



Regency Hills

◆ AT PROVIDENCE ◆

Toll Brothers
America's Luxury Home Builder®

Welcome Home to . . .



Regency Hills

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Now is your time to enjoy the finest moments of life. At Regency Hills, you can indulge in a carefree lifestyle of luxury, set amid a beautiful landscape. A world of amenities close to home ensures that you will enjoy a rich and diverse lifestyle filled with culture, fine dining, fabulous shopping, and a variety of recreational activities. The good life awaits you at Regency Hills at Providence.

Paradise Found

Your year-round vacation begins at the entrance to Regency Hills at Providence and never ends. Surrounded by a picturesque landscape, this private community of luxurious homes is nestled in the charming country setting of Montgomery County, just minutes from every convenience you may need.

At Regency Hills, you will enjoy a fun-filled lifestyle with luxurious amenities, including a spectacular clubhouse that features a fitness center, activity rooms, outdoor swimming pool, and more!

A World of Possibilities . . . In a Convenient Location!

Just minutes beyond the entrance to your neighborhood, you'll find excellent shopping, restaurants, and a wide choice of recreational activities. Regency Hills at Providence is ideally located near Route 422 and the PA Turnpike. Traveling to King of Prussia is an easy 15-minute drive. The excitement of Center City Philadelphia is just 35 minutes away, and Philadelphia International Airport is only 45 minutes from your new home.

Expand Your Horizons

Because learning is a lifelong endeavor, you will enjoy many excellent opportunities for continuing adult education that are easily accessible from Regency Hills at Providence. Nearby, Ursinus College and Penn State University's Great Valley Campus offer a wide diversity of day and evening classes. The University of Pennsylvania, Drexel University, and Swarthmore and Haverford Colleges are only 35 minutes away.

The Best in Community Services

Excellent medical facilities are comfortably close to Regency Hills at Providence. Only 20 minutes from your new home, the University of Pennsylvania's Phoenixville Hospital and Paoli Hospital, a Thomas Jefferson University Hospital partner, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Philadelphia metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

Also serving the community are houses of worship representing almost all faiths.



A Luxury Lifestyle That's Carefree!

At Regency Hills, you don't have to worry about lawn care, snow removal, and external home maintenance — so you'll have plenty of time to enjoy the good life. Plus, all of our homes are backed by the Toll Brothers guarantee of superior craftsmanship and lasting quality.

World-Class Shopping at Your Doorstep!

Regency Hills at Providence is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. Just 4 minutes from the community, Providence Town Center features a host of national stores including Wegmans and Barnes & Nobel. For convenient one-stop shopping, the Audubon Village and Collegeville Shopping Centers and The Market Place at Oaks are less than 10 minutes away. In the charming towns of Skippack, Malvern, and Manayunk, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. The spectacular Court and Plaza at King of Prussia Mall are just 15 minutes away with Neiman Marcus, Nordstrom, Bloomingdale's, and over 300 fine specialty shops.

Whether visiting with friends in the clubhouse, enjoying an afternoon swim, playing tennis, or just pursuing a quiet activity, the Regency Hills at Providence lifestyle offers you a welcome feeling of privacy, luxury, and relaxation.

The Clubhouse Is the Heart of Regency Hills at Providence

No matter what your interests, you'll find the clubhouse at Regency Hills at Providence is the place to be! When you want to enjoy a quiet day, you can curl up with a good book or spend an afternoon watching a movie or playing bridge.

Staying fit and active year-round is easy at the clubhouse's state-of-the-art fitness center, where you can work out with weight machines or join an aerobics class. Take an afternoon dip in the community's outdoor pool followed by an evening dancing the night away. Exciting activities and events are always happening here!

You will also enjoy full access to the clubhouse at Regency at Providence, Regency Hills' sister community! The Regency at Providence clubhouse offers an indoor and outdoor pool with a deck area, fitness center, his-and-her locker rooms, and multipurpose event rooms. Outside, you will find tennis courts and a putting green.

With so much to choose from, you can easily indulge an old hobby or take up a new one by participating in one of the many clubs or activities at these two exciting communities.



A Cultural and Recreational Paradise

Regency Hills at Providence, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you to spend time with family, make new friends, and savor old ones. It's a tranquil place to live with almost every type of recreational activity close at hand.

If you enjoy the great outdoors, the surrounding area boasts a variety of activities. Discover history as you stroll along the 16 miles of walking and biking trails at Valley Forge National Historical Park. This beautiful park, which encompasses over 200 acres, is only 10 minutes from Regency Hills. Enjoy the scenic trails of the Audubon Wildlife Center in nearby Lower Providence Township, or visit the spectacular floral and landscape displays at the world-renowned Longwood Gardens. The Audubon Center is the former home of the author and naturalist, John James Audubon. Located on a 175-acre sanctuary, the center features many programs such as bird watching, nature walks, and seasonal festivities. There are also many other special local events held throughout the year, including the popular equestrian shows at Radnor Hunt and Devon, and professional golf tournaments at nearby courses. Upper Schuylkill Valley Park and Black Rock Park are also conveniently located to the community.

For the golf enthusiast, Regency Hills at Providence is close to many private country clubs including RiverCrest Golf Club, Phoenixville Country Club, and Chester Valley Golf Club. A number of challenging public courses such as Jefferson Golf Club, The Golf Course at Glen Mills, Pickering Valley Golf Club, and Turtle Creek Golf Course, are also nearby.

The Chesapeake Bay as well as the beaches of New Jersey and Delaware offer a great variety of outdoor activity and are within 90 minutes of Regency Hills. Experience the sights and sounds of a day at the beach or have some old-fashioned family fun along the boardwalk. Also, less than 90 minutes away, the Pocono Mountains offer invigorating outdoor activities, from skiing and camping to boating and fishing.

In Center City Philadelphia, you can enjoy a fabulous range of cultural and recreational activities and explore an eclectic array of international dining, world-class entertainment, museums, and art galleries. Sports fans can experience the excitement of rooting for any of Philadelphia's six professional sports teams.

An Area of Unequaled Beauty

In Regency Hills at Providence, your home is a private haven just minutes from any convenience you may need. In addition, the homes afford an uncommon standard of excellence due to their superior design and quality craftsmanship. You will live and entertain with pride in Regency Hills at Providence.





Toll Brothers
America's Luxury Home Builder

At Toll Brothers, we build more than homes; we build *communities*. For over 40 years, we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. Ranked #1 among home building companies in *FORTUNE* magazine's 2010 World's Most Admired Companies Survey*, we are also honored to have won the three most coveted awards in the home building industry: *America's Best Builder*, *National Builder of the Year*, and the *National Housing Quality Award*. But our greatest reward comes from the recognition we receive from our homeowners.

Each Toll Brothers home offers a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement you select is seamlessly added to create a customized home that is uniquely yours.

Toll Brothers Is Proud to Help Preserve Our Environment

At Toll Brothers, we believe that preserving the natural environment is an integral part of creating a community you'll be proud to call home. Nationwide, Toll Brothers partners with conservation groups that include the National Wildlife Federation and Audubon International.

In addition, the homes we build are designed to harmonize with the scenic beauty of the surrounding landscape. We preserve as much open space as possible, incorporating and even restoring the existing hills, trees, and ponds.

Convenient Home Services Provide One-Stop Shopping

The following Toll Brothers subsidiaries offer a full range of home services to better serve you and maximize your time:

TBI Mortgage® Company offers numerous financing options to suit your individual needs and provides you with a level of service that exceeds your expectations.

Westminster Security will provide a home security system as a standard feature in your home, at no cost, with the purchase of a three-year monitoring agreement — ask your salesperson for details.

Toll Brothers Design Studio offers a world of choices for your new home. Talented designers will meet with you one-on-one to help you select from a vast array of pre-priced options and décor that will personalize your home.

The Toll Brothers Buyer Satisfaction Program

To make sure your home meets your expectations and ours, we offer a unique two-step, pre-settlement orientation/inspection program. The first inspection takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll inspect your home to see that every item you noted at the first orientation has been addressed. For lasting peace of mind, we also give you a ten-year limited warranty.

Our Customer Care Representatives Are Here for You

From the moment you move into your new home, your customer care representative will be available to manage any questions or issues that may arise. We are committed to offering you the exemplary customer service we've built our reputation on.

The nation's premier builder of luxury homes and a Fortune 1000 company, Toll Brothers is currently building nationwide and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).



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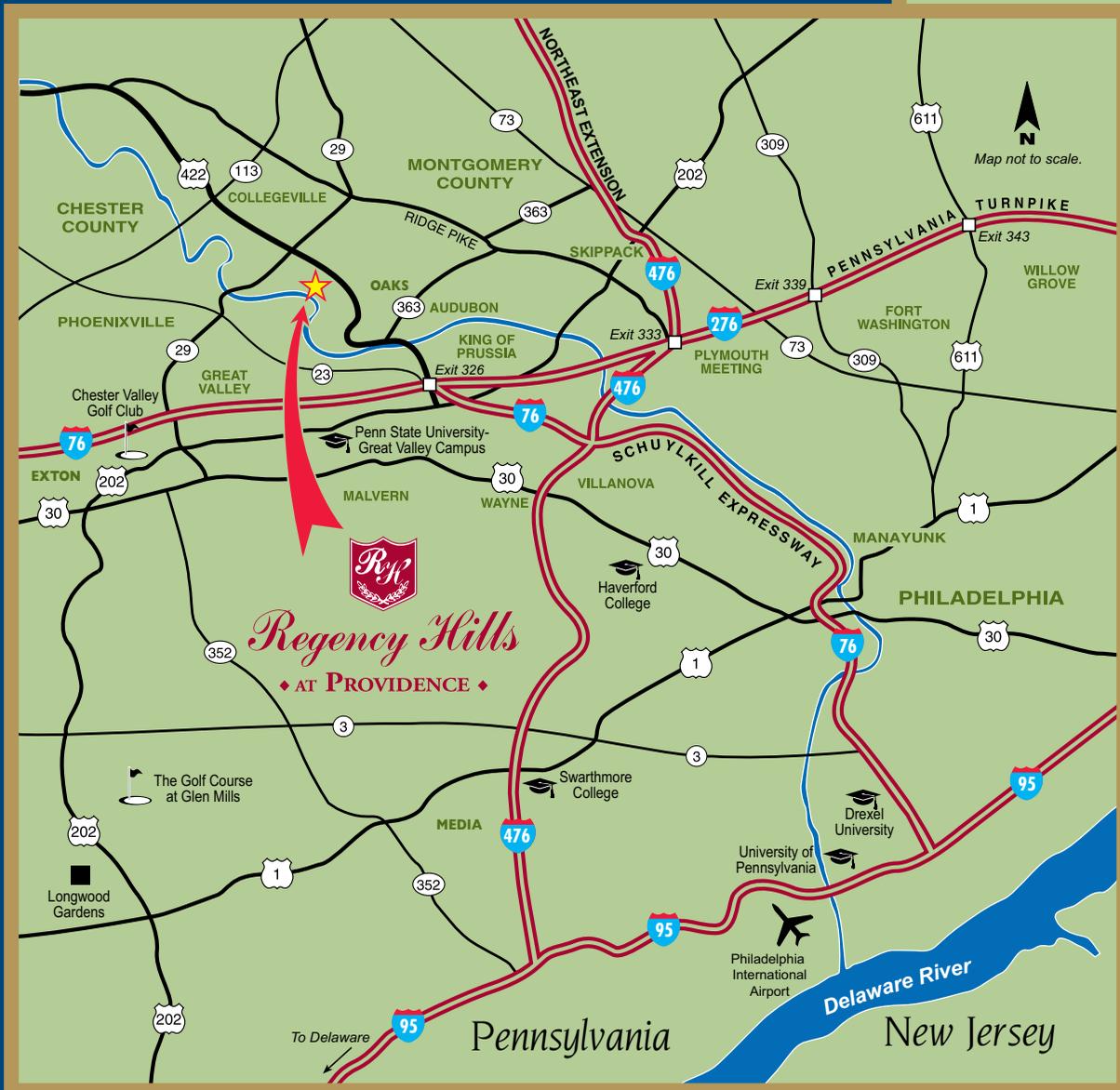
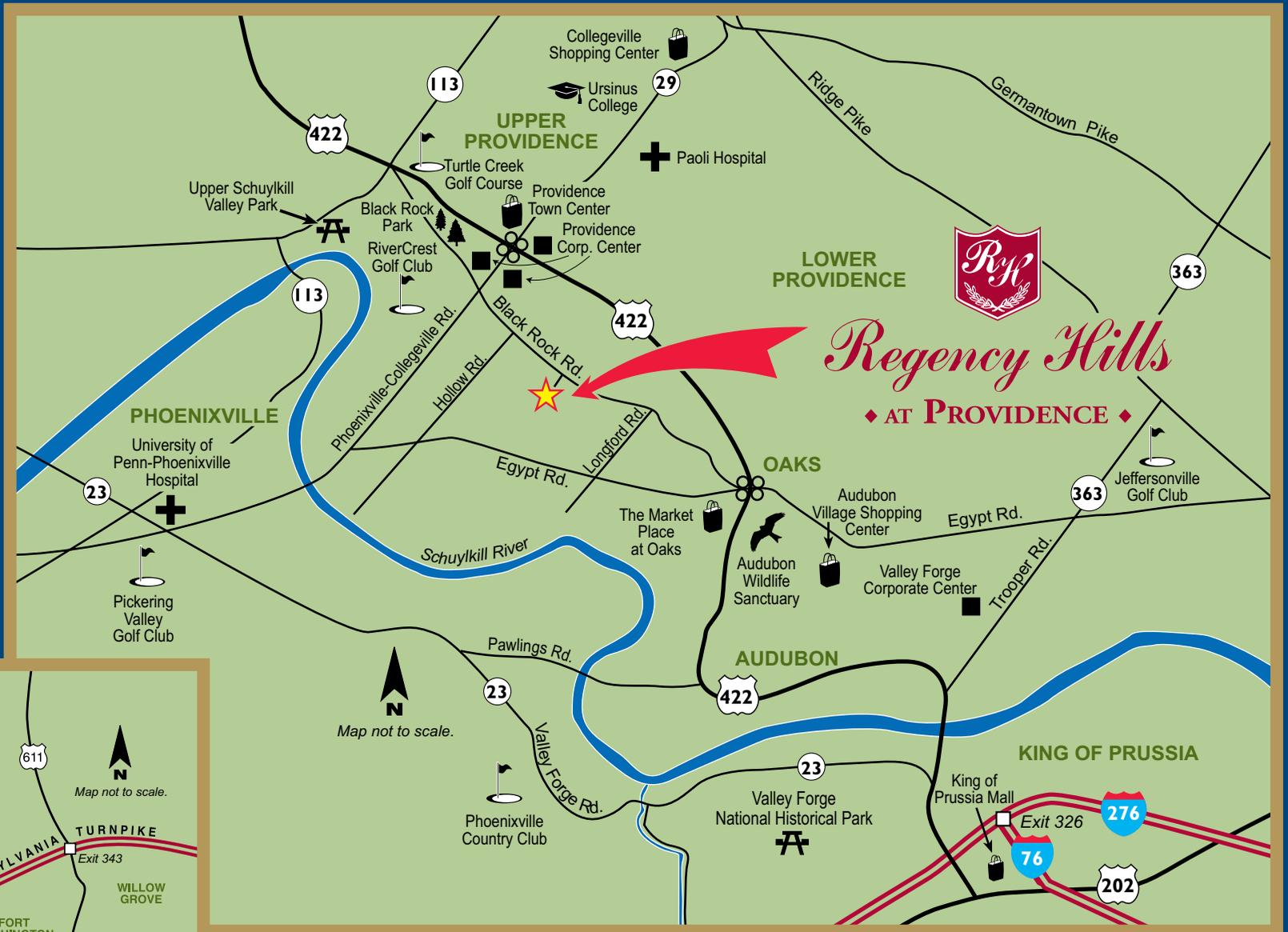
◆ AT PROVIDENCE ◆

609 Regency Hills Drive

Collegeville, Pennsylvania 19426

(610) 933-4600

RegencyHillsAtProvidence.com



Directions:

From Route 202 in King of Prussia: Travel on Route 422 West for 8 miles and take the Phoenixville/Collegeville exit. At the bottom of the ramp, turn left onto Collegeville Road (Route 29) and proceed for 1/4 mile. Turn left onto Black Rock Road and proceed for 3/4 mile to the main entrance of Regency Hills at Providence on your right.

For more information on Toll Brothers communities nationwide, visit

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