

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

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PEGGY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

Affects Serial Nos:

OVR-02212 THROUGH OVR-02217
OVR-02220 THROUGH OVR-02221
OVR-02223

FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Fourteenth Amendment") is made and executed as of the 20 day of March 2017, 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; 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; by the Seventh Amendment to Declaration of Covenants, Conditions and Restrictions (the "Seventh Amendment"), recorded September 4, 2015, as Entry No. 415929 in Book 1139 at Pages 141 through 144, inclusive, in the office of the Wasatch County Recorder; and by the Eighth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Eighth Amendment"),

recorded November 6, 2015, as Entry No. 417984 in Book 1143 at Pages 1544-1546, inclusive, in the office of the Wasatch County Recorder; by the Ninth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Ninth Amendment"), recorded December 18, 2015, as Entry No. 419324 in Book 1147 at Pages 269-271, inclusive, in the office of the Wasatch County Recorder; by the Tenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Tenth Amendment"), recorded March 25, 2016, as Entry No. 422693 in Book 1154 at Pages 312-314, inclusive, in the office of the Wasatch County Recorder; by the Eleventh Amendment to Declaration of Covenants, Conditions and Restrictions (the "Eleventh Amendment"), recorded July 18, 2016, as Entry No. 426641 in Book 1164 at Pages 88-90, inclusive, in the office of the Wasatch County Recorder; by the Twelfth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Twelfth Amendment"), recorded August 12, 2016, as Entry No. 427642 in Book 1166 at Pages 1289-1292, inclusive, in the office of the Wasatch County Recorder; and by the Thirteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Thirteenth Amendment"), recorded December 1, 2016, as Entry No. 431921 in Book 1177 at Pages 455-458, 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

D. Declarant remains the Owner of one or more Lots and, pursuant to Section 9.3 of the Declaration, is authorized to amend the Declaration without other consent or approval; and

E. Declarant desires to amend the Declaration to confirm annexation of certain property.

WITNESSETH

NOW, THEREFORE, the Declaration, as previously amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth Amendment, Seventh Amendment, Eighth Amendment, Ninth Amendment, Tenth Amendment, Eleventh Amendment, Twelfth Amendment, and Thirteenth Amendment is hereby further amended as follows, with such amendment to become effective upon the recording of this Fourteenth Amendment in the offices of the Wasatch County Recorder, Utah:

1. Subject Property. Pursuant to Section 2.2.1 of the Declaration, the land described in Exhibit A to this Fourteenth Amendment (Victory Ranch Plat "U-2") is hereby annexed to the Property and subjected to this Declaration.

IN WITNESS WHEREOF, the undersigned has executed this Fourteenth Amendment as of the day and year first above written.

VR ACQUISITIONS, LLC
a Delaware limited liability company

Exhibit A

PLAT U-2

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 5 AND THE EAST HALF OF SECTION 6, ALL IN 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 NORTH LINE SAID SECTIONS 5 AND 6 NORTH 89°48'04" EAST 6116.69 FEET AND SOUTH 991.57 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 203, VICTORY RANCH, PLAT P, AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT P SOUTH 70°07'59" EAST 356.85 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 80°54'11" EAST 50.00 FEET; THENCE SOUTH 09°05'49" EAST 97.89 FEET; THENCE SOUTHERLY 333.96 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°01'18", SAID ARC HAVING A CHORD BEARING SOUTH 13°24'50" WEST 325.43 FEET; THENCE SOUTHERLY 22.20 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING SOUTH 06°28'02" EAST 20.23 FEET; THENCE SOUTH 41°08'27" WEST 50.00 FEET; THENCE WESTERLY 22.20 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING SOUTH 88°44'56" WEST 20.23 FEET; THENCE SOUTHWESTERLY 5.19 FEET ALONG A REVERSE 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°41'59", SAID ARC HAVING A CHORD BEARING SOUTH 46°42'24" WEST 5.19 FEET; THENCE SOUTH 47°03'23" WEST 149.84 FEET; THENCE SOUTH 43°43'14" EAST 265.14 FEET; THENCE SOUTH 17°36'43" WEST 332.29 FEET; THENCE SOUTH 86°04'32" WEST 386.14 FEET; THENCE SOUTH 17°53'28" WEST 190.91 FEET; THENCE SOUTHWESTERLY 876.32 FEET ALONG A 525.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 95°38'11", SAID ARC HAVING A CHORD BEARING SOUTH 65°42'34" WEST 778.07 FEET; THENCE NORTH 66°28'20" WEST 40.44 FEET; THENCE WESTERLY 23.94 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°25'59", SAID ARC HAVING A CHORD BEARING SOUTH 67°48'40" WEST 21.48 FEET; THENCE NORTH 66°28'20" WEST 50.00 FEET; THENCE NORTHWESTERLY 24.14 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°11'52", SAID ARC HAVING A CHORD BEARING NORTH 22°34'16" WEST 21.62 FEET; THENCE WESTERLY 68.36 FEET ALONG A COMPOUND 525.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°27'37", SAID ARC HAVING A CHORD BEARING NORTH 72°24'00" WEST 68.31 FEET; THENCE NORTH 13°52'11" EAST 50.00 FEET TO THE SOUTHEAST CORNER OF LOT 225, VICTORY RANCH, PLAT

U-1; THENCE EASTERLY 96.92 FEET ALONG A NON-TANGENT 575.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $09^{\circ}39'29''$, SAID ARC HAVING A CHORD BEARING SOUTH $71^{\circ}18'05''$ EAST 96.81 FEET; THENCE SOUTH $66^{\circ}28'20''$ EAST 100.89 FEET; THENCE EASTERLY 59.42 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $07^{\circ}10'02''$, SAID ARC HAVING A CHORD BEARING SOUTH $70^{\circ}03'21''$ EAST 59.38 FEET; THENCE NORTH $16^{\circ}21'37''$ EAST 173.12 FEET; THENCE NORTH $58^{\circ}29'31''$ EAST 186.71 FEET; THENCE NORTH $21^{\circ}24'34''$ EAST 47.71 FEET; THENCE SOUTH $82^{\circ}37'02''$ EAST 345.73 FEET; THENCE NORTHERLY 49.42 FEET ALONG A NON-TANGENT 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF $05^{\circ}57'40''$, SAID ARC HAVING A CHORD BEARING NORTH $20^{\circ}52'19''$ EAST 49.40 FEET; THENCE NORTH $17^{\circ}53'28''$ EAST 317.60 FEET; THENCE NORTHERLY 25.63 FEET ALONG A 1025.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $01^{\circ}25'57''$, SAID ARC HAVING A CHORD BEARING NORTH $18^{\circ}36'27''$ EAST 25.63 FEET; THENCE NORTH $82^{\circ}14'43''$ WEST 323.35 FEET; THENCE NORTH $21^{\circ}24'34''$ EAST 459.35 FEET; THENCE NORTH $43^{\circ}34'12''$ EAST 263.28 FEET; THENCE NORTH $00^{\circ}12'43''$ WEST 184.66 FEET; THENCE NORTH $27^{\circ}38'17''$ EAST 246.38 FEET TO THE POINT OF BEGINNING, CONTAINING 18.695 ACRES.