

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

Affects Serial Nos:

OVR-03218 And OVR-03219

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

THIS SEVENTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Seventeenth Amendment") is made and executed as of the 13 day of December 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; 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; by the Fifteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Fifteenth Amendment"), recorded July 14, 2017, as Entry No. 440383 in Book 1196 at Pages 34-37, inclusive, in the office of the Wasatch County Recorder; by the Sixteenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Sixteenth Amendment"), recorded August 25, 2017, as Entry No. 442015 in Book 1199 at Pages 1158-1163, 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, Eleventh Amendment, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, and Sixteenth Amendment, is hereby further amended as follows, with such amendment to become effective upon the recording of this Seventeenth Amendment in the offices of the Wasatch County Recorder, Utah:



## Exhibit A

## VICTORY RANCH PLAT "U-3"

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 5 AND 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 SECTIONS 5 AND 6 NORTH 89°48'04" EAST 5582.39 FEET AND SOUTH 1017.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST CORNER OF THE BARN OVERLOOK, PHASE 1 AT VICTORY RANCH AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF MOON LIGHT DRIVE SOUTH 82°07'36" EAST 59.99 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 557.52 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°14'57", SAID ARC HAVING A CHORD BEARING NORTH 64°14'55" EAST 526.06 FEET TO THE SOUTHWEST CORNER OF VICTORY RANCH, PLAT P; THENCE SOUTH 53°52'20" EAST 75.71 FEET; THENCE SOUTH 22°02'54" WEST 160.12 FEET TO THE NORTHWEST CORNER OF VICTORY RANCH, PLAT U-2; THENCE SOUTH 27°38'17" WEST 246.38 FEET; THENCE SOUTH 00°12'43" EAST 184.66 FEET; THENCE SOUTH 43°34'12" WEST 263.28 FEET; THENCE SOUTH 21°24'34" WEST 459.35 FEET; THENCE SOUTH 82°14'43" EAST 323.35 FEET TO THE SOUTHEAST CORNER OF LOT 217, SAID VICTORY RANCH, PLAT U-2, BEING A POINT ON A NON-TANGENT 1025.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 25.63 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'57", SAID ARC HAVING A CHORD BEARING SOUTH 18°36'27" WEST 25.63 FEET; THENCE SOUTH 17°53'28" WEST 317.60 FEET TO A POINT ON A 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 49.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'40", SAID ARC HAVING A CHORD BEARING SOUTH 20°52'18" WEST 49.40 FEET TO THE NORTHEAST CORNER OF LOT 220, SAID VICTORY RANCH, PLAT U-2; THENCE NORTH 82°37'02" WEST 345.73 FEET; THENCE SOUTH 21°24'34" WEST 47.71 FEET; THENCE SOUTH 58°29'31" WEST 186.71 FEET; THENCE SOUTH 16°21'37" WEST 173.12 FEET TO THE SOUTHWEST CORNER OF LOT 221, SAID VICTORY RANCH, PLAT U-2, BEING A POINT ON A NON-TANGENT 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 59.42 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°10'02", SAID ARC HAVING A CHORD BEARING NORTH 70°03'22" WEST 59.38 FEET; THENCE NORTH 66°28'20" WEST 100.89 FEET TO A POINT ON A 575.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY 96.92 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'29", SAID ARC HAVING A CHORD BEARING NORTH 71°18'04" WEST 96.81 FEET TO THE SOUTHEAST CORNER OF LOT 225, VICTORY RANCH, PLAT U-1; THENCE NORTH 41°27'56" EAST 349.66 FEET; THENCE NORTH 158.79 FEET; THENCE NORTH 34°09'22"

WEST 125.50 FEET; THENCE NORTH 19°11'46" EAST 405.16 FEET TO THE SOUTHEAST CORNER OF THE BARN OVERLOOK AT VICTORY RANCH, PHASE 1; THENCE NORTH 35°26'44" EAST 337.44 FEET; THENCE NORTH 07°04'22" EAST 403.35 FEET TO THE POINT OF BEGINNING, CONTAINING 18.157 ACRES.