

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

Affects Serial Nos:
0VK -1273 THROUGH
0VK -1289

THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS (the "Thirteenth Amendment") is made and executed as of
the 29th day of November 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; 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; and 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 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.

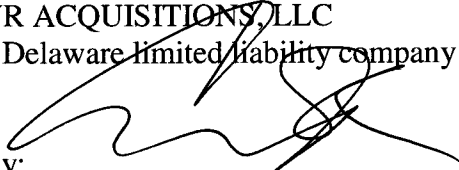
W I T N E S S E T H

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, and Twelfth Amendment is hereby further amended as follows, with such amendment to become effective upon the recording of this Thirteenth 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 Thirteenth Amendment (The Barn Overlook at Victory Ranch, Phase 1) is hereby annexed to the Property and subjected to this Declaration.

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

VR ACQUISITIONS, LLC
a Delaware limited liability company

By: 

Manager

Exhibit A

THE BARN OVERLOOK AT VICTORY RANCH, PHASE 1

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 4260.98 FEET AND SOUTH 1125.48 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MOONLIGHT DRIVE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 81°50'27" EAST 415.94 FEET; 2) THENCE EASTERLY ALONG A 325.00-FOOT RADIUS CURVE TO THE LEFT 251.77 FEET THROUGH A CENTRAL ANGLE OF 44°23'10", SAID ARC HAVING A CHORD BEARING NORTH 75°57'58" EAST 245.52 FEET; 3) THENCE NORTH 53°46'23" EAST 100.00 FEET; 4) THENCE EASTERLY ALONG A 475.00-FOOT RADIUS CURVE TO THE RIGHT 365.61 FEET THROUGH A CENTRAL ANGLE OF 44°06'01", SAID ARC HAVING A CHORD BEARING NORTH 75°49'24" EAST 356.65 FEET; AND 5) SOUTH 82°07'36" EAST 247.35 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY SOUTH 07°04'22" WEST 403.35 FEET; THENCE SOUTH 35°26'44" WEST 337.44 FEET; THENCE NORTH 67°42'37" WEST 136.33 FEET; THENCE SOUTH 87°47'13" WEST 279.08 FEET; THENCE SOUTH 10°54'35" WEST 83.83 FEET; THENCE SOUTH 34°47'27" WEST 96.21 FEET; THENCE NORTH 82°05'28" WEST 347.74 FEET; THENCE SOUTH 07°54'32" WEST 254.24 FEET; THENCE WEST 257.45 FEET; THENCE NORTH 07°54'32" EAST 457.61 FEET; THENCE NORTH 73°37'00" WEST 88.07 FEET; THENCE NORTHERLY ALONG A NON-TANGENT 259.00-FOOT RADIUS CURVE TO THE LEFT 168.71 FEET THROUGH A CENTRAL ANGLE OF 37°19'19", SAID ARC HAVING A CHORD BEARING NORTH 02°16'39" WEST 165.74 FEET; THENCE NORTHWESTERLY ALONG A COMPOUND 15.00-FOOT RADIUS CURVE TO THE LEFT 22.26 FEET THROUGH A CENTRAL ANGLE OF 85°00'59", SAID ARC HAVING A CHORD BEARING NORTH 63°26'48" WEST 20.27 FEET; THENCE NORTH 15°57'17" WEST 50.00 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT 138.00-FOOT RADIUS CURVE TO THE LEFT 152.55 FEET THROUGH A CENTRAL ANGLE OF 63°20'15", SAID ARC HAVING A CHORD BEARING NORTH 42°22'35" EAST 144.90 FEET; THENCE NORTH 10°42'28" EAST 62.03 FEET; THENCE NORTHWESTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE LEFT 24.23 FEET THROUGH A CENTRAL ANGLE OF 92°32'55", SAID ARC HAVING A CHORD BEARING NORTH 35°34'00" WEST 21.68 FEET TO THE POINT OF BEGINNING, CONTAINING 19.889 ACRES.