

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

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

Affects Serial Nos:

OVR-R1290 THROUGH OVR-R1308

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

THIS SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Sixteenth Amendment") is made and executed as of the 25 day of August 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; 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; by the Fourteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Fourteenth Amendment"), recorded March 21, 2017, as Entry No. 436116 in Book 1186 at Pages 347-351, inclusive, in the office of the Wasatch County Recorder; by the Fifteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Fifteenth Amendment"), recorded July 14, 2017, as Entry No. 440383 in Book 1196 at Pages 34-37, 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.

**W I T N E S S E T H**

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, Thirteenth Amendment, Fourteenth Amendment, and Fifteenth Amendment, is hereby further amended as follows, with such amendment to become effective upon the recording of this Sixteenth 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 Sixteenth Amendment (Victory Ranch Plat "R-1") is hereby annexed to the Property and subjected to this Declaration.



## Exhibit A

## VICTORY RANCH PLAT R-1

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER, THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 6 EAST AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE 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 7523.34 FEET AND NORTH 194.85 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 72°20'58" EAST 498.77 FEET; THENCE SOUTH 45°21'31" EAST 713.22 FEET; THENCE SOUTH 00°07'23" WEST 819.74 FEET; THENCE SOUTH 44°08'11" WEST 1200.28 FEET; THENCE SOUTH 21°49'28" WEST 914.90 FEET; THENCE SOUTH 38°50'57" WEST 239.23 FEET; THENCE NORTH 51°09'03" WEST 400.34 FEET; THENCE NORTH 35°07'34" WEST 201.87 FEET; THENCE SOUTH 47°56'44" WEST 82.34 FEET; THENCE SOUTHWESTERLY 165.18 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°16'05", SAID ARC HAVING A CHORD BEARING SOUTH 36°48'41" WEST 164.14 FEET; THENCE SOUTH 25°40'39" WEST 180.70 FEET; THENCE SOUTHWESTERLY 333.09 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING SOUTH 51°07'25" WEST 322.25 FEET; THENCE SOUTH 76°34'10" WEST 123.71 FEET; THENCE WESTERLY 73.67 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°55'52", SAID ARC HAVING A CHORD BEARING SOUTH 81°32'06" WEST 73.57 FEET; THENCE SOUTH 86°30'02" WEST 120.71 FEET; THENCE WESTERLY 93.64 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING SOUTH 80°51'11" WEST 93.49 FEET; THENCE SOUTH 75°12'21" WEST 165.50 FEET; THENCE SOUTHWESTERLY 19.77 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING SOUTH 37°26'41" WEST 18.37 FEET; THENCE SOUTH 89°41'00" WEST 50.00 FEET; THENCE NORTHWESTERLY 126.57 FEET ALONG A NON-TANGENT 95.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 76°20'15", SAID ARC HAVING A CHORD BEARING NORTH 38°29'08" WEST 117.42 FEET; THENCE NORTH 76°39'15" WEST 390.20 FEET; THENCE NORTHWESTERLY 253.53 FEET ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING NORTH 26°33'47" WEST 222.45 FEET; THENCE NORTH 23°31'40" EAST 54.44 FEET; THENCE SOUTH 66°28'20"

EAST 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF EVENING STAR DRIVE; THENCE SOUTH 23°31'40" WEST 54.44 FEET; THENCE SOUTHEASTERLY 166.11 FEET ALONG A NON-TANGENT 95.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 100°10'55", SAID ARC HAVING A CHORD BEARING SOUTH 26°33'48" EAST 145.74 FEET; THENCE SOUTH 76°39'15" EAST 390.20 FEET; THENCE SOUTHEASTERLY 119.91 FEET ALONG A 145.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 47°22'57", SAID ARC HAVING A CHORD BEARING SOUTH 52°57'46" EAST 116.52 FEET; THENCE SOUTHEASTERLY 19.77 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 75°31'21", SAID ARC HAVING A CHORD BEARING SOUTH 67°01'58" EAST 18.37 FEET; THENCE NORTH 75°12'21" EAST 165.50 FEET; THENCE EASTERLY 103.49 FEET ALONG A 525.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°17'41", SAID ARC HAVING A CHORD BEARING NORTH 80°51'12" EAST 103.33 FEET; THENCE NORTH 86°30'02" EAST 120.71 FEET; THENCE EASTERLY 65.00 FEET ALONG A 375.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 9°55'52", SAID ARC HAVING A CHORD BEARING NORTH 81°32'06" EAST 65.85 FEET; THENCE NORTH 76°34'10" EAST 123.71 FEET; THENCE NORTHEASTERLY 288.68 FEET ALONG A 325.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°53'31", SAID ARC HAVING A CHORD BEARING NORTH 51°07'24" EAST 279.28 FEET; THENCE NORTH 25°40'39" EAST 180.70 FEET; THENCE NORTHEASTERLY 97.91 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°48'36", SAID ARC HAVING A CHORD BEARING NORTH 31°34'57" EAST 97.74 FEET; THENCE NORTH 63°59'41" WEST 332.91 FEET; THENCE NORTH 17°36'43" EAST 538.04 FEET; THENCE NORTH 43°43'14" WEST 265.14 FEET TO THE EASTERLY RIGHT OF WAY OF EVENING STAR DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING ELEVEN (11) COURSES: (1) NORTH 47°03'23" EAST 149.84 FEET, (2) NORTHEASTERLY 5.19 FEET ALONG A 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°41'59", SAID ARC HAVING A CHORD BEARING NORTH 46°42'23" EAST 5.19 FEET, (3) EASTERLY 22.20 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING NORTH 88°44'55" EAST 20.23 FEET, (4) NORTH 41°08'27" EAST 50.00 FEET, (5) NORTHERLY 22.20 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°47'03", SAID ARC HAVING A CHORD BEARING NORTH 06°28'02" WEST 20.23 FEET, (6) NORTHERLY 333.96 FEET ALONG A REVERSE 425.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°01'18", SAID ARC HAVING A CHORD BEARING NORTH 13°24'51" EAST 325.43 FEET. (7) NORTH 09°05'49" WEST 214.90 FEET. (8) NORTHERLY 190.88 FEET ALONG A 475.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 23°01'26", SAID ARC HAVING A CHORD BEARING NORTH 02°24'54" EAST 189.59 FEET, (9) NORTH 13°55'37" EAST 240.94 FEET, (10) NORTHERLY 183.50 FEET ALONG A 265.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING NORTH 05°54'36" WEST 179.85 FEET, AND (11) NORTHERLY 21.41 FEET ALONG A REVERSE 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC HAVING A CHORD BEARING NORTH 15°08'48" EAST 19.64 FEET TO THE EASTERLY RIGHT OF WAY OF STARLIGHT CIRCLE; THENCE ALONG SAID

EASTERLY RIGHT OF WAY THE FOLLOWING SIX (6) COURSES: (1) NORTH 56°02'24" EAST 83.51 FEET, (2) NORTHERLY 347.22 FEET ALONG A 275.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING NORTH 19°52'07" EAST 324.61 FEET, (3) NORTH 16°18'10" WEST 54.75 FEET, (4) NORTHERLY 110.18 FEET ALONG A 250.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 25°15'03", SAID ARC HAVING A CHORD BEARING NORTH 03°40'39" WEST 109.29 FEET, (5) NORTHEASTERLY 15.19 FEET ALONG A COMPOUND 15.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°01'52", SAID ARC HAVING A CHORD BEARING NORTH 37°57'49" EAST 14.55 FEET, AND (6) NORTHEASTERLY 21.47 FEET ALONG A REVERSE 50.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 24°36'05", SAID ARC HAVING A CHORD BEARING NORTH 54°40'42" EAST 21.30 FEET; THENCE NORTH 87°57'16" EAST 353.52 FEET; THENCE NORTH 17°27'13" EAST 256.91 FEET; THENCE SOUTH 58°43'00" EAST 437.24 FEET TO THE POINT OF BEGINNING, CONTAINING 106.995 ACRES.