

INST # 97-122673  
MAY 1, 1997 5:12PM

PINELLAS COUNTY FLA.  
OFF. REC. BK 9692 PG 2360

Prepared by:  
John T. Diamandis, Esq.  
Rudnick & Wolfe  
101 E. Kennedy Boulevard  
Suite 200  
Tampa, FL 33602

Upon recording return to: ✓  
Stacey A. Beyer  
Lansbrook Development Corporation  
4605 Village Center Drive  
Palm Harbor, Florida 34685

3A005545 SRM 05-01-1997 08:14:52  
D1 DCL-LANSBROOK  
RECORDING 1 \$37.50  
TOTAL: \$37.50  
CASH AMT. TENDERED: \$50.00  
CHANGE: \$12.50

SECOND AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR  
LANSBROOK MASTER ASSOCIATION, INC.

1 RECORDING  
REC 37.50  
DR219  
DS  
INT  
P/C  
CERT  
FEES  
MTF  
REV  
TOTAL 37.50

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LANSBROOK MASTER ASSOCIATION, INC. (this "Second Amendment") is made and effective this 21<sup>st</sup> day of April, 1997, by Lansbrook Development Corporation, a Florida corporation ("LDC").

RECITALS

A. LDC is the Declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc., dated June 14, 1988 and recorded on June 17, 1988 in Official Records Book 6769, at Pages 0799, et seq. of the Public Records of Pinellas County, Florida, (as amended by that certain First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Lansbrook Master Association, Inc. dated the 26th day of August 1991 and recorded in Official Records Book 7662, at Page 2190 of the Public Records of Pinellas County, Florida, the "Master Declaration").

B. Section 12.2 of the Master Declaration allows the Declarant to amend the Master Declaration for a period of twenty (20) years after its recordation without the consent of any other party other than, as to certain amendments, the record holders and insurers of seventy-five

percent (75%) of the first Mortgages having previously notified the Board of Directors (the "Board") of Lansbrook Master Association, Inc. (the "Master Association") of their desire to approve any such amendment.

C. The Board has not received any such notice from any first mortgagee, therefore, no consent is required to this Second Amendment.

D. Section 1.10 of the Master Declaration defines Association Property to include, among other things, dedicated rights-of-way the Master Association is required or elects to maintain.

E. LDC and the Board desire to clarify the rights-of-way which are currently maintained by the Master Association as Association Property, without the intent of limiting the Master Association's right to terminate its maintenance of certain rights-of-way or to add additional rights-of-way to the Association Property, to the extent permitted by the Master Declaration.

NOW, THEREFORE, Declarant hereby amends the Master Declaration as follows:

1. Recitals and Definitions. The foregoing Recitals are true and correct and are a part of this Second Amendment. Terms which are employed in this Second Amendment without definition but which are defined in the Master Declaration shall have the same meaning in the Second Amendment as in the Master Declaration.

2. Rights-of-Way as Association Property.

(a) The rights-of-way that the Master Association is required or has elected to maintain as of the date of this Second Amendment and which as a result thereof constitute "Association Property" under Section 1.10 of the Master Declaration are described in the Consent to Action taken in Lieu of Special Meeting of the Board of Directors of Lansbrook Master Association, Inc. attached to this Second Amendment as Exhibit "A".

(b) The last sentence of Section 1.10 (Association Property) of the Master Declaration, which makes reference to dedicated rights-of-way to be maintained by the Master Association prior to the first Close of Sale in the First Subdivision, is hereby deleted in its entirety, the same as if never contained in the Master Declaration. The first sentence of Section 3.6 (Title to the Association Property) of the Master Declaration, which makes reference to the dedication of rights-of-way that will comprise Association Property to be maintained by the Master Association, is hereby deleted in its entirety, the same as if never contained in the Master Declaration.

3. Amendment Limited. All provisions of the Declaration not specifically amended herein shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Second Amendment.

WITNESSES:

DECLARANT:

Patricia Bell  
 Name: PATRICIA BELL

LANSBROOK DEVELOPMENT CORPORATION,  
 a Florida corporation

Charlie Karamitsos  
 Name: CHARLIE KARAMITSOS

By: David J. Evans  
 DAVID J. EVANS  
 as its Vice President

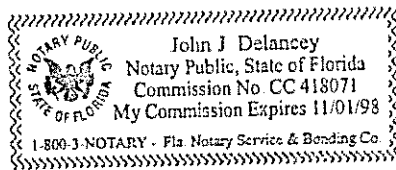
(SEAL)

4605 Village Center Drive  
 Palm Harbor, FL 34685

STATE OF FLORIDA            )  
    )  
 COUNTY OF PINELLAS        )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 1997, by David J. Evans, as Vice President of Lansbrook Development Corporation, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

(Notarial Seal)

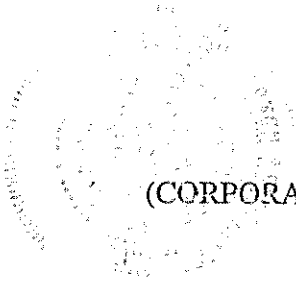


John J. Delancey  
 NOTARY PUBLIC  
 State of Florida at Large  
 Print Name: John J. Delancey  
 My Commission Expires: 11/1/98

CONSENT & JOINDER OF MASTER ASSOCIATION

The undersigned, Lansbrook Master Association, Inc., pursuant to the Master Declaration, as defined in the foregoing Second Amendment, does hereby consent to the foregoing Second Amendment and the recordation thereof among the Public Records of Pinellas County, Florida.

LANSBROOK MASTER ASSOCIATION,  
INC., a Florida corporation  
not-for-profit



(CORPORATE SEAL)

By: Beth E. Chamberlin  
BETH E. CHAMBERLIN  
As Its President

Address: 4605 Village Center Drive  
Palm Harbor, Florida 34685

STATE OF FLORIDA     )  
  )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 28th day of April, 1997 by Beth E. Chamberlin as President of Lansbrook Master Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
State of Florida at Large  
Print Name: John J. Delancey  
My Commission Expires: 11/1/98

(Notarial Seal)

