

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

Ent 471337 Bk 1274 Pg 284-287
Date: 26-NOV-2019 11:22:29AM
Fee: \$40.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VR ACQUISITIONS LLC

Affects Serial Nos: 0VR-W2371

FOURTEENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT VICTORY RANCH

THIS FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE COTTAGES AT VICTORY RANCH (the "Amendment") is made and executed as of the 15th day of November 2019, by the undersigned, successor-in-title to the original Declarant (the "Declarant").

RECITALS

- A. Victory Ranch Development, Inc., a Minnesota corporation (the "Original Declarant") submitted that certain real property in Wasatch County to the Declaration of Covenants, Conditions and Restrictions For The Cottages for Victory Ranch, a planned community (the "Declaration"), recorded on June 26, 2008 as Entry No. 337434, in Book 0969, at Pages 1250 through 1294 with the Wasatch County Recorder; and
- B. VR Acquisitions, LLC, a Delaware Limited Liability Company ("Declarant") is the successor-in-interest to the Original Declarant; and
- C. Declarant remains the Owner of one or more Lots and, pursuant to Article 14 of the Declaration, is authorized to amend the Declaration without other consent or approval; and
- D. The Declaration was amended by the Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "First Amendment") recorded December 10, 2013, as Entry No. 396804 in Book 1096 at Pages 228 through 232, inclusive, by the Second Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Second Amendment") recorded August 1, 2014, as Entry No. 403129 in Book 1109 at Pages 1304 through 1309, inclusive, by the Third Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Third Amendment") recorded May 4, 2015, as Entry No. 411632 in Book 1129 at Pages 155 through 157, inclusive, by the Fourth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Fourth Amendment") recorded September 4, 2015, as Entry No. 415930 in Book 1139 at Pages 145 through 147, inclusive, by the Fifth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Fifth Amendment") recorded December 1, 2016, as Entry No. 431922 in Book 1177 at Pages 459 through 461, inclusive, in the office of the Wasatch County Recorder; by the Sixth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Sixth Amendment") recorded July 14,

2017, as Entry No. 440384 in Book 1196 at Pages 38 through 40, inclusive, in the office of the Wasatch County Recorder; by the Seventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Seventh Amendment") recorded December 27, 2017, as Entry No. 446837 in Book 1211 at Pages 639 through 641, inclusive, in the office of the Wasatch County Recorder; by the Eighth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Eighth Amendment") recorded January 12, 2018, as Entry No. 447305 in Book 1212 at Pages 924 through 926, inclusive, in the office of the Wasatch County Recorder; by the Ninth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Ninth Amendment") recorded April 26, 2018, as Entry No. 450736 in Book 1221 at Pages 191 through 193, inclusive, in the office of the Wasatch County Recorder; by the Tenth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Tenth Amendment") recorded May 16, 2018, as Entry No. 451523 in Book 1222 at Pages 1702 through 1723, inclusive, in the office of the Wasatch County Recorder; by the Eleventh Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Eleventh Amendment") recorded June 26, 2018, as Entry No. 453131 in Book 1226 at Pages 887 through 890, inclusive, in the office of the Wasatch County Recorder; and by the Twelfth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Twelfth Amendment") recorded October 3, 2018, as Entry No. 456710 in Book 1235 at Pages 975 through 978, inclusive, in the office of the Wasatch County Recorder; and by the Thirteenth Amendment to the Declaration of Covenants, Conditions and Restrictions for The Cottages at Victory Ranch (the "Thirteenth Amendment") recorded December 12, 2018, as Entry No. 458865 in Book 1240 at Pages 961 through 965, inclusive, in the office of the Wasatch County Recorder; and

E. Declarant desires to further amend the Declaration to annex Additional Property.

W I T N E S S E T H

NOW, THEREFORE, the Declaration is hereby amended as follows, with such amendment to become effective upon the recording of this Fourteenth Amendment in the offices of the Wasatch County Recorder, Utah:

1. Subject Property. Pursuant to Sections 2.2 and 13.2 of the Declaration, the land described in Exhibit A to this Fourteenth Amendment is hereby annexed to the Property and subjected to the Declaration.

[Signature on following page]

Legal Description

Exhibit A

LOT 371, VICTORY RANCH, PLAT "W-2", ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE WASATCH COUNTY RECORDER'S OFFICE.

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