

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

Ent 411631 Bk 1129 Pg 150-154
Date: 04-MAY-2015 4:33:35PM
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ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

Affects Parcel Nos:

OVR-J1157 THROUGH OVR-J1162
OVR-P203 THROUGH OVR-P211

SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Sixth Amendment") is made and executed as of the 18th day of March 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; and 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

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

Exhibit A

VICTORY RANCH PLAT J-1

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE NORTHWEST 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 2 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 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 3038.88 FEET ALONG THE NORTH LINE OF SAID SECTION 6 AND SOUTH 612.26 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°43'24" EAST A DISTANCE OF 171.87 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, SAID POINT BEING ON A NON-TANGENTIAL 225.00 FOOT RADIUS CURVE TO THE LEFT, CENTER BEARS SOUTH 02°43'24" EAST; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°52'48", A DISTANCE OF 89.85 FEET; THENCE SOUTH 64°23'48" WEST A DISTANCE OF 254.01 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°58'46", A DISTANCE OF 109.88 FEET; THENCE SOUTH 36°25'02" WEST A DISTANCE OF 56.15 FEET TO A POINT ON A 175.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°10'22", A DISTANCE OF 98.27 FEET; THENCE SOUTH 68°35'24" WEST A DISTANCE OF 153.12 FEET TO A POINT ON A 625.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°33'04", A DISTANCE OF 16.92 FEET TO THE EASTERLY BOUNDARY OF VICTORY RANCH PLAT "E" AMENDED; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID EASTERLY BOUNDARY OF VICTORY RANCH PLAT "E" AMENDED NORTH 44°01'11" WEST A DISTANCE OF 237.58 FEET; THENCE LEAVING SAID PLATE "E" BOUNDARY NORTH 60°17'05" EAST A DISTANCE OF 456.14 FEET; THENCE NORTH 53°55'26" EAST A DISTANCE OF 160.29 FEET; THENCE NORTH 64°23'48" EAST A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°26'19" EAST A DISTANCE OF 195.45 FEET TO SAID POINT OF BEGINNING.

CONTAINING 187,267 SQ. FT., OR 4.30 ACRES, MORE OR LESS.

Exhibit A

VICTORY RANCH PLAT P

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 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 2 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 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 89°48'04" EAST 6115.64 FEET ALONG THE NORTH LINES OF SECTIONS 5 AND 6 OF SAID TOWNSHIP 3 SOUTH, RANGE 2 EAST; THENCE SOUTH 798.52 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY OF MOON LIGHT DRIVE ON A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE LEFT FROM WHICH THE POINT RADIUS BEARS SOUTH 75°22'46" EAST, AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING SEVEN (7) COURSES: 1) NORTHEASTERLY 132.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°00'13", SAID ARC HAVING A CHORD BEARING OF NORTH 22°37'21" EAST 132.24 FEET; 2) NORTH 14°37'14" EAST 316.71 FEET TO A POINT ON A 1025.00-FOOT RADIUS CURVE TO THE LEFT; 3) NORTHERLY 231.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°56'04", SAID ARC HAVING A CHORD BEARING NORTH 08°09'12" EAST 230.90 FEET; 4) NORTH 01°41'09" EAST 675.91 FEET TO A POINT ON A 275.00-FOOT RADIUS CURVE TO THE RIGHT; 5) NORTHEASTERLY 436.37 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°55'02", SAID ARC HAVING A CHORD BEARING NORTH 47°08'40" EAST 392.01 FEET; 6) SOUTH 87°23'49" EAST 121.13 FEET TO A POINT ON A 350.00-FOOT RADIUS CURVE TO THE LEFT; AND 7) EASTERLY 24.82 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'49", SAID ARC HAVING A CHORD BEARING SOUTH 89°25'44" EAST 24.82 FEET; THENCE SOUTH 20°00'58" EAST 266.02 FEET; THENCE SOUTH 70°04'05" EAST 347.13 FEET; THENCE SOUTH 17°27'13" WEST 256.91 FEET; THENCE SOUTH 87°57'16" WEST 353.52 FEET TO A POINT ON A NON-TANGENT 50.00-FOOT RADIUS CURVE TO THE RIGHT FROM WHICH THE RADIUS POINT BEARS NORTH 47°37'21" WEST; THENCE SOUTHWESTERLY 21.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'05", SAID ARC HAVING A CHORD BEARING SOUTH 54°40'42" WEST 21.30 FEET TO A POINT ON A REVERSE 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 15.19 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°01'52", SAID ARC HAVING A CHORD BEARING SOUTH 37°57'48" WEST 14.55 FEET TO A POINT ON A COMPOUND 250.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 110.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°15'03", SAID ARC

HAVING A CHORD BEARING SOUTH 03°40'40" EAST 109.29 FEET; THENCE SOUTH 16°18'10" EAST 54.75 FEET TO A POINT ON A 275.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 347.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°20'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°52'07" WEST 324.61 FEET; THENCE SOUTH 56°02'24" WEST 83.51 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 21.41 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°47'12", SAID ARC HAVING A CHORD BEARING SOUTH 15°08'48" WEST 19.64 FEET TO A POINT ON A REVERSE 265.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 183.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°40'25", SAID ARC HAVING A CHORD BEARING SOUTH 05°54'36" EAST 179.85 FEET; THENCE SOUTH 13°55'37" WEST 240.94 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 190.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°01'26", SAID ARC HAVING A CHORD BEARING SOUTH 02°24'54" WEST 189.59 FEET; THENCE SOUTH 09°05'49" EAST 117.01 FEET; THENCE SOUTH 80°54'11" WEST 50.00 FEET; THENCE NORTH 70°07'59" WEST 356.85 FEET; THENCE NORTH 22°02'54" EAST 160.12 FEET; THENCE NORTH 53°52'20" WEST 75.71 FEET TO THE POINT OF BEGINNING,

CONTAINING 19.600 ACRES.