

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

Ent 446836 Bk 1211 Pg 635-638  
Date: 27-DEC-2017 4:19:48PM  
Fee: \$38.00 Check Filed By: TC  
PEGGY FOY SULSER, Recorder  
WASATCH COUNTY CORPORATION  
For: VR ACQUISITIONS LLC

Affects Serial Nos:  
OVK-2263 through OVK-2267

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

THIS EIGHTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (the "Eighteenth Amendment") is made and executed as of the 21st day of December 2017, by the undersigned, successor-in-title to the original Declarant (the "Declarant").

### R E C I T A L S

- 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; by the Seventeenth Amendment to Declaration of Covenants, Conditions and Restrictions (the "Seventeenth Amendment"), recorded December 18, 2017, as Entry No. 446435 in Book 1210 at Pages 732-736, 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, Twelfth Amendment, Thirteenth Amendment, Fourteenth Amendment, Fifteenth Amendment, Sixteenth Amendment, and Seventeenth Amendment, is hereby further amended as

follows, with such amendment to become effective upon the recording of this Eighteenth 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 Eighteenth Amendment (The Barn Overlook at Victory Ranch, Phase 2) is hereby annexed to the Property and subjected to this Declaration.

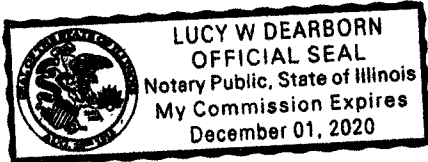
IN WITNESS WHEREOF, the undersigned has executed this Eighteenth Amendment as of the day and year first above written.

VR ACQUISITIONS, LLC  
a Delaware limited liability company

By: [Signature]  
Authorized Signatory

STATE OF Illinois )  
: ss.  
COUNTY OF Cook )

On the 21 day of December 2017, before me Lucy Dearborn, a notary public, personally appeared Matt Menna, the signer of the foregoing Eighteenth Amendment to Declaration of Covenants, Conditions and Restrictions, who duly acknowledged he executed the same as an Authorized Signatory of VR Acquisitions, LLC.



[Signature]  
NOTARY PUBLIC

## Exhibit A

## THE BARN OVERLOOK AT VICTORY RANCH, PHASE 2

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 SAID SECTION 6 NORTH 89°48'04" EAST 3432.33 FEET AND SOUTH 1197.58 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MOONLIGHT DRIVE THE FOLLOWING FOUR (4) COURSES: 1) EASTERLY ALONG A 200.00-FOOT RADIUS CURVE TO THE LEFT 120.26 FEET THROUGH A CENTRAL ANGLE OF 34°27'13", SAID ARC HAVING A CHORD BEARING NORTH 74°06'25" EAST 118.46 FEET; 2) THENCE NORTH 56°52'50" EAST 151.66 FEET; 3) THENCE EASTERLY ALONG A 175.00-FOOT RADIUS CURVE TO THE RIGHT 126.08 FEET THROUGH A CENTRAL ANGLE OF 41°16'43", SAID ARC HAVING A CHORD BEARING NORTH 77°31'11" EAST 123.37 FEET; AND 4) THENCE SOUTH 81°50'27" EAST 472.02 FEET; THENCE SOUTHEASTERLY ALONG A 15.00-FOOT RADIUS CURVE TO THE RIGHT 24.23 FEET THROUGH A CENTRAL ANGLE OF 92°32'55", SAID ARC HAVING A CHORD BEARING SOUTH 35°34'00" EAST 21.68 FEET; THENCE SOUTH 10°42'28" WEST 62.03 FEET; THENCE SOUTHWESTERLY ALONG A 138.00-FOOT RADIUS CURVE TO THE RIGHT 152.55 FEET THROUGH A CENTRAL ANGLE OF 63°20'15", SAID ARC HAVING A CHORD BEARING SOUTH 42°22'35" WEST 144.90 FEET; THENCE SOUTH 15°57'17" EAST 50.00 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT 15.00-FOOT RADIUS CURVE TO THE RIGHT 22.26 FEET THROUGH A CENTRAL ANGLE OF 85°00'59", SAID ARC HAVING A CHORD BEARING SOUTH 63°26'48" EAST 20.27 FEET; THENCE SOUTHERLY ALONG A COMPOUND 259.00-FOOT RADIUS CURVE TO THE RIGHT 17.37 FEET THROUGH A CENTRAL ANGLE OF 03°50'34", SAID ARC HAVING A CHORD BEARING SOUTH 19°01'02" EAST 17.37 FEET; THENCE SOUTH 73°51'54" WEST 682.79 FEET; THENCE NORTH 26°06'35" WEST 265.56 FEET; THENCE NORTH 01°20'02" EAST 135.54 FEET TO THE POINT OF BEGINNING, CONTAINING 6.719 ACRES.