

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

Ent 422693 Bk 1154 Pg 312-314  
Date: 25-MAR-2016 9:19:57AM  
Fee: \$21.00 Check Filed By: JP  
ELIZABETH PALMIER, Recorder  
WASATCH COUNTY CORPORATION  
For: VICTORY RANCH

Affects Serial Nos:

0VR-M186 through 0VR-M192

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

THIS TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Tenth Amendment") is made and executed as of the 23<sup>rd</sup> day of March, 2016, 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; and 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; 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 M

A tract of land located in the Southwest Quarter of Section 32, Township 2 South, Range 6 East, and 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 north line said Section 6 North 89°48'04" East 5337.33 feet and South 46.05 feet to the POINT OF BEGINNING, and running thence North 09°26'12" East 245.95 feet; thence North 20°15'20" East 587.40 feet; thence North 85°04'43" East 405.62 feet to the northwest corner of Victory Ranch Plat N recorded September 2, 2015 as Entry 415846 of the Wasatch County Recorder's records; thence following the westerly boundary of said Plat N the following five (5) courses: (1) South 04°55'17" East 415.73 feet, (2) South 25°32'39" West 114.43 feet, (3) South 00°57'30" East 459.20 feet, (4) westerly along a non-tangent 525.00 feet radius curve to the left 49.11 feet through a central angle of 05°21'34", said arc having a chord bearing South 86°07'48" West 49.09 feet and (5) South 02°58'17" West 495.06 feet; thence North 40°16'05" West 217.18 feet; thence North 41°38'15" West 642.37 feet to the point of BEGINNING, containing 14.737 acres.