8 (Phase Four)
- Lots # 10 and 11 (Phase Four)
- Lots # 38 through 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 13th day of October, 1999.

DEVELOPER:
LANSING ISLAND DEVELOPMENT CORP.

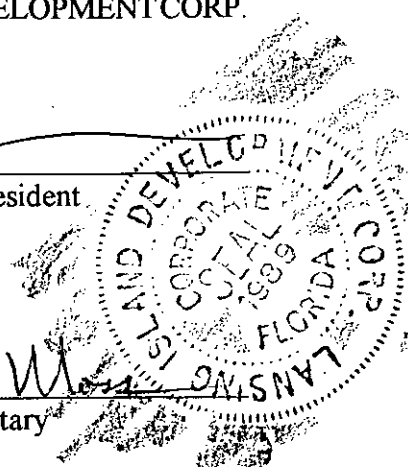
Robyn J. Silverman
WITNESS

David T. McWilliams
David T. McWilliams, President

Robyn J. Silverman
PRINTED WITNESS NAME

Janice A. Fernandez
WITNESS

attest: Joel S. Moss
Joel S. Moss, Secretary



Jennifer A. Fernandez
PRINTED WITNESS NAME

DEVELOPER:

Robyn J. Silverman
WITNESS

David T. McWilliams, Trustee
David T. McWilliams, Trustee

Robyn J. Silverman
PRINTED WITNESS NAME

Janice A. Fernandez
WITNESS

Jennifer A. Fernandez
PRINTED WITNESS NAME



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DEVELOPER:
SOUTH ISLAND DEVELOPMENT
CORPORATION

Robyn J. Silverman
WITNESS

Joseph DiPrima
Joseph DiPrima, President



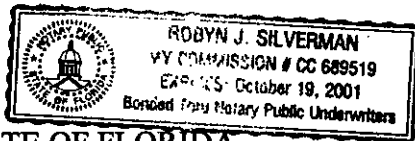
Robyn J. Silverman
PRINTED WITNESS NAME

Jennifer A. Fernandez
WITNESS

Jennifer A. Fernandez
PRINTED WITNESS NAME

STATE OF FLORIDA
COUNTY OF BREVARD

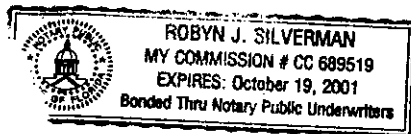
The foregoing instrument was acknowledged before me this 13th day of October, 1999, by David T. McWilliams, President and Joel S. Moss, Secretary of Lansing Island Development Corp., who executed the foregoing instrument, who are personally known to me, and who did not take an oath.



Robyn J. Silverman
Notary Public
My Commission Expires:

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13th 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.

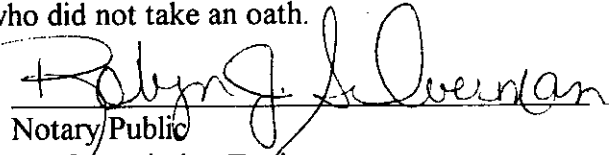


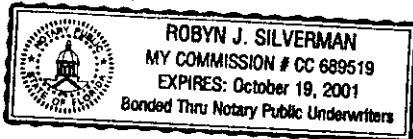
Robyn J. Silverman
Notary Public
My Commission Expires:

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STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 13th 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:



CFN 99201430

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