

When Recorded Return To:  
VR Acquisitions  
7865 N. Victory Ranch Drive  
Kamsa, UT 84036

Ent 415929 Bk 1139 Pg 141-144  
Date: 04-SEP-2015 12:56:00PM  
Fee: \$39.00 Check Filed By: JP  
ELIZABETH PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
For: VR ACQUISITIONS

Affects Serial Nos:

OVR-J2145 through OVR-J2156  
and OVR-N193 through OVR-N202

## SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Seventh Amendment") is made and executed as of the 2<sup>ND</sup> day of SEPTEMBER 2015, by the undersigned, successor-in-title to the original Declarant (the "Declarant").

### RECITALS

A. Victory Ranch, L.C., a Utah limited liability company (the "Original Declarant") submitted that certain real property in Wasatch County to the Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community (the "Declaration"), recorded on June 9, 2006 as Entry No. 302853, in Book 0863, at Pages 0474 through 0554 with the Wasatch County Recorder; and

B. The Declaration was amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions (the "First Amendment") recorded June 26, 2008, as Entry No. 337433, in Book 0969, at Pages 1229 through 1249, inclusive; by that certain First Supplemental Declaration of Covenants, Conditions and Restrictions (the "Second Amendment") recorded December 17, 2008, as Entry No. 342937, in Book 0979, at Pages 0620 through 0633, inclusive; by the Third Amendment to Declaration of Covenants, Conditions and Restrictions (the "Third Amendment"), recorded March 27, 2012, as Entry No. 377440, in Book 1052, at Pages 835 through 847, inclusive; by the Fourth Amendment to Declarations of Covenants, Conditions and Restrictions (the "Fourth Amendment"), recorded December 10, 2013, as Entry No. 396803 in Book 1096 at Pages 206 through 227, inclusive; by the Fifth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Fifth Amendment"), recorded August 1, 2014, as Entry No. 403128 in Book 1109 at Pages 1298 through 1303, inclusive, in the office of the Wasatch County Recorder; and by the Sixth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Sixth Amendment"), recorded May 4, 2015, as Entry No. 411631 in Book 1129 at Pages 150 through 154, inclusive, in the office of the Wasatch County Recorder; and

C. VR Acquisitions, LLC, a Delaware Limited Liability Company ("Declarant") is the successor-in-interest to the Original Declarant; and



## Exhibit A

## VICTORY RANCH PLAT J-2

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING at a notched stone with a lead plug marking the Northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, said Northwest corner being South  $00^{\circ}00'59''$  East 5339.84 feet from a brass cap and notched stone marking the Northwest corner of Section 31, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence North  $89^{\circ}48'04''$  East 2716.76 feet along the North line of said Section 6 and South 176.84 feet to the point of BEGINNING; and running thence South  $62^{\circ}13'11''$  East 749.10 feet; thence South  $58^{\circ}14'20''$  West 188.82 feet; thence South  $72^{\circ}48'08''$  West 45.72 feet; thence southerly along a non-tangent 145.00 feet radius curve to the right 89.29 feet through a central angle of  $35^{\circ}16'55''$ , said arc having a chord bearing South  $00^{\circ}26'35''$  West 87.88 feet; thence South  $18^{\circ}05'03''$  West 79.48 feet to a point on the northerly right of way of Moon Light Drive as depicted on the Moon Light Drive Extension Road Dedication Plat "3", recorded as Entry 309695 in the office of the Wasatch County Recorder; thence westerly along said northerly right of way and along a non-tangent 225.00 feet radius curve to the left 105.71 feet through a central angle of  $26^{\circ}55'10''$ , said arc having a chord bearing North  $79^{\circ}15'48''$  West 104.74 feet to the easterly boundary of Victory Ranch, Plat "J-1," recorded as Entry 409477 in said recorder's office; thence along the easterly and northerly boundaries of said Plat "J-1" the following five (5) courses: (1) North  $02^{\circ}43'24''$  West 171.87 feet, (2) North  $89^{\circ}26'19''$  West 195.45 feet, (3) South  $64^{\circ}23'48''$  West 115.00 feet, (4) South  $53^{\circ}55'26''$  West 160.29 feet, and (5) South  $60^{\circ}17'05''$  West 456.14 feet to the easterly boundary of Victory Ranch, Plat "E" Amended recorded as Entry 405882 of said recorder's records; thence along said easterly boundary North  $44^{\circ}01'11''$  West 206.20 feet; thence North  $40^{\circ}35'47''$  East 830.94 feet; thence North  $77^{\circ}30'02''$  East 107.87 feet to the point of BEGINNING, containing 10.202 acres

## Exhibit A

## VICTORY RANCH PLAT N

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, AND IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING at a notched stone with a lead plug marking the Northwest corner of Section 6, Township 3 South, Range 6 East, Salt Lake Base and Meridian, said Northwest corner being South 00°00'59" East 5339.84 feet from a brass cap and notched stone marking the Northwest corner of Section 31, Township 2 South, Range 6 East, Salt Lake Base and Meridian, thence along the west line of said Section 31 North 00°00'59" West 283.53 feet and East 5971.52 feet to the POINT OF BEGINNING; and running thence North 25°32'39" East 114.43 feet; thence North 04°55'17" West 415.73 feet; thence North 85°04'43" East 354.78 feet; thence South 39°38'30" East 43.90 feet to the westerly right of way of Moon Light Drive, Road Dedication Plat "1" recorded June 26, 2006 as Entry 303718 in the Wasatch County Recorder's office; thence along said westerly right of way the following five (5) courses: (1) southwesterly along a non-tangent 325.00-foot radius curve to the left 276.09 feet through a central angle of 48°40'21", said arc having a chord bearing South 26°01'20" West 267.86 feet; (2) South 01°41'09" West 675.91 feet; (3) southerly along a 975.00-foot radius curve to the right 220.10 feet through a central angle of 12°56'04", said arc having a chord bearing South 08°09'11" West 219.64 feet; (4) South 14°37'14" West 316.71 feet; and (5) southwesterly along a 425.00-foot radius curve to the right 150.63 feet through a central angle of 20°18'26", said arc having a chord bearing South 24°46'27" West 149.84 feet; thence North 55°04'20" West 183.97 feet; thence North 02°58'17" East 495.06 feet; thence easterly along a non-tangent 525.00-foot radius curve to the right 49.11 feet through a central angle of 05°21'34", said arc having a chord bearing North 86°07'48" East 49.09 feet; thence North 00°57'30" West 459.20 feet to the POINT OF BEGINNING, containing 399410 square feet or 9.169 acres.