

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

Ent 440383 Bk 1196 Pg 34-37  
Date: 14-JUL-2017 9:32:00AM  
Fee: \$23.00 Check Filed By: TC  
PEGGY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: VR ACQUISITIONS LLC

Affects Serial Nos:

OVR-K166 THROUGH OVR-K172

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

THIS FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Fifteenth Amendment") is made and executed as of the 10th day of JULY 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; and 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; 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, and Fourteenth 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 Fifteenth Amendment (Victory Ranch Plat "K") is hereby annexed to the Property and subjected to this Declaration.

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

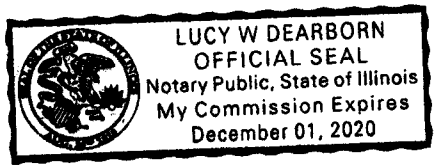
VR ACQUISITIONS, LLC  
a Delaware limited liability company

By: [Signature]  
Manager

STATE OF Illinois )  
  : ss.  
COUNTY OF Cook )

On the 10 day of July 2017, before me Lucy Dearborn  
\_\_\_\_\_ , a notary public, personally appeared Matt Menna \_\_\_\_\_, the  
signer of the foregoing Fourteenth Amendment to Declaration of Covenants, Conditions and  
Restrictions, who duly acknowledged he executed the same as the Manager of VR Acquisitions,  
LLC.

[Signature]  
NOTARY PUBLIC



## Exhibit A

## VICTORY RANCH PLAT K

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF 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 5334.75 FEET AND SOUTH 80.92 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY OF VICTORY RANCH, PLAT M, RECORDED MARCH 22, 2016, AS ENTRY 422495 IN THE WASATCH COUNTY RECORDS SOUTH 41°38'15" EAST 420.36 FEET; THENCE SOUTH 44°07'43" WEST 388.94 FEET; THENCE NORTH 89°08'28" WEST 335.78 FEET; THENCE SOUTH 62°05'25" WEST 189.97 FEET; THENCE SOUTH 26°54'51" WEST 426.98 FEET TO THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE RECORDED JUNE 26, 2006, AS ENTRY 303718 IN SAID RECORDS; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH 81°50'27" WEST 209.54 FEET; THENCE NORTHEASTERLY 23.56 FEET ALONG A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00", SAID ARC HAVING A CHORD BEARING NORTH 53°09'33" EAST 21.21 FEET; THENCE NORTH 08°09'33" EAST 11.99 FEET; THENCE NORTHEASTERLY 155.09 FEET ALONG A 125.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 71°05'21", SAID ARC HAVING A CHORD BEARING NORTH 43°42'13" EAST 145.33 FEET; THENCE NORTH 79°14'54" EAST 59.18 FEET; THENCE NORTHEASTERLY 85.19 FEET ALONG A 75.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 65°05'02", SAID ARC HAVING A CHORD BEARING NORTH 46°42'23" EAST 80.69 FEET; THENCE NORTH 14°09'51" EAST 20.12 FEET; THENCE NORTH 59°20'39" WEST 325.83 FEET; THENCE NORTH 55°20'36" EAST 1136.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.339 ACRES.