

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

Ent 426641 Bk 1164 Pg 88-90
Date: 18-JUL-2016 9:36:14AM
Fee: \$21.00 Check Filed By: JP
PEGGY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

Affects Serial Nos:

0VR-L173 through 0VR-L179

ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Eleventh Amendment") is made and executed as of the 6th day of JULY 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; 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 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 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.

WITNESSETH

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, and Tenth Amendment is hereby further amended as follows, with such amendment to become effective upon the recording of this Eleventh 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 Eleventh Amendment (Victory Ranch Plat L) is hereby annexed to the Property and subjected to this Declaration.

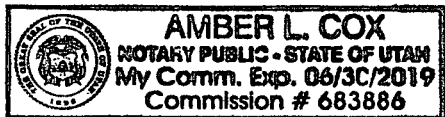
IN WITNESS WHEREOF, the undersigned has executed this Eleventh Amendment as of the day and year first above written.

VR ACQUISITIONS, LLC
a Delaware limited liability company

By: [Signature]
Manager

STATE OF Utah)
: ss.
COUNTY OF Wasatch)

On the 6 day of July 2016, before me Amber Cox, a notary public, personally appeared Matthew Menna, the signer of the foregoing Eleventh 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 L

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, ALL IN 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 4679.82 FEET AND SOUTH 1136.48 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 26°54'51" EAST 426.98 FEET; THENCE NORTH 62°05'25" EAST 189.97 FEET; THENCE SOUTH 89°08'28" EAST 335.78 FEET; THENCE NORTH 44°07'43" EAST 388.94 FEET; THENCE SOUTH 41°38'15" EAST 175.51 FEET; THENCE SOUTH 40°16'05" EAST 217.18 FEET; THENCE SOUTH 55°04'20" EAST 183.97 FEET TO THE NORTHERLY RIGHT OF WAY OF MOON LIGHT DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: 1) SOUTHWESTERLY 466.91 FEET ALONG A 425.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 62°56'44" (LONG CHORD BEARS SOUTH 66°24'02" WEST 443.78 FEET); 2) NORTH 82°07'36" WEST 307.34 FEET; 3) WESTERLY 404.09 FEET ALONG A 525.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 44°06'01" (LONG CHORD BEARS SOUTH 75°49'23" WEST 394.19 FEET); 4) SOUTH 53°46'23" WEST 100.00 FEET; AND 5) WESTERLY 213.04 FEET ALONG A 275.00-FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44°23'10" (LONG CHORD BEARS SOUTH 75°57'58" WEST 207.75 FEET) TO THE POINT OF BEGINNING.

CONTAINING 422,110 SQUARE FEET OR 9.690 ACRES.