

Ent 453129 Bk 1226 Pg 876-881  
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PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: VR ACQUISITIONS LLC

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

Affects Serial Nos: 0VR-W343 through 0VR-W367  
and 0VK-3268 through 0VK-3272

**AMENDMENT D TO THE  
AMENDED AND RESTATED DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY**

THIS AMENDMENT D TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR VICTORY RANCH, A MASTER PLANNED COMMUNITY ("Amendment D") is made and executed as of the 20th day of June 2018, by VR Acquisitions, LLC (the "Declarant").

**RECITALS**

A. Declarant has submitted certain real property in Wasatch County to an Original Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, which declaration was amended from time to time, principally in connection with the annexation of additional lands, all of which were the subject of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, a Master Planned Community, recorded on February 7, 2018, as Entry No. 448198, in Book 1214, at Pages 1643 through 1765 with the Wasatch County Recorder; as amended by Amendment A to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, A Master Planned Community, recorded February 28, 2018, as Entry No. 448863, in Book 1216, at Pages 1055 through 1057 inclusive, in the office of the Wasatch County Recorder; as amended by Amendment B to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, A Master Planned Community, recorded March 9, 2018, as Entry No. 449016, in Book 1217, at Pages 221 through 225 inclusive, in the office of the Wasatch County Recorder; as amended by Amendment C to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Victory Ranch, A Master Planned Community, recorded April 26, 2018, as Entry No. 450735, in Book 1221, at Pages 188 through 190 inclusive, in the office of the Wasatch County Recorder (collectively, the "Declaration"); and

B. 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

C. Declarant desires to amend the Declaration to confirm annexation of certain additional property.

**WITNESSETH**

NOW, THEREFORE, the Declaration is hereby amended as follows, with such amendment to become effective upon the recording of this Amendment D 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 Amendment D (Victory Ranch, Plat W and The Barn Overlook at Victory Ranch, Phase 3) (the "Annexed Property") is hereby annexed to the Property and subjected to the Declaration.

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

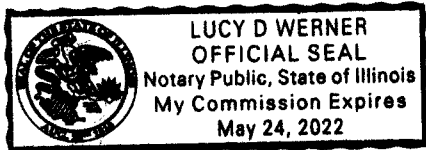
VR ACQUISITIONS, LLC  
a Delaware limited liability company

By: [Signature]  
Authorized Signatory

STATE OF Illinois )  
: ss.  
COUNTY OF COOK )

On the 20 day of June 2018, before me Lucy Werner, a notary public, personally appeared Matthew Menna, the signer of the foregoing Amendment D, who duly acknowledged he executed the same as an Authorized Signatory of VR Acquisitions, LLC.

[Signature]  
NOTARY PUBLIC



## Legal Description

## Exhibit A

## VICTORY RANCH, PLAT W

A tract of land located in the Southwest Quarter of Section 5 and the Northeast Quarter, the Northwest Quarter, the Southwest Quarter and the Southeast Quarter of Section 6, and the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 7, all in Township 3 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 west line of said Section 6, South 01°10'42" East 2649.88 feet to the West Quarter Corner of said Section 6 being a stone marked with "1/4" on the west face and thence continuing along said west line South 01°21'28" East 1007.03 feet to the POINT OF BEGINNING (POB #1) and running thence North 88°38'32" East 281.96 feet; thence North 48°47'16" East 761.24 feet; thence northerly 201.42 feet along the arc of a 225.00-foot radius non-tangent curve to the right through a central angle of 51°17'27", said arc having a chord bearing North 15°34'01" West 194.76 feet; thence North 10°04'42" East 125.09 feet; thence northerly 152.85 feet along the arc of a 375.00-foot radius curve to the left through a central angle of 23°21'15", said arc having a chord bearing North 01°35'56" West 151.80 feet; thence North 13°16'33" West 479.63 feet; thence northerly 14.68 feet along the arc of a 375.00-foot radius curve to the left through a central angle of 02°14'36", said arc having a chord bearing North 14°23'51" West 14.68 feet to the southwest corner of the Whispering Way right of way, Victory Ranch, Plat "B" Amended recorded as Entry 337521; thence along the boundary of said Plat B the following six (6) courses: 1) North 74°28'50" East 50.00 feet, 2) southerly 16.64 feet along the arc of a 425.00-foot radius non-tangent curve to the right through a central angle of 02°14'36", said arc having a chord bearing South 14°23'52" East 16.64 feet, 3) South 13°16'33" East 199.75 feet, 4) North 76°43'27" East 196.38 feet, 5) North 15°02'25" East 214.26 feet, and 6) North 46°11'32" East 73.66 feet to the south right of way of Moon Light Drive recorded as Entry 303716; thence following said southerly right of way easterly 221.56 feet along the arc of a 125.00-foot radius non-tangent curve to the left through a central angle of 101°33'12", said arc having a chord bearing South 76°24'35" East 193.67 feet to the northwest corner of Lot 261, Victory Ranch, Plat "T" recorded as Entry 417834; thence following the boundary of said Plat "T" the following seven (7) courses: 1) South 10°49'32" West 561.32 feet, 2) South 87°05'07" East 815.05 feet, 3) South 62°39'58" East 239.39 feet, 4) South 57°32'34" East 402.31 feet, 5) South 67°31'53" East 407.90 feet, 6) North 22°28'07" East 402.71 feet, and 7) North 07°07'26" West 77.55 feet to the south right of way of Evening Star Drive, Victory Ranch, Plat "U-1" recorded as Entry 427609; thence along south right of way of said Evening Star Drive the following five (5) courses: 1) easterly 98.08 feet along the arc of a 525.00-foot radius non-tangent curve to the left through a central angle of 10°42'14", said arc having a chord bearing North 77°31'27" East 97.94 feet, 2) North 72°10'20" East 374.49 feet, 3) easterly 470.19 feet along the arc of a 675.00-foot radius curve to the right through a central angle of 39°54'38", said arc having a chord bearing South 87°52'21" East 460.74 feet, 4)

South 67°55'01" East 88.75 feet, and 5) easterly 208.98 feet along the arc of a 625.00-foot radius curve to the left through a central angle of 19°09'28", said arc having a chord bearing South 77°29'45" East 208.01 feet to the northwest corner of Lot 336, Victory Ranch, Plat "R-2" recorded as Entry 449026; thence along the boundary of said Plat "R-2" the following seven (7) courses: 1) South 02°55'30" West 390.74 feet, 2) North 85°57'42" East 578.56 feet, 3) South 77°55'51" East 556.93 feet, 4) South 00°25'55" West 50.00 feet, 5) South 121.60 feet, 6) South 44°35'37" West 238.06 feet, and 7) South 29°59'49" East 177.47 feet; thence South 05°08'35" East 137.20 feet; thence South 77°00'30" West 1496.39 feet; thence South 20°25'31" East 22.19 feet; thence South 77°00'30" West 277.66 feet; thence South 12°59'30" East 317.83 feet; thence South 77°00'30" West 527.29 feet; thence South 03°20'03" East 78.36 feet; thence southerly 224.17 feet along the arc of a 300.00-foot radius curve to the right through a central angle of 42°48'45", said arc having a chord bearing South 18°04'20" West 218.99 feet; thence South 44°27'45" East 92.60 feet; thence South 24°53'02" West 172.10 feet; thence South 50°54'20" West 343.45 feet; thence North 71°49'38" West 422.12 feet; thence North 41°42'07" East 366.84 feet; thence northwesterly 91.21 feet along the arc of a 300.00-foot radius non-tangent curve to the right through a central angle of 17°25'09", said arc having a chord bearing North 39°35'19" West 90.86 feet; thence North 30°52'45" West 63.26 feet; thence northwesterly 261.09 feet along the arc of a 225.00-foot radius curve to the left through a central angle of 66°29'10", said arc having a chord bearing North 64°07'20" West 246.69 feet; thence South 82°38'05" West 44.89 feet; thence westerly 161.65 feet along the arc of a 275.00-foot radius curve to the right through a central angle of 33°40'47", said arc having a chord bearing North 80°31'31" West 159.33 feet; thence North 63°41'08" West 67.11 feet; thence westerly 117.56 feet along the arc of a 225.00-foot radius curve to the left through a central angle of 29°56'10", said arc having a chord bearing North 78°39'13" West 116.23 feet; thence South 86°22'42" West 127.69 feet; thence northwesterly 357.26 feet along the arc of a 300.00-foot radius curve to the right through a central angle of 68°13'52", said arc having a chord bearing North 59°30'22" West 336.52 feet; thence South 64°36'34" West 1667.83 feet to the west line of said Section 7; thence along said west line North 01°21'28" West 1585.72 feet to the point of BEGINNING, containing 204.280 acres.

LESS AND EXCEPTING THEREFROM a portion of future Victory Ranch, Plat "W-2" lying within the above described tract, said portion being 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 west line of said Section 6, South 01°10'42" East 2649.88 feet to a stone marking the West Quarter Corner of said Section 6, from which a stone marking the southwest corner of said Section 6 bears South 01°21'28" East 2644.89 feet, thence along said section line South 01°21'28" East 1565.38 feet and East 1540.28 feet to the POINT OF BEGINNING (POB #2), and running thence North 78°45'10" East 120.88 feet; thence North 18°33'03" East 141.60 feet; thence North 87°25'46" East 209.76 feet; thence South 31°20'59" East 79.04 feet; thence Southeasterly 108.34 feet along the arc of a 50.00-foot radius non-tangent curve to the right through a central angle of 124°08'44", said arc having a chord bearing South 56°14'54" East 88.35 feet; thence Southerly 15.75 feet along the arc of a 19.50-foot radius reverse curve to the left through a central angle of 46°16'05", said arc having a chord bearing South 17°18'35" East 15.32 feet; thence Southeasterly 115.61 feet along the arc of a

275.00-foot radius reverse curve to the right through a central angle of  $24^{\circ}05'12''$ , said arc having a chord bearing South  $28^{\circ}24'02''$  East 114.76 feet; thence South  $16^{\circ}21'25''$  East 95.62 feet; thence Southerly 133.61 feet along the arc of a 175.00-foot radius curve to the right through a central angle of  $43^{\circ}44'42''$ , said arc having a chord bearing South  $05^{\circ}30'56''$  West 130.39 feet; thence South  $27^{\circ}23'17''$  West 52.87 feet; thence southerly 31.24 feet along the arc of a 125.00-foot radius curve to the left through a central angle of  $14^{\circ}19'11''$ , said arc having a chord bearing South  $20^{\circ}13'41''$  West 31.16 feet; thence South  $13^{\circ}04'06''$  West 60.15 feet; thence Southeasterly 27.67 feet along the arc of a 19.50-foot radius curve to the left through a central angle of  $81^{\circ}18'33''$ , said arc having a chord bearing South  $27^{\circ}35'10''$  East 25.41 feet; thence Westerly 121.82 feet along the arc of a 275.00-foot radius non-tangent curve to the left through a central angle of  $25^{\circ}22'51''$ , said arc having a chord bearing North  $80^{\circ}55'52''$  West 120.83 feet; thence South  $86^{\circ}22'42''$  West 127.69 feet; thence Northwesterly 403.61 feet along the arc of a 250.00-foot radius curve to the right through a central angle of  $92^{\circ}30'04''$ , said arc having a chord bearing North  $47^{\circ}22'16''$  West 361.19 feet; thence North  $01^{\circ}07'14''$  West 96.07 feet; thence Northerly 92.79 feet along the arc of a 525.00-foot radius curve to the left through a central angle of  $10^{\circ}07'37''$ , said arc having a chord bearing North  $06^{\circ}11'02''$  West 92.67 feet to the POINT OF BEGINNING, containing 6.259 acres.

ALSO, a tract of land depicted as Parcel B located in the Northwest Quarter of Section 7, Township 3 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  $00^{\circ}00'59''$  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 west line of said Section 6, South  $01^{\circ}10'42''$  East 2649.88 feet to the West Quarter Corner of said Section 6 being a stone marked with "1/4" on the west face and thence continuing along said west line South  $01^{\circ}21'28''$  East 2644.89 feet to a notched stone marking the corner common to Sections 6 and 7 of said Township 3 South, Range 6 East, thence South  $00^{\circ}08'36''$  East 1460.48 feet along the west line of said Section 7, and thence East 30.00 feet to the POINT OF BEGINNING (POB #3) and running thence East 533.34 feet; thence South  $13^{\circ}27'58''$  West 603.73 feet; thence West 391.28 feet; thence North  $00^{\circ}08'36''$  West 587.13 feet to the POINT OF BEGINNING, containing 6.231 acres.

Net acreage total in Plat W being 204.252 Acres.

Legal Description

Exhibit A

THE BARN OVERLOOK AT VICTORY RANCH, PHASE 3

A TRACT OF LAND LOCATED IN THE NORTHEAST 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 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 OF SAID SECTION 6  
NORTH 89°48'04" EAST 3309.22 FEET AND SOUTH 1735.34 FEET TO THE POINT OF  
BEGINNING, AND RUNNING THENCE NORTH 55°15'33" EAST 288.19 FEET; THENCE  
NORTH 73°51'54" EAST 682.79 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT  
259.00-FOOT RADIUS CURVE TO THE RIGHT 151.34 FEET THROUGH A CENTRAL  
ANGLE OF 33°28'45", SAID ARC HAVING A CHORD BEARING SOUTH 00°21'23" EAST  
149.20 FEET; THENCE SOUTH 73°37'00" EAST 88.07 FEET; THENCE SOUTH 07°54'32"  
WEST 457.61 FEET; THENCE WEST 725.62 FEET; THENCE NORTH 34°44'27" WEST 332.60  
FEET TO THE POINT OF BEGINNING, CONTAINING 9.967 ACRES.