

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

Ent 427642 Bk 1166 Pg 1289-1292
Date: 12-AUG-2016 1:15:56PM
Fee: \$27.00 Check Filed By: JP
PEGGY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS

Affects Serial Nos:

0VR-U1225 through 0VR-U1235

TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Twelfth Amendment") is made and executed as of the 11th day of AUGUST 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 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 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, Tenth Amendment, and Eleventh Amendment is hereby further amended as follows, with such amendment to become effective upon the recording of this Twelfth 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 Twelfth Amendment (Victory Ranch Plat U-1) is hereby annexed to the Property and subjected to this Declaration.

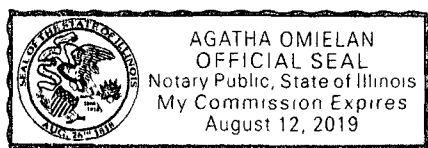
IN WITNESS WHEREOF, the undersigned has executed this Twelfth Amendment as of the day and year first above written.

VR ACQUISITIONS, LLC
a Delaware limited liability company

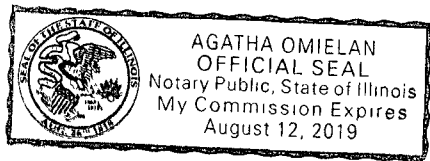
By: [Signature]
Manager

STATE OF IL)
 : ss.
COUNTY OF Cook)

On the 11th day of AUGUST 2016, before me Agatha Omielan, a notary public, personally appeared Matthew Monna, the signer of the foregoing Twelfth Amendment to Declaration of Covenants, Conditions and



Restrictions, who duly acknowledged he executed the same as the Manager of VR Acquisitions, LLC.




NOTARY PUBLIC

Legal Description

VICTORY RANCH PLAT U-1

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 6, 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 4932.02 FEET AND SOUTH 1648.99 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE NORTH 87°47'13" EAST 279.08 FEET; THENCE SOUTH 67°42'37" EAST 136.33 FEET; THENCE SOUTH 19°11'46" WEST 405.16 FEET; THENCE SOUTH 34°09'22" EAST 125.50 FEET; THENCE SOUTH 158.79 FEET; THENCE SOUTH 41°27'56" WEST 349.66 FEET; THENCE SOUTH 13°52'11" WEST 50.00 FEET; THENCE WESTERLY ALONG A NON-TANGENT 525.00 FEET RADIUS CURVE TO THE LEFT 311.09 FEET THROUGH A CENTRAL ANGLE OF 33°57'04", SAID ARC HAVING A CHORD BEARING SOUTH 86°53'39" WEST 306.56 FEET; THENCE SOUTH 69°55'07" WEST 135.78 FEET; THENCE WESTERLY ALONG A 625.00 FEET RADIUS TO THE RIGHT 459.94 FEET THROUGH A CENTRAL ANGLE OF 42°09'52", SAID ARC HAVING A CHORD BEARING NORTH 88°59'57" WEST 449.63 FEET; THENCE NORTH 67°55'01" WEST 88.75 FEET; THENCE WESTERLY ALONG A 675.00 FEET RADIUS CURVE TO THE LEFT 470.19 FEET THROUGH A CENTRAL ANGLE OF 39°54'38", SAID ARC HAVING A CHORD BEARING NORTH 87°52'20" WEST 460.74 FEET; THENCE SOUTH 72°10'20" WEST 374.49 FEET; THENCES WESTERLY ALONG A 525.00 FEET RADIUS CURVE TO THE RIGHT 98.08 FEET THROUGH A CENTRAL ANGLE OF 10°42'14", SAID ARC HAVING A CHORD BEARING SOUTH 77°31'27" WEST 97.94 FEET; THENCE NORTH 07°07'26" WEST 50.00 FEET; THENCE EASTERLY ALONG A NON-TANGENT 475.00 FEET RADIUS CURVE TO THE LEFT 88.74 FEET THROUGH A CENTRAL ANGLE OF 10°42'14", SAID ARC HAVING A CHORD BEARING NORTH 77°31'27" EAST 88.61 FEET; THENCE NORTH 72°10'20" EAST 135.90 FEET; THENCE NORTH 17°49'40" WEST 178.77 FEET; THENCE NORTH 23°44'16" EAST 445.28 FEET; THENCE NORTH 07°59'21" EAST 84.85 FEET; THENCE EAST 983.07 FEET; THENCE NORTH 07°54'32" EAST 254.24 FEET; THENCE SOUTH 82°05'28" EAST 347.74 FEET; THENCE NORTH 34°47'27" EAST 96.21 FEET; THENCE NORTH 10°54'35" EAST 83.83 FEET TO THE POINT OF BEGINNING, CONTAINING 32.808 ACRES.