



REGENCY
AT PROSPECT
by Toll Brothers

A Luxury Active-Adult Community by Toll Brothers

Welcome Home to ...

*N*ow is your time to enjoy the finest moments of life.

At Regency at Prospect, you can indulge in a carefree way of life, set amid beautifully kept grounds. 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 at Prospect!



Regency at Prospect!



PARADISE FOUND

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

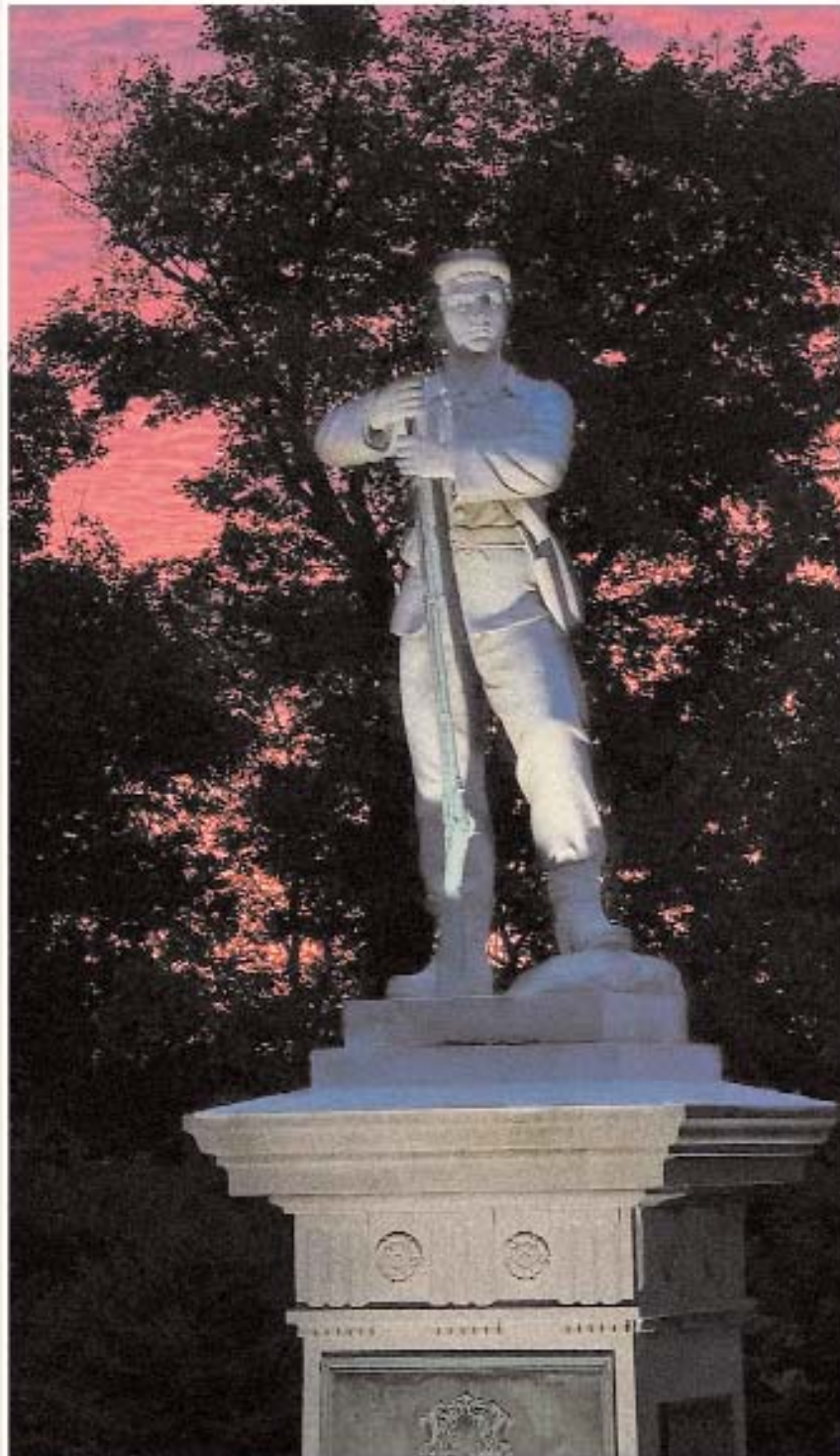
LET THE GOOD TIMES BEGIN

At Regency at Prospect, you will enjoy a fun-filled country club lifestyle with luxurious amenities, including a 7,000-square-foot private clubhouse with an outdoor swimming pool, fitness center, billiards room, card room, bocce ball court, tennis court, and putting green. There are also extensive walking trails, a private gardening center, and so much more!



*Amenities are included in your HOA monthly fees. Estimated completion, fall 2008.

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



Just minutes beyond the gated entrance to your neighborhood, you'll find the world at your feet — with excellent shopping and a wide choice of cultural events close to home! Regency at Prospect is only 3 minutes from Interstate 84, 6 minutes from Route 8, and 7 minutes from Interstate 691. Bradley International Airport in Windsor Locks can be reached in just 50 minutes. Whether you are planning to enjoy lunch in Boston, a ski weekend in Vermont, a Broadway show in New York City, or even a tour of the vineyards on Long Island, you will find anything is possible with just a short drive!

THE BEST IN COMMUNITY SERVICES

Excellent medical facilities are comfortably close to Regency at Prospect. Pond Place Medical Center is only 3 minutes from your new home, offering a complete range of medical services. Waterbury Hospital and Saint Mary's Catholic Hospital are conveniently located 7 minutes away. In less than 30 minutes you have access to the University of Connecticut Health Center and the Yale-New Haven Hospital. In addition, the hospitals and medical care facilities of the Hartford, New York, and Boston metropolitan areas, 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

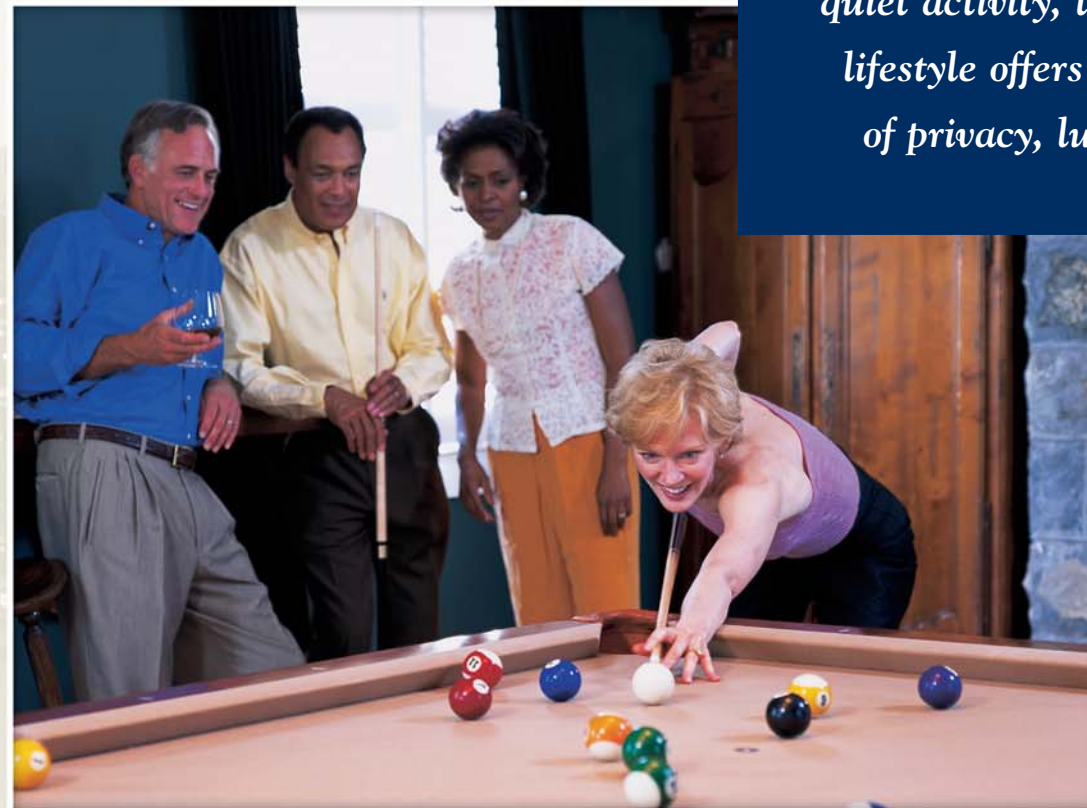
At Regency at Prospect, you don't have to worry about your lawn care, snow removal, and external home maintenance — so you'll have plenty of time to enjoy the good life. Plus, all of our homes are backed by the Toll Brothers guarantee of superior craftsmanship and lasting quality.

WORLD-CLASS SHOPPING AT YOUR DOORSTEP

Regency at Prospect is close to all types of shopping, from quaint small-town shops, antique stores, and specialty boutiques to modern malls. For your day-to-day needs, you will find Oliver's, a family-owned grocery store and local tradition since 1948, as well as Super Stop & Shop, Costco, and many other options less than 5 minutes from your new home. Pick up that last-minute gift, enjoy an evening at the movies, or select from several restaurants at the Brass Mills Mall, only 5 minutes away! But if you don't find what you are looking for, rest assured that the Westfarms Mall in Farmington, the Westfield Mall in Meridan, or the Danbury Fair Mall in Danbury will offer a tremendous selection at fine stores like Nordstrom, Filene's, and Lord & Taylor, less than 30 minutes from Regency at Prospect.



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



The Clubhouse Is the Heart of



No matter what your interests, you'll find the clubhouse is the place to be! When you want to enjoy a quiet day, you can curl up in the library with a good book, spend an afternoon shooting billiards or playing bridge, or catch up on your email on one of the clubhouse computers. Staying fit and active year-round is easy at the state-of-the-art fitness center, where you can work out with weight machines or join an aerobics class. Outdoors, you can enjoy tennis and bocce, or just relax poolside. In the evening, you can socialize or dance the night away in the clubhouse great room. Exciting activities and events are always happening here!



Regency at Prospect



THE CLUBHOUSE

Artist's renderings subject to field variations.

A Cultural and Recreational

*R*egency at Prospect, offering you both an exclusive neighborhood and a classic lifestyle, is an ideal place for you to share special moments with family, spend time with treasured friends, and make new friends too. It's a tranquil place to live with almost every type of recreational activity close at hand.

For the golf enthusiast, there is no shortage of options with more than 15 challenging golf courses and country clubs all within 10 miles of your new home. Polish your skills at the par 3, lighted executive course at Highland Greens, just miles from your front door. Private courses include the Waterbury Country Club, The Farms Country Club, and Wallingford Country Club. Public courses include East Mountain, Laurel View, and Hop Brook.

Several local and state parks are located within 20 minutes, including Sleeping Giant, West Rock Ridge, and Southford Falls State Parks. At these parks you can enjoy fishing, hiking, and picnicking. Just over an hour away, you will find serene beaches and the quaint New England countryside.

The area offers a broad variety of cultural diversions. Waterbury boasts the newly renovated Palace Theater featuring Broadway performances, comedy acts, family entertainment, and so much more! In downtown New Haven you can take advantage of many cultural and recreational activities. You can discover art and history at the Peabody Museum of Natural History or the Yale University Art Gallery, enjoy a theatrical presentation at the Oakdale Theatre, or try your luck at the Mohegan Sun and Foxwood Casinos.

In nearby New York City and Boston, you can explore an eclectic array of international dining, world-class entertainment, museums, and art galleries.

EXPAND YOUR HORIZONS

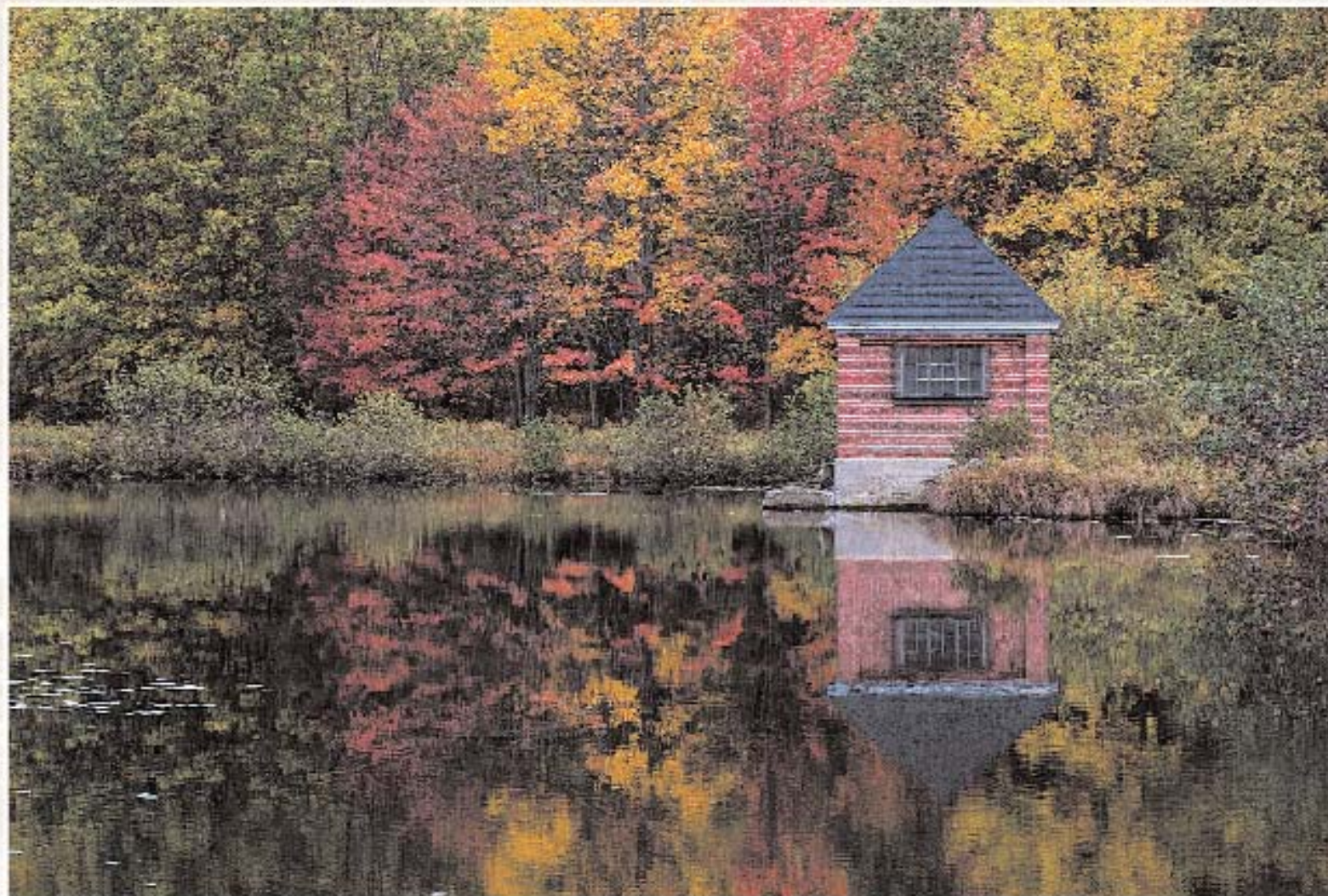
Your new community offers a wealth of opportunities to learn! Nearby, the University of Connecticut has continuing education available with a wide selection of day and evening courses. Yale University, less than 30 minutes away, also offers summer courses in continuing education. In addition, many other excellent academic institutions in Hartford are just 30 minutes away.



Paradise

AN AREA OF UNEQUALLED BEAUTY

In Regency at Prospect 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 at Prospect.



 **REGENCY
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At Toll Brothers, we build more than homes; we build *communities*. For 40 years we've been building communities in picturesque settings where luxury meets convenience, and where neighbors become lifelong friends. Toll Brothers is there — in the smallest finishing details of your home, in the setting that makes your home part of a neighborhood, and in the neighborhoods that create your community.

When you choose Toll Brothers, you choose our unwavering commitment to quality and customer service. We are 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*. In addition, we have been chosen as the *First Place Winner for Innovative Product Design* in the Big Builder Apex Awards — where we were also recognized for Leadership and Management, and Operational Excellence, and named as one of the Most Admired Big Builders of the Year.

But our greatest reward comes from the recognition we receive from our homeowners. As the nation's leading builder of luxury homes, we take pride in creating homes that are as beautiful to look at as they are comfortable to live in. 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.

CHOOSE CONVENIENT HOME SERVICES FOR 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, has an understanding of the new home lending process that no other lender can match. It offers numerous financing options to suit your individual needs, including long-term rate protection for up to 24 months! TBI Mortgage Company also continuously monitors the mortgage market to ensure that the very best programs are available at preferred rates to Toll Brothers home buyers. The TBI Mortgage Company's mission is to provide you with a level of service that exceeds your expectations. It will work in concert with your Toll Brothers sales and construction teams for a flawless home buying experience.

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. Upgraded home security systems are available at a discounted cost with the purchase of a monitoring agreement. Ask your salesperson about our competitive rates.

THE TOLL BROTHERS BUYER SATISFACTION PROGRAM

Our ultimate goal is for you to move into a home built to the highest standards. To make sure your home meets your expectations, 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. The result is that you can entertain guests as soon as you move in! To give you lasting peace of mind, we also give you a ten-year limited warranty.

OUR WARRANTY REPRESENTATIVES ARE HERE FOR YOU ... ALWAYS!

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 know that your satisfaction is dependent on the care and service we provide before and after you purchase your home. Therefore, our customer care representatives are committed to offering you the exemplary customer service we've built our reputation on — for the duration of your ten-year warranty.



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. We take our commitment to environmental stewardship seriously. Nationwide, Toll Brothers encourages environmental awareness and protection by partnering with conservation groups that include:

- The National Wildlife Federation
- The Audubon Society

Through these respected organizations, we've earned community certifications for programs such as Backyard Wildlife Habitats and Audubon Cooperative Sanctuaries for Golf Courses. These certifications assure our residents that the natural beauty of their communities will remain a proud legacy for generations to come.

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

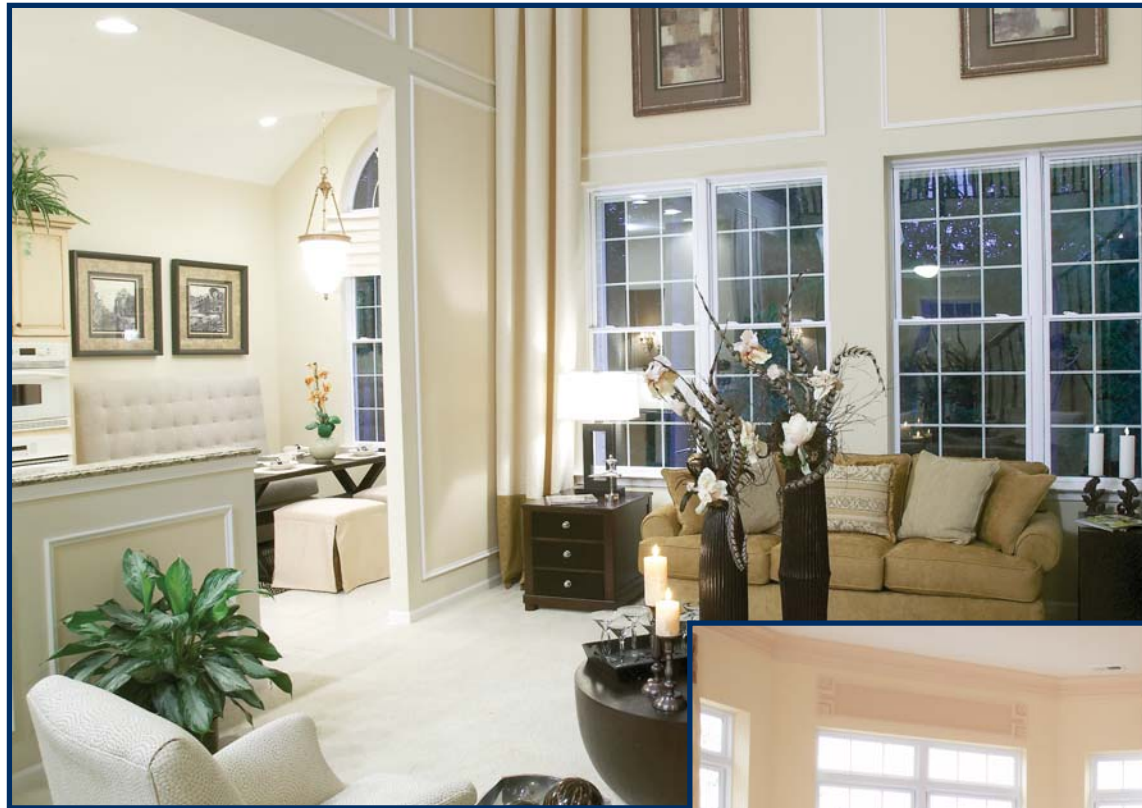
As part of our award-winning conservation efforts, where possible we:

- Save and transplant thousands of existing trees
- Plant new trees throughout our communities
- Preserve and restore existing waterways
- Maintain designated open space
- Design communities that incorporate and conserve existing landscapes
- Create walking trails dedicated to the enjoyment of these tranquil settings

Toll Brothers, a Fortune 500 company, is the nation's premier builder of luxury homes and is currently building in Arizona, California, Colorado, Connecticut, Delaware, Florida, Illinois, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Pennsylvania, Rhode Island, South Carolina, Texas, Virginia, and West Virginia. With this experience behind us, you can be assured that your new home here in Regency at Prospect will be a source of pride and satisfaction for many years to come. Toll Brothers, Inc. is the successor to three generations of home builders and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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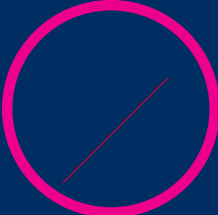
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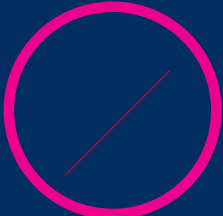
**NATIONAL HOUSING
QUALITY AWARD**
National Association of Home Builders
and Professional Builder Magazine

AMERICA'S BEST BUILDER
National Association of Home Builders
and Builder Magazine

**NATIONAL BUILDER
OF THE YEAR**
Professional Builder
Magazine



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Prospect, CT 06712
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Directions to Regency at Prospect

From I 84: Take Exit 23 and proceed 1 1/10 miles to Route 69. (RT 69 is Hamilton Ave. and becomes Waterbury Rd.) Turn right onto Route 69 South and travel 2 miles to Maria Hotchkiss Road. Turn left onto Maria Hotchkiss Road and proceed 4/10 mile to Scott Road. Turn left onto Scott Road and proceed 4/10 mile to the Regency at Prospect entrance on the right.



For more information on Toll Brothers communities nationwide, visit TollBrothers.com.

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