

Ent 447307 Bk 1212 Pg 929-932
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PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VICTORY RANCH

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

Affects Serial Nos:

0JJ-0183 THROUGH 0JJ-0185

NINETEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS NINETEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Nineteenth Amendment") is made and executed as of the 10 day of January 2018, 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; by the Sixteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Sixteenth Amendment"), recorded August 25, 2017, as Entry No. 442015 in Book 1199 at Pages 1158-1163, inclusive, in the office of the Wasatch County Recorder; by the Seventeenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Seventeenth Amendment"), recorded December 18, 2017, as Entry No. 446435 in Book 1210 at Pages 732-736, inclusive, in the office of the Wasatch County Recorder; by the Eighteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Eighteenth Amendment"), recorded December 27, 2017, as Entry No. 446836 in Book 1211 at Pages 635-638, 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,

Exhibit A

JUNIPER DRAW AT VICTORY RANCH

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, 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 SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN, SAID SOUTHWEST CORNER BEING SOUTH 00°00'59" EAST 5339.84 FEET FROM A BRASS CAP AND NOTCHED STONE MARKING THE NORTHWEST CORNER OF SAID SECTION 31, THENCE ALONG THE SOUTH LINE SAID SECTION 31 NORTH 89°48'04" EAST 4074.15 FEET AND NORTH 51.82 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 55°34'05" WEST 245.73 FEET; THENCE NORTH 65°09'18" WEST 138.75 FEET; THENCE NORTH 09°59'36" EAST 124.36 FEET; THENCE SOUTH 78°48'16" EAST 179.52 FEET; THENCE EASTERLY 201.79 FEET ALONG THE ARC OF A 525.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 22°01'20", SAID ARC HAVING A CHORD BEARING SOUTH 67°47'36" EAST 200.55 FEET; THENCE SOUTH 09°32'26" EAST 165.94 FEET; THENCE SOUTH 61°06'08" WEST 93.98 FEET TO THE POINT OF BEGINNING, CONTAINING 72347 SQUARE FEET OR 1.661 ACRES.