



REGENCY

at Dominion Valley



Toll Brothers
ACTIVE LIVING®

Let the Good Times Begin!



REGENCY
at Dominion Valley

Enjoy the luxurious lifestyle you deserve in a community filled with activities and new friends. The good life awaits you at Regency at Dominion Valley.





At Regency at Dominion Valley, the country club lifestyle offers endless activities with the best resort amenities, including pools, tennis, walking trails, and more.



PARADISE FOUND

Your new lifestyle of year-round resort living begins at the entrance to Regency at Dominion Valley — and never ends. A tree-lined boulevard leads you past a gate-guarded entry and the shimmering ponds that surround the 18th green. Scenic vistas of the Bull Run Mountains provide the perfect backdrop for the 18-hole golf course designed by Arnold Palmer and the Palmer Course Design Company. Regency is a luxurious sanctuary exquisitely created with many fine amenities and backed by the nationally renowned Toll Brothers reputation as your guarantee of extraordinary quality. Regency at Dominion Valley is the premier destination for active adults (ages 55 and better) in the Washington, D.C., metropolitan area.

Every day at Regency, you'll find new adventures and meet new friends. The Regency Club — our majestic clubhouse where exciting activities and events are always happening — is the perfect place to meet people who share your interests.

Play a challenging round of golf or a vigorous game of tennis, enjoy a refreshing swim in either the indoor or outdoor pool, or stay in shape in the state-of-the-art fitness center. With your new friends, you can share stock tips, review the latest books, or learn cooking secrets by participating in one of Regency's many clubs. At home, you'll find it easy to stay in touch via high-speed "always on" Internet access. And you'll always know what's going on within Regency via our innovative community intranet.

An exciting lifestyle awaits you at Regency. With our prestigious Northern Virginia location, we are a comfortable distance from virtually anywhere in the Washington, D.C., area. You'll love entertaining family and friends in your new home ... or you can leave the entertaining to us. We'll be arranging special events regularly, all year round, so that you, your friends, and your family can join in the fun.



A CONVENIENT PLACE TO LIVE

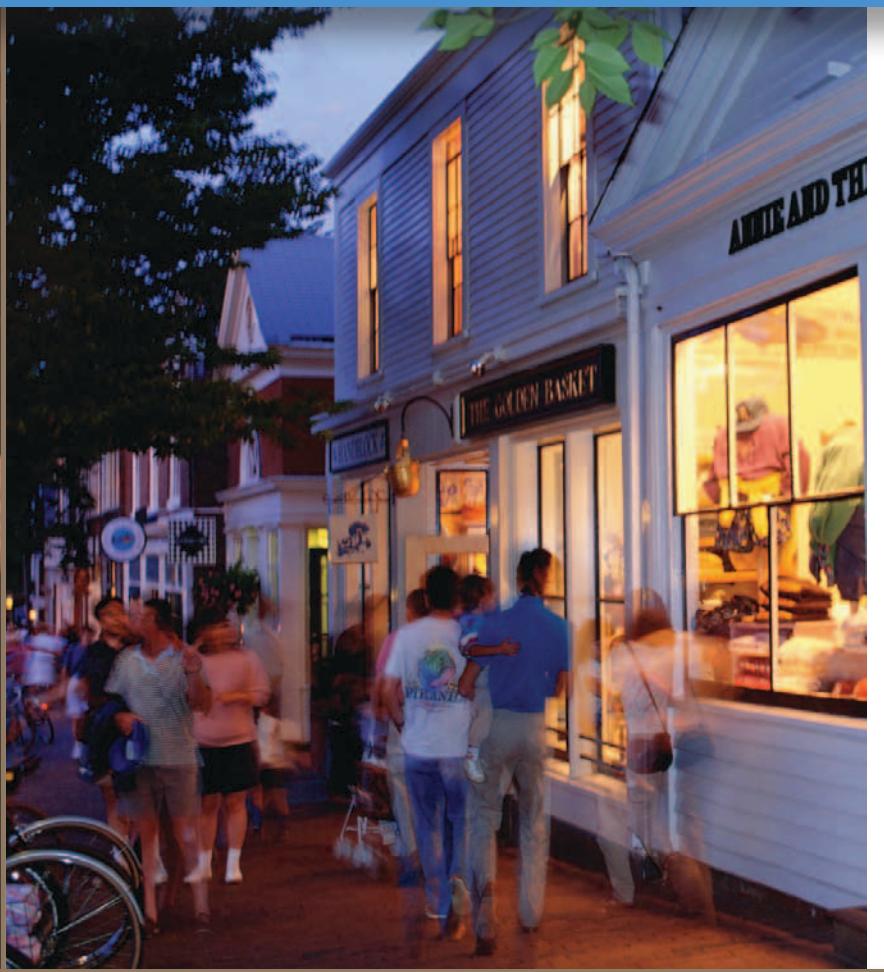
Ideally located, Regency offers almost endless entertainment possibilities. For an evening of culture, you can attend one of the many theater and concert performances in Washington, D.C. Trips organized by our activities director include plays and concerts at the Kennedy Center, Jiffy Lube Live, Wolf Trap National Park for the Performing Arts, and George Mason University's Center for the Arts. You can also explore the many museums, galleries, and national monuments in our nation's capital. In Northern Virginia, history buffs can explore Manassas National Battlefield Park, the historic gardens at Oatlands, and Sully Historic Site.

The area is also famous for its fabulous shopping, including the Fair Oaks Mall, only 25 minutes away, featuring Lord & Taylor, Macy's, and 180 specialty shops and restaurants. The Virginia Gateway shops, just 5 minutes away in nearby Gainesville, offer convenient one-stop shopping. The world-class malls at Tysons Corner feature Neiman Marcus, Saks Fifth Avenue, Nordstrom, Bloomingdale's, and more than 450 fine specialty shops and eateries. The quaint shopping districts of Old Town Manassas, Middleburg, and Warrenton are just a short drive away. Northern Virginia also offers unparalleled dining, with restaurants catering to every culinary taste.

If you enjoy the great outdoors, nearby parks, including Shenandoah National Park, offer a great variety of fresh-air activities, from backpacking and camping to hiking and fishing. And you won't want to miss the spectacular scenery — especially stunning as the leaves change every autumn — along Skyline Drive. If you prefer the ocean, it is an easy day trip to the shores in Virginia, Maryland, and Delaware. For air travel, Washington Dulles International Airport is just a 25-minute drive.

Excellent medical facilities are also comfortably close to Regency including the brand-new Heathcote Health Center. Prince William Hospital Center is within 15 minutes, and Fair Oaks Hospital Center is less than 25 minutes away. The hospitals of Georgetown and George Washington Universities in nearby Washington, D.C., are acclaimed worldwide for research and treatment. Throughout the area are places of worship representing almost all faiths.

For continuing education, you can choose from George Mason University, Northern Virginia Community College, and Strayer University campuses, all within a short drive of Regency at Dominion Valley.



Whether relaxing with friends in the clubhouse, enjoying an afternoon swim, or playing an early round of golf or a late game of tennis, you can experience the welcome feeling of privacy and luxury that Regency at Dominion Valley offers.





THE CLUBHOUSE IS THE HEART OF REGENCY AT DOMINION VALLEY

The Regency Club is the heart of Regency at Dominion Valley — a place to expand your mind, improve your body, or just enjoy time with your friends.

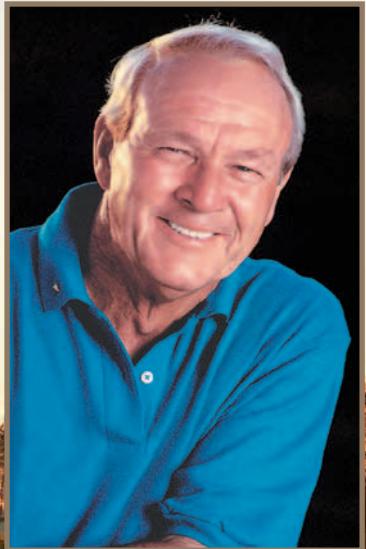
No matter what your interests, you'll find that the Regency Club is the place to be. Browse in our library for the latest bestseller, design your favorite crafts in the artisans' room, or spend a rainy afternoon shooting billiards or playing bridge. In the evening, socialize with your friends in the lounge, put on your own production with your neighbors, or dance the night away in the clubhouse ballroom. Staying fit and active is year-round fun with Regency's indoor and outdoor swimming pools, fitness center, and aerobics classes. Outdoors, you can play a set of tennis, practice on the putting green, or just relax poolside with a cool drink.





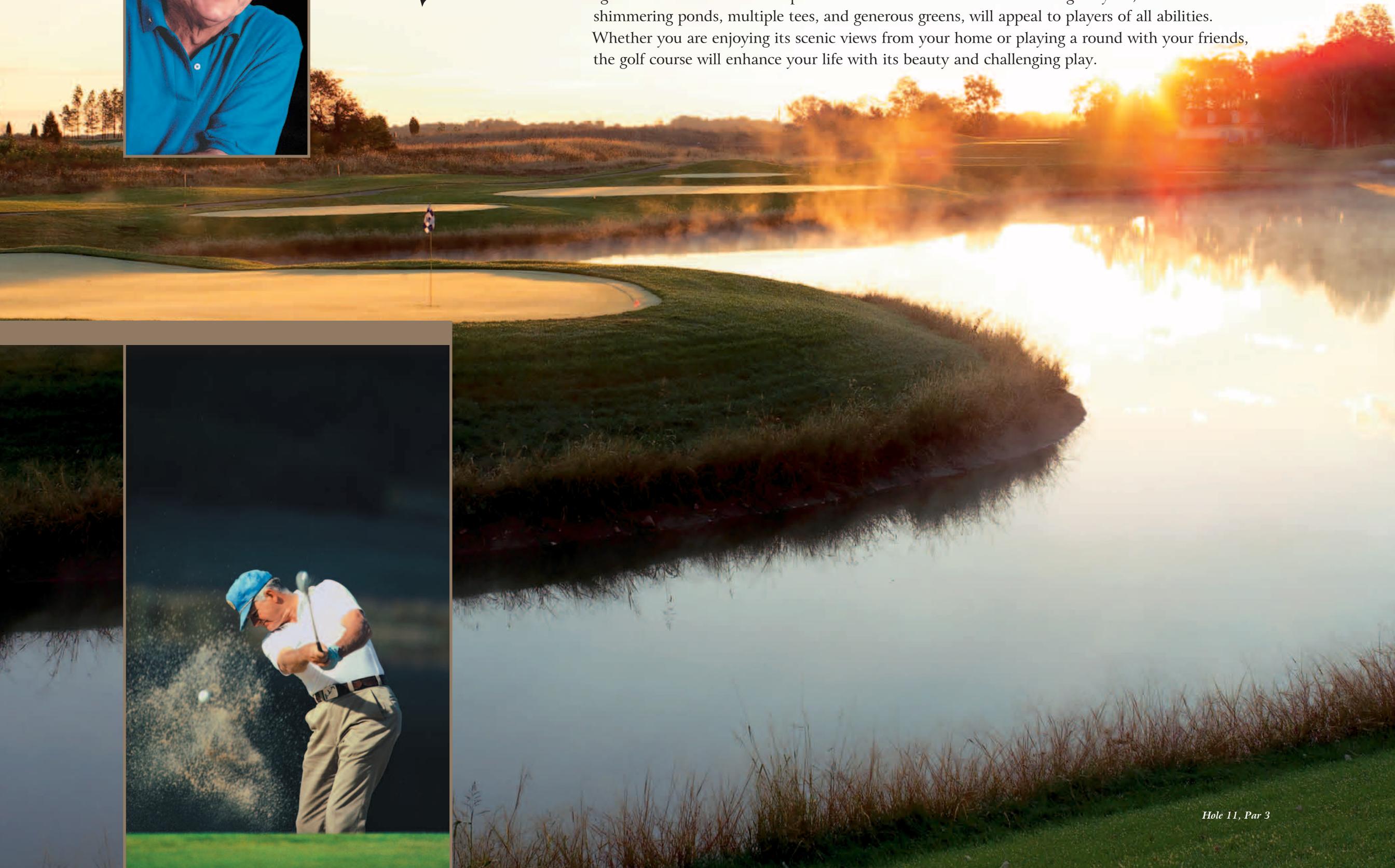
*The Regency Club is
the heart of Regency at
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THE LEGENDARY ARNOLD PALMER

Arnold Palmer and the Palmer Course Design Company are known for integrating challenging and enjoyable golf holes with the beauty of nature's landscape. The course at Regency has been designed to be as picturesque to look at as it is pleasurable to play. The rolling terrain is set against the dramatic backdrop of the Bull Run Mountains. The strategic layout, which features shimmering ponds, multiple tees, and generous greens, will appeal to players of all abilities. Whether you are enjoying its scenic views from your home or playing a round with your friends, the golf course will enhance your life with its beauty and challenging play.



Hole 11, Par 3



Regency at Dominion Valley is designed to take the concept of active-adult living to new heights. You will live and entertain with pride at Regency at Dominion Valley — where the good times are just beginning.





Toll Brothers ACTIVE LIVING®

you'll find an amazing selection of homes and neighborhoods designed for a vibrant lifestyle! Featuring elegant architecture, inviting streetscapes, and world-class amenities, Toll Brothers Active Living® communities will welcome you home.

All residences offer a combination of quality materials and superior design, where every detail is meticulously crafted, and every enhancement is seamlessly added to create a home that is uniquely yours. You can choose from an exceptional diversity of home styles — including carriage homes, condominiums, and single-family homes — many offering a low-maintenance lifestyle with exterior yard maintenance, landscaping, and snow removal all provided. And each home is backed by the expertise of the nation's premier builder of luxury homes.

You'll find Toll Brothers Active Living® communities of distinction in a variety of locations — from sophisticated locales in the heart of the city to charming neighborhoods set amidst picturesque scenery. And every location offers easy access to culture, recreation, fine dining, medical care, shopping, and entertainment.

The amenities found in Toll Brothers Active Living® communities are extraordinary. Many include professional-caliber golf courses and clubhouses that offer myriad social and dining

It's your turn now, and Toll Brothers Active Living® brings you the active-adult lifestyle you've waited for! In the most desirable locations throughout the country,

opportunities. You can also choose from communities that feature fully equipped fitness centers, swimming pools, walking and biking trails, and tennis, bocce, and shuffleboard courts.

At Toll Brothers, we build more than homes; we build *communities*. Trusted since 1967, 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. We have won numerous awards – the Company was named **2012 Builder of the Year** by *Professional Builder* magazine and becomes the first builder to have won this honor twice. Toll Brothers has won two other coveted awards in the home building industry as well: **America's Best Builder** and the **National Housing Quality Award**. We were also ranked #1 in 2011 and 2010 in Financial Soundness, Long-Term Investment, and Quality of Products/Services in *FORTUNE* magazine's annual **World's Most Admired Companies** survey in the home building category.* But, as always, 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.

*From the March 2011 and March 2010 issues of *FORTUNE* magazine.

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Toll Brothers
America's Luxury Home Builder®



REGENCY *at Dominion Valley*

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RegencyDominionValley.com

DIRECTIONS

From I-495, proceed west on I-66 to Exit 40 (Haymarket). Turn right onto Route 15 North. Continue 1 1/2 miles to left onto Dominion Valley Drive to our visitor center on the right.

A Luxury Resort-Style Community
for Active Adults by
Toll Brothers
ACTIVE LIVING®

2012 Professional
Builder of the year

