



NEW HOMEOOWNER PACKET

Welcome to Holbrook Farms



Now this feels like home.®



WELCOME HOME!

Hi neighbor! We're excited to welcome you to Holbrook Farms. Here you'll find friendly faces, beautiful parks, and fun events that foster community. We hope you enjoy living here as much as we do. This packet contains important information about the HOA, community guidelines, and helpful contacts to get you started. Please take a few moments to review the materials and keep this packet for future reference. We're so happy you're here!

-Holbrook Farms Management Team

For requests and concerns, please email us at

info@myholbrookfarms.com

or

call **801-331-8644** and leave a voicemail if we don't answer.

For an after-hours emergency (such as a water line break), please call **800-274-3165**.

Management Office in Holbrook Farms:

4350 W 2360 N

Lehi, Utah 84043

Mail assessment checks to:

Holbrook Farms HOA

c/o CCMC Processing Center

PO Box 93327

Las Vegas, NV 89193-3327

Mailing Address:

Holbrook Farms Master Association

3300 N Triumph Blvd Ste100

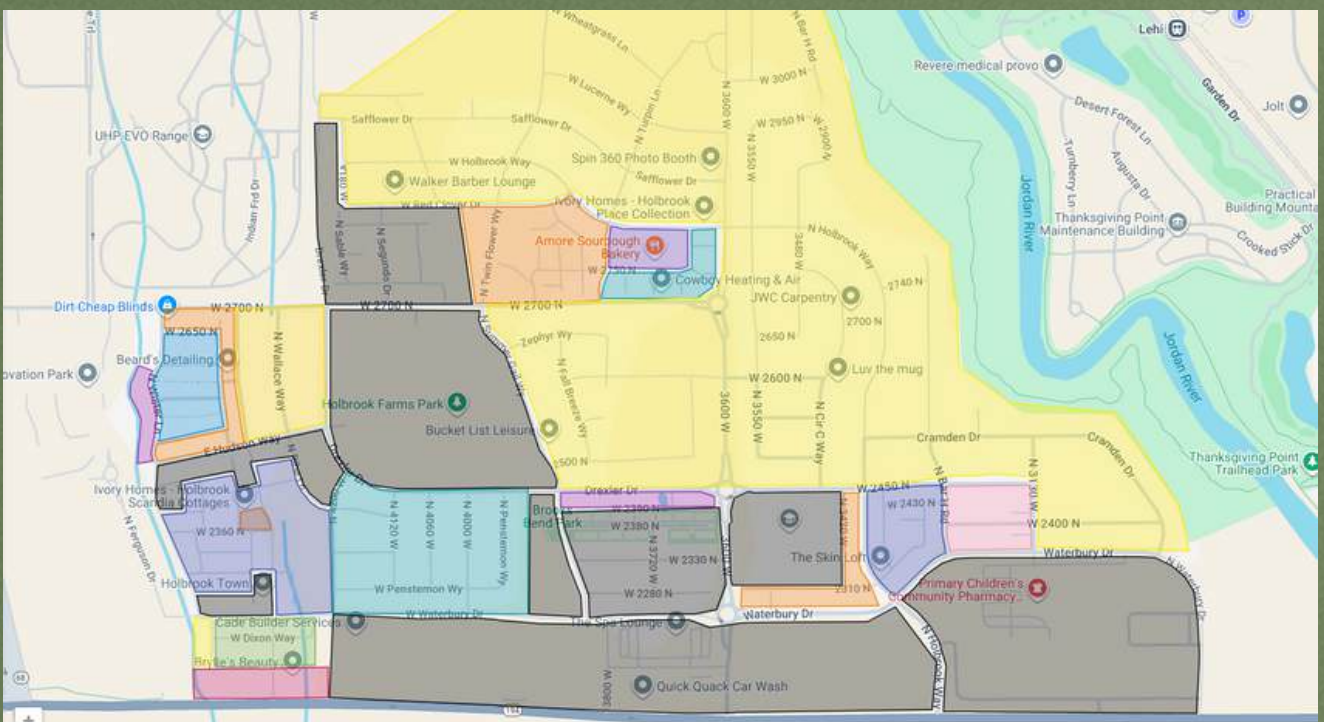
Lehi, Utah 84043

COMMUNITY OVERVIEW

Holbrook Farms in Lehi, Utah is a 680-acre master-planned community that blends modern living with traditional charm.

Just minutes from I-15, it offers easy access to Salt Lake City, Provo, and nearby attractions like Thanksgiving Point, Traverse Mountain Outlets, and the Silicon Slopes tech hub. The neighborhood features diverse housing options—from townhomes to large single-family residences—built by respected builders such as Ivory Homes, Oakwood Homes, and David Weekley Homes.

Families benefit from top-rated Alpine School District schools, including Liberty Hills Elementary within the community, while residents enjoy parks, trails, pickleball courts, and sledding hills. With energy-efficient homes, scenic views, and a lifestyle enriched by events and active HOA involvement, Holbrook Farms appeals to first-time buyers, growing families, and retirees, making it one of Lehi's most desirable neighborhoods.



NEIGHBORHOOD BREAKDOWN

Neighborhood	Current Units	Planned Units
Parcal A4	52	52
Parcel A 5/6	45	45
Parcel 9	41	41
Village A Townhomes	56	56
Village A Lot D	38	38
Village A Lot A	39	39
Gardens	123	123
Plat B P6	26	26
Holbrook Place Shared Driveway	30	30
Holbrook Place Single Family	18	18
Plat C	75	96
Plat F Townhomes	60	60
Plat F Carriages	28	28
Plat B Phase 6	25	25
E-Villas	38	86
Scandia Clubhouse	208	244





BOARD OF DIRECTORS

The governing documents and state law grant the Board the authority and obligation to act on behalf of the Association. They serve as advocates for members and are available to listen to suggestions and concerns and answer questions.

The Board is comprised of Developer representatives during construction, and will transition to owner control upon completion of development. The Board of Directors holds regular quarterly meetings, as defined by the governing documents. Association members are always welcome and encouraged to attend these meetings.

What does the Board of Directors do for the Community?

- Establish the rates of assessments
- Adopt and amend the community rules
- Function with fiduciary accountability for the community as a whole
- Establish operating policies and standards
- Support community interests
- Keep detailed Association accounting records



MANAGEMENT TEAM

At Holbrook Farms, your Board of Directors has hired CCMC to manage the daily administration and operations of your association & build a sense of lifestyle in your community.

The management team currently works in an office within Holbrook Farms, which is located at the Scandia Clubhouse.

To help you understand what the management company is and isn't responsible for, we've categorized some basic information below.

CCMC Responsibilities

- Assisting the Board of Directors with administrative, financial and organizational details
- Hiring and training all association staff members
- Maintaining financial records of the association
- Billing & receiving all member assessments (corporate)
- Processing architectural modification requests
- Maintaining all common areas and community amenities
- Providing community services, as approved by the B.O.D.
- Enforcing community standards, guidelines, and policies

LIKE & SUBSCRIBE

We'd love to connect with you online! There are multiple ways in which management strives to make communication available to our residents.

Monthly Newsletter

01 Management sends out a monthly newsletter to the entire community with community updates, timely information, event flyers, and resources. [Subscribe here](#) or on the website! This is the best way to stay informed on Holbrook happenings, so we encourage you to read those when they come out.

Community Website

02 Our website, myholbrookfarms.com, is a great place to learn more about the community and get helpful links to pay assessments, sign up for the resident portal, rent the clubhouse, and more.

Email Us!

03 If you cannot find the information you need on the website or in this packet, please email us at info@myholbrookfarms.com. That email is monitored by all 4 management staff and will be replied to promptly.

Social Media

04 There is a management-run Facebook page ([Holbrook Farms](#)), and a community Facebook page ([Holbrook Farms Neighborhood](#)). The community Facebook page is managed by residents and NOT moderated or seen by management. Feel free to join one or both.

GOVERNING DOCUMENTS

Homeowners Associations (HOAs) establish rules and guidelines to help maintain the quality, appearance, and overall value of the community. These rules—often outlined in the **Covenants, Conditions & Restrictions (CC&Rs)** and **Rules & Regulations**—ensure that all residents follow consistent standards, which helps protect property values and preserve a safe, pleasant living environment for everyone.

HOA rules typically cover topics such as home exterior modifications, landscaping, noise levels, parking, and use of shared spaces. By setting these expectations, the HOA helps prevent conflicts between neighbors and ensures that the neighborhood remains clean, attractive, and enjoyable for all residents.

Ultimately, HOA rules are designed to promote fairness, consistency, and long-term community well-being. While they may sometimes feel restrictive, they exist to support a high standard of living and to safeguard the investment each homeowner has made in the community.

You can find the CC&Rs and Rules & Regulations documents on our website at myholbrookfarms.com/documents/

Current governing documents are always available on the website. Financials & Budgets are also available, but password protected to be available to residents only.

LIFE CYCLE OF A VIOLATION

The Community Standards team works with homeowners to resolve violations and keep our community beautiful. Here's a look at the process and how the Association and homeowners work together:

Inspection

Management performs weekly inspections throughout the entirety of Holbrook Farms. These inspections are necessary to enforce the governing documents and address resident concerns.

Violation Letter

Stage 1: Courtesy Reminder

Stage 2: Second Letter

Stage 3: Fine Letter

Stage 4: Second Fine

Stage 5: Third Fine

Need additional time? Just reach out to us at info@myholbrookfarms.com to let us know, and we will work with you!

Reinspect

Management will reinspect to assess and close any outstanding violations. Violations not corrected are then escalated to the next stage.

Resolution

The ultimate purpose and goal of this process is to keep the community beautiful through compliance and resolving owner violations. As a homeowner working with the management team, the most important thing you can do is communicate. Please keep us in the loop; we will do our best to work with you.

QUARTERLY ASSESSMENTS ARE DUE:

JAN 1 APR 1
JUL 1 OCT 1

Membership in the association is mandatory. As a community association member, you will be required to pay your monthly assessments, abide by the community rules and restrictions, and maintain those areas of your home for which you are responsible. You will also enjoy all the benefit membership provides, such as lifestyle programming, trails, parks, community events, and so much more!

Your quarterly statements will be mailed to your new home. To sign up for e-statements, please email info@myholbrookfarms.com. For more information, please visit myholbrookfarms.com/assessments/

You can pay your assessments online via Alliance Association Bank's website: pay.allianceassociationbank.com/home

You will need the following information to pay online:

Management Company ID - 6675

Association ID - 8W2

Property Account Number - Listed on your statement
(typically 5-6 digits long)

OR

You can mail a check 2 weeks before assessment deadlines:

Holbrook Farms HOA
c/o CCMC Processing Center
PO Box 93327
Las Vegas, NV 89193-3327



DESIGN REVIEW

01

Get Started

Any changes to the exterior of your home must first be approved by the Design Review Committee. [Start here.](#)

02

Apply

Fill out the [Design Review Application](#) found on the website and email it to info@myholbrookfarms.com.

03

Got Questions?

Our Operations Coordinator is happy to help you fill out your application. Just email info@myholbrookfarms.com and she can set up a meeting or a phone call with you.

04

Waiting Period

Once the Operations Coordinator has submitted your Design Review Application to the DRC, there will be a wait of about 30-45 days.

05

Approval

You will receive an email from the DRC stating whether your application has been approved or rejected. Most applications are approved the first time.

06

Installation

Once your application is approved, you are good to go ahead and install whatever was on the application. You will receive instructions on how long you have to complete the project.

HOMEOWNER FAQS

For comprehensive answers to FAQs, please refer to the FAQ section on the community website: myholbrookfarms.com.

When is Holbrook Farms expected to be fully built out?

- While we don't have a specific answer quite yet, we expect a majority of the community to be finished by the end of 2027.

Does my home receive landscaping services?

- There are 16 different Benefited Service Area neighborhoods within Holbrook Farms; if your home is located in one of these neighborhoods, then yes, landscape maintenance is included in your services. Homes in the Master neighborhood only do not receive landscaping services and are responsible for maintaining their own yards.

What is included in weekly maintenance for the Benefited Services Area?

- Lawns are mowed weekly during the growing season.
- All lawn edges along sidewalks and curbs shall be edged on a bi-weekly basis or as required to maintain a clean edge.
- Fertilizer is applied three times a year.
- Bedding and shrub areas will be maintained to be free of weeds, debris and overgrowth approximately every 10-15 days.
- Light tree trimming is included for trees with a canopy of 12' or less and a branch diameter of less than 2" when branches become an obstruction along driveways, walkways and entrances.
- Irrigation is inspected and tested monthly and zone times are reset according to seasonal weather. Clocks are set to service several homes within the neighborhood, so please do not adjust them on your own. The landscaping vendor will adjust the clocks accordingly.

COMMUNITY EVENTS

Holbrook Farms puts on several events throughout the year that are exclusively for residents. These events are meant to bring the community together in a big way. Please [subscribe to the newsletter](#) so you don't miss out on updates and other events. Here are a few upcoming events you don't want to miss:



Little Free Library Ribbon-Cutting Ceremony

Holbrook Farms is getting a Little Free Library! Join us February 10th at the Scandia Clubhouse at 10am for a ribbon-cutting ceremony and pick up a Blind Date with a Book.



St. Patrick's Day Scavenger Hunt

Join us for a fun scavenger hunt the week before St. Patrick's Day. Turn in your paper for a prize at the management office, which will enter you in a drawing for the grand prize (a basket of festive fun to help you enjoy the 17th with your family).



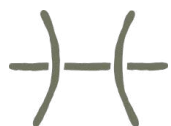
Ring in Spring

A fun, spring-themed event that celebrates the changing seasons. This year, we will have a seed-starting station, a spring-themed craft, and catered treats. Join us at 5pm on April 24th at Holbrook Farms Park.



Fall Fest

Come to the park to eat a sweet treat, have some warm apple cider, and choose a pumpkin for your porch. Mingle with neighbors and enjoy the crisp fall weather.



HOLBROOK FARMS

2026 EVENT CALENDAR

JANUARY	FEBRUARY	MARCH
<p>2026 Lifestyle Survey January 6th</p>	<p>Little Free Library Ribbon Cutting Ceremony Pick up a free book, bring in donations, get a book-themed treat Feb 10th 4pm</p>	<p>Leprechaun Scavenger Hunt (week before 17th)</p> <p>Community Update Meeting via Zoom March 31st</p>
APRIL	MAY	JUNE
<p>Ring in Spring April 24th 5-7pm</p>	<p>Petting Zoo @ Park May 7th 5-7pm</p>	<p>Chalk Your Walk June 8-12</p>
JULY	AUGUST	SEPTEMBER
<p>Bike Parade @ Park July 18th 9-10am</p>	<p>Picnic in the Park August 14th 5-7pm</p>	<p>Annual Meeting via Zoom September 22nd 5:30pm</p> <p>Annual Celebration September 23rd 5-7pm</p>
OCTOBER	NOVEMBER	DECEMBER
<p>Fall Fest October 9th 5-7pm</p>	<p>Movember Mustache Contest (send in pics by Nov 30, voting in Dec, winner announced Dec 4th)</p>	<p>ENJOY THE HOLIDAYS</p>

SCANDIA CLUBHOUSE



There are 17 neighborhoods within Holbrook Farms that pay different assessments based off of neighborhood makeup and needs. Only 2 neighborhoods in the community pay into the Scandia Clubhouse and have access to the pool. These assessments are deeded to your home and irreversible. If you bought a home that has access to the clubhouse, please email info@myholbrookfarms.com. We will email you a pool waiver and get you set up with a key fob that provides pool access.

Pool hours are 6am-10pm daily from Memorial Day to October 1st.

There is also a small banquet room at the Scandia Clubhouse that can be reserved for a rental fee. This can be rented by Scandia Clubhouse members or non-members. To find more information and submit a rental request, please visit myholbrookfarms.com/scandia-clubhouse-rental-request/



CITY SERVICES



New Resident

New to Lehi? Check out new resident information on the city's website: www.lehi-ut.gov/community/new-resident-information/



Trash

Trash and recycling is managed by [Lehi City](#) and picked up on **Thursdays**.



Lehi Fiber

If you'd like to sign up for Fiber internet, please go here for more information: www.lehi-ut.gov/fiber/



City Areas

Some areas within Holbrook Farms (including the park) are managed by the city. To report an issue, please go here: www.lehi-ut.gov/report-an-issue/



City Calendar

To see city sponsored events, please visit the calendar here: www.lehi-ut.gov/events/



Information

To reach the Lehi City Information line, please call (385) 201-1000

COMMUNITY CONTACTS



Lehi Police Department

www.lehi-ut.gov/departments/police

Emergency: 911

Non-Emergency Number: 385-201-1005

Lehi Fire Department

www.lehi-ut.gov/departments/fire

Emergency: 911

Non-Emergency Number: 801-794-3970



Lehi City

www.lehi-ut.gov/report-an-issue

Administrative Office: 385-201-1000

Holbrook Farms Management

www.myholbrookfarms.com

After-Hours Emergency: 800-274-3165

Non-Emergency Office Number: 801-331-8669



HOLBROOK FARMS



THANK YOU FOR BEING HERE

We are truly delighted to welcome you home. Our goal is to create a friendly, safe, and vibrant neighborhood where everyone feels connected and proud of their surroundings. If you have any questions or need any assistance, please don't hesitate to reach out to the HOA management team. We look forward to getting to know you and sharing in the many great moments ahead. Welcome home!

-Hobbrook Farms Management Team