



Regency

◆ AT FISHKILL ◆

Toll Brothers

America's Luxury Home Builder®

Welcome Home to Regency at Fishkill

Now is your time to enjoy the finest moments of life. At Regency at Fishkill, you can indulge in a carefree lifestyle of luxury, 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 Fishkill!

Paradise Found

Your year-round vacation begins at the gated entrance to Regency at Fishkill and never ends. Nestled in the charming town of Fishkill, Regency is a community of luxurious homes located within walking distance of many of life's conveniences. This private community is just minutes from everything you may need.

A World of Possibilities ... in a Convenient Location

Just beyond the entrance to your neighborhood, you'll find the world at your feet! Excellent shopping, a wide choice of recreational options, and fabulous restaurants are close to home! In fact, Regency at Fishkill is within walking distance of fantastic shopping and Vassar Brothers Medical Mall. You are also within 3 minutes of Route 9, Interstate 84, and the Village of Fishkill. The town of Poughkeepsie can be reached in just 15 minutes. Danbury, Connecticut, can be reached in 35 minutes, while White Plains, New York, is 45 minutes away. Traveling to New York City is an easy 72-minute ride on Metro North's services from either the Beacon or New Hamburg stations, both within 10 minutes of your new home. Stewart International Airport can be reached in just 20 minutes, and is serviced by US Airways, American Airlines, Northwest Airlines, and many other carriers.

A Luxury Lifestyle That's Carefree

At Regency at Fishkill, 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 Fishkill is close to all types of shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Hudson Valley Town Center and Wal-Mart Shopping Plaza are within walking distance. The gleaming new Ransley Square is also only 3 minutes away and features Starbucks, Panera Bread, and a host of convenient shops. In charming Fishkill, Cold Spring, and Rhinebeck, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember your name. The Poughkeepsie Galleria is just 15 minutes from Regency at Fishkill, and the fabulous Danbury Mall is 35 minutes away with Lord & Taylor, Macy's, and over 215 fine specialty shops.



Expand Your Horizons

Your new community offers a wealth of opportunities for learning! Nearby, Marist College and Dutchess County Community College offer continuing education with a wide selection of day and evening courses, including computers, history, and nutrition. In addition, Vassar College, The Culinary Institute of America, and the State University of New York at New Paltz are all approximately 30 minutes away.

The Best in Community Services

Excellent medical facilities are comfortably close to Regency at Fishkill. Vassar Brothers Medical Mall is within walking distance, and St. Francis Hospital and Vassar Brothers Medical Center, only 20 minutes from your new home, offer a complete range of medical services. In addition, the hospitals and medical care facilities of the New York metropolitan area, acclaimed worldwide for research and treatment, are very accessible.

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

An Area of Unequaled Beauty

At Regency at Fishkill, 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 Fishkill.



The Clubhouse Is the Heart of Regency at Fishkill

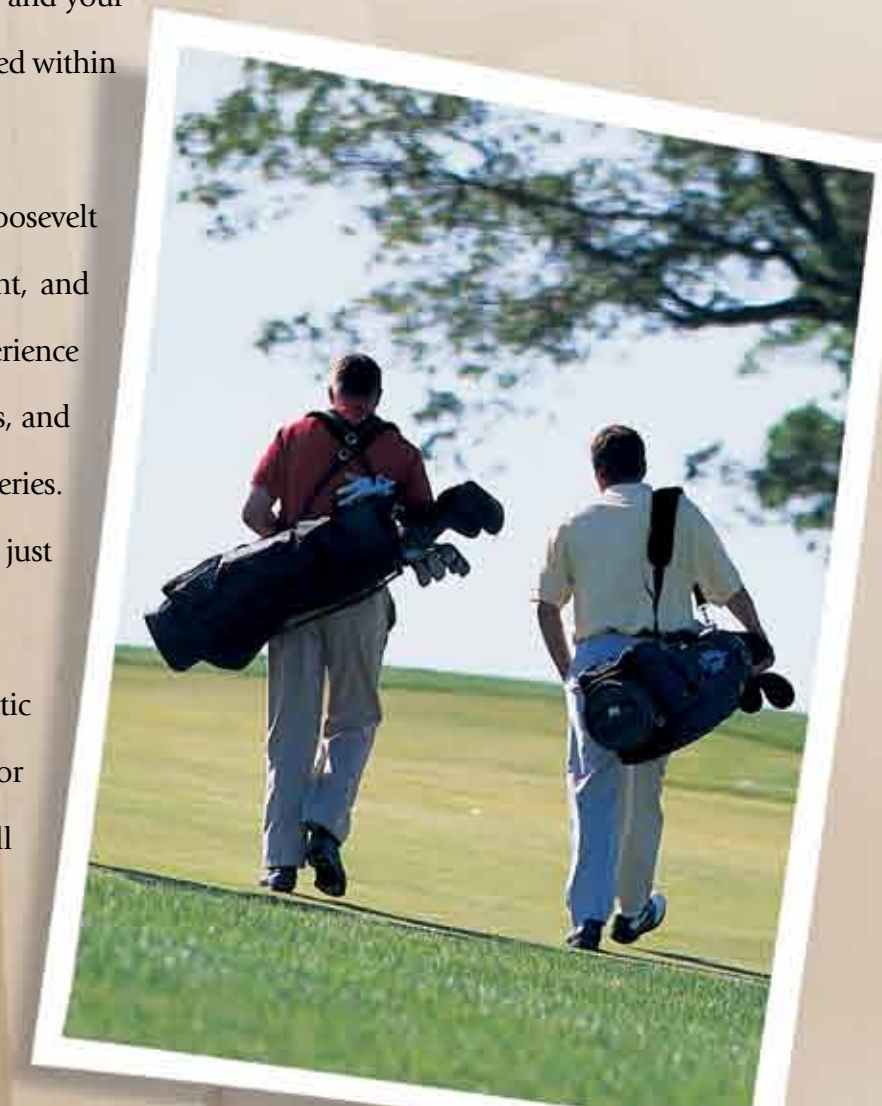
No matter what your interests, you'll find the clubhouse is the place to be! When you want to spend your day quietly, you can curl up in the lounge with a good book, spend an afternoon playing bridge, or catch up on your email on one of the clubhouse computers. Staying fit and active year-round is easy at the fitness center. Outdoors, you can take a refreshing swim, relax amidst the beautiful surroundings, or enjoy a leisurely stroll along the walking trails. In the evening, you can socialize or take part in the community events. Exciting activities and events are always happening here!

A Cultural and Recreational Paradise

Regency at Fishkill offers you both an exclusive neighborhood and a classic lifestyle. Regency at Fishkill 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. Several challenging public, private and semi-private golf courses and country clubs are nearby, including Beekman, Trump National Golf Club Hudson Valley and Casperkill Country Clubs, all within 20 minutes. The Great Hudson Sailing Center, approximately 45 minutes away, offers charters, sunset cruises, and sailing lessons. Several local, county, and state parks are located within 20 minutes, including Bowdoin County Park, Stony Kill Farm, and James Baird State Park. At these parks you and your family can enjoy swimming, fishing, ice skating, hiking, and picnicking. Fitness and exercise clubs are also located within 5 minutes of your new home.

The Dutchess County area offers a broad variety of cultural and nightlife diversions. Visit the Franklin D. Roosevelt National Historic Site, which includes Springwood, the lifelong home of America's only four-term President, and the Presidential Library and Museum. Enjoy theatrical presentations at the Bardavon Opera House, or experience fine dining at one of the many excellent restaurants and country inns in Fishkill, Cold Spring, Wappinger Falls, and Rhinebeck. Beacon is an exciting new hub for artists, and its welcoming streets are lined with art expos and galleries. Wander through the Van Brunt Gallery and discover original works from talented contemporary artists, or travel just over the Newburgh-Beacon Bridge, where you will find charming and lively waterfront restaurants.

In New York City, 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 root for professional sports teams, including the Yankees, Mets, Jets, Giants, Knicks, Nets, Rangers, and Devils. Fishkill is also home to the Dutchess County Renegades, a professional minor league baseball team.





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 in FORTUNE magazine's 2010 World's Most Admired Companies Survey* among home building companies, 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.

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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).

*From the March 22, 2010 issue of FORTUNE Magazine.

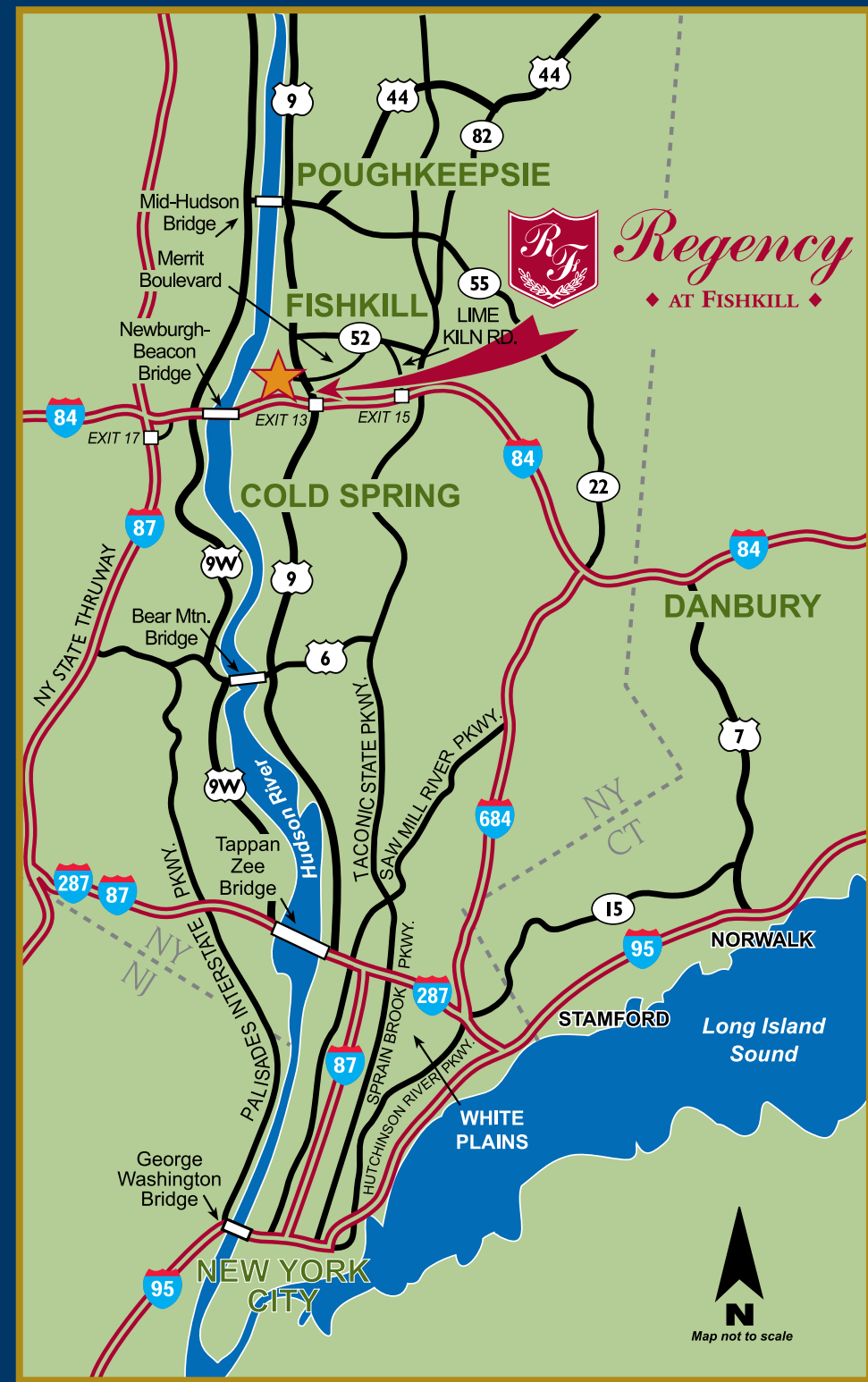
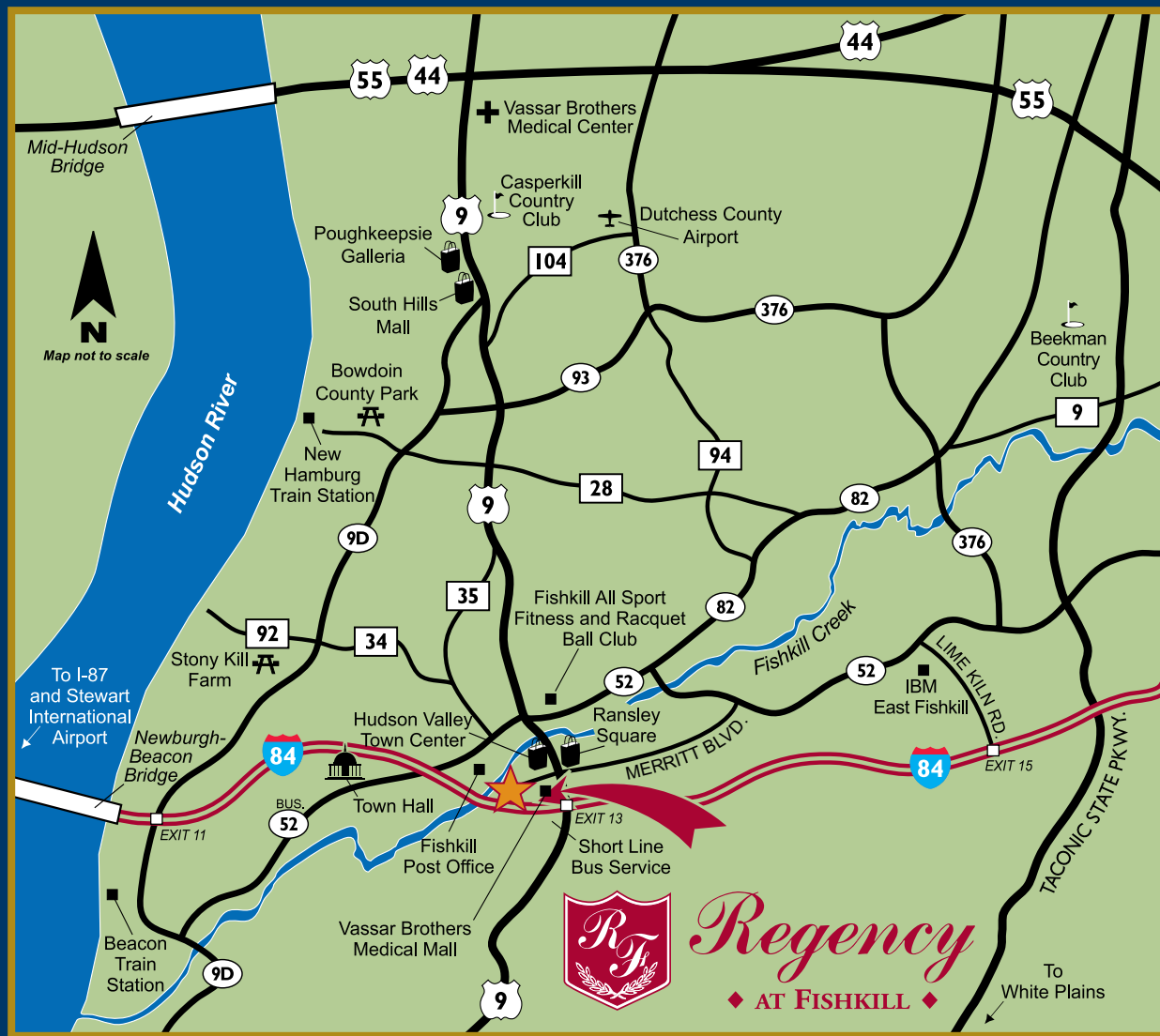


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RegencyAtFishkill.com

For more information on Toll Brothers communities nationwide, visit

TollBrothers.com
America's Luxury Home Builder®

Directions to Regency at Fishkill

From Interstate 84: Take exit 13. Travel north on Route 9 for approximately $\frac{2}{10}$ mile to Westage Drive and turn left. Proceed $\frac{2}{10}$ mile to Westage Business Center Drive and turn right. Proceed to traffic light and turn left onto West Merritt Boulevard and continue approximately $\frac{1}{10}$ mile to Regency at Fishkill sales center on the left.

