



DIRECTIONS: From I-40 take Exit 276, Fayetteville Road. Proceed south on Fayetteville Road for 1 mile and turn left into the entrance of The Hills at Southpoint.

The Hills at Southpoint

8201 Fayetteville Road, Durham, NC 27713
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TollBrothers.com



THE HILLS AT *Southpoint*

Toll Brothers
America's Luxury Home Builder®



Welcome Home to...



THE HILLS AT
Southpoint

*If you take a few minutes to read this brochure, you will find that the time was well spent.
This brochure is filled with facts . . . facts you should know when considering a place to live.*

**Surrounded by picturesque landscapes, community parks, and walking trails,
The Hills at Southpoint is a community of luxurious homes located near The Streets at
Southpoint mall. Nestled in a charming country setting, this well-appointed community
is just minutes from any convenience you may need.**



A Convenient Place to Live

In The Hills at Southpoint, you will enjoy the relaxed atmosphere of luxurious family-oriented living with superior schools, excellent shopping, and a wide choice of cultural events close to home. Located on Fayetteville Road in the heart of the Triangle, The Hills at Southpoint is just 1 mile south of Interstate 40. Chapel Hill, Cary, and downtown Durham can be reached in less than 15 minutes, while Raleigh is only 25 minutes away. The Research Triangle Park (RTP), the nation's largest research park and a business hub for a multitude of pharmaceutical and technology companies, is within a short commute, and Raleigh-Durham International Airport can be reached in just 15 minutes.

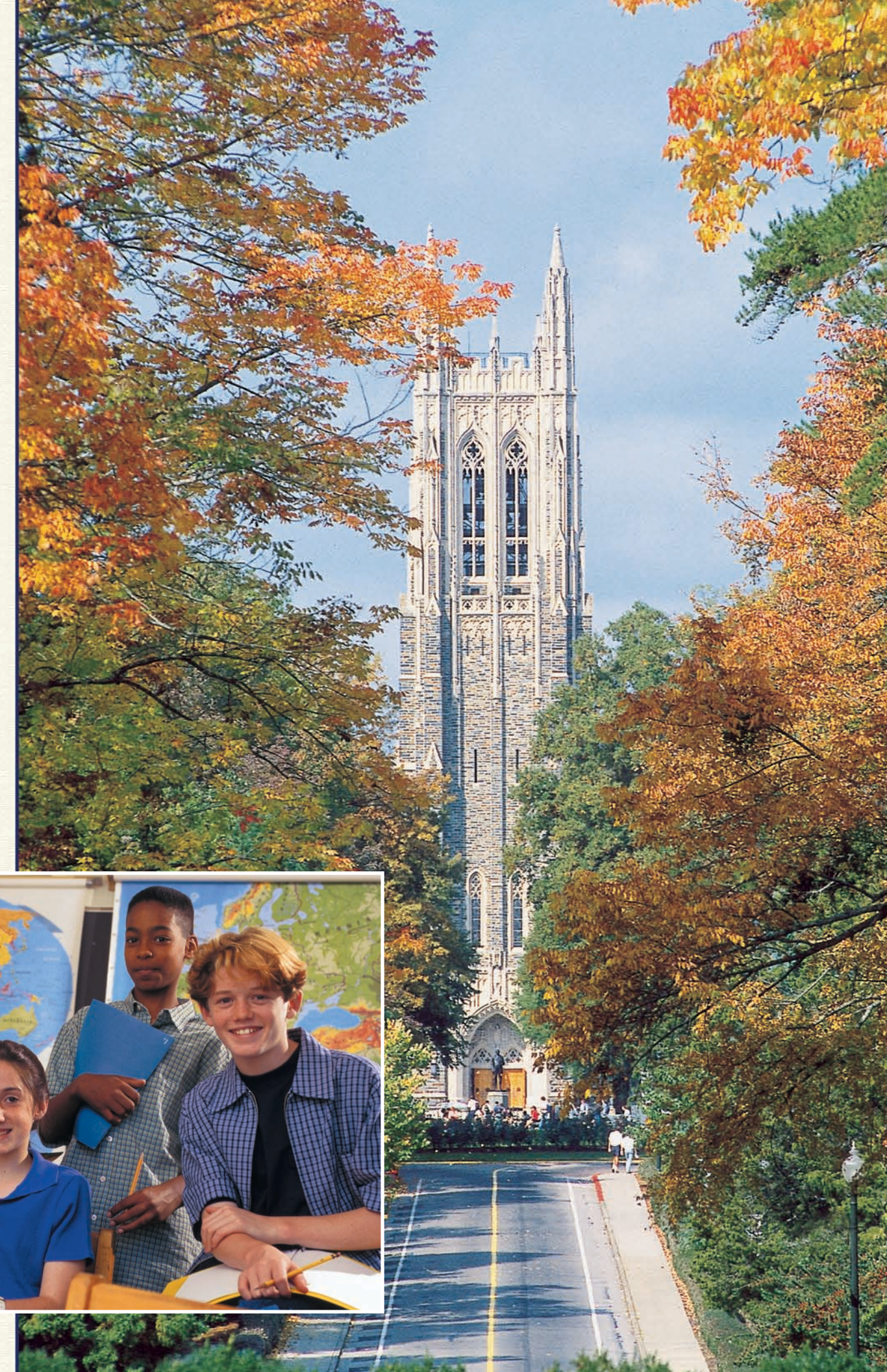
A Focus on Education.

As a homeowner in The Hills at Southpoint, you will join a community where education is given the highest priority. Creekside Elementary, one of the area's newest schools, offers a state-of-the-art facility where your children can express their creative and analytical sides. At Jordan High School, over 90% of the students continue their education after graduation. Jordan High School also takes pride in its Freshman Academy, a structured program to help ninth graders assimilate into the high school community. Gifted programs are available at all grade levels, and the high school offers over 15 college advanced placement courses. In addition, eligible students are awarded the opportunity to take specialized courses at Duke University and the University of North Carolina at Chapel Hill (UNC). Durham Tech Community College offers an outstanding parallel program of vocational courses. Students in the Durham area consistently earn many awards and scholarships for high levels of achievement in mathematics, science, history, music, and art. Many of these high school graduates attend the finest colleges in the country, including Ivy League universities and Atlantic Coast Conference schools.

Superb private schools, including the prestigious Durham Academy, St. Thomas More Roman Catholic Primary School, Duke School, Cresset Christian Academy, Carolina Friends School, Immaculate Catholic School, Chesterbrook Academy, Heartwood Montessori School, and Cardinal Gibbons High School, are all within 15 minutes of The Hills at Southpoint.

The Durham School of the Arts is a local magnet school with a highly respected program for visual and performing arts.

Duke University and UNC, both less than 10 minutes away, offer full-time and continuing adult education with a wide diversity of day and evening courses. In addition, many excellent academic institutions in Raleigh, including North Carolina State University, Meredith College, Peace College, and Wake Technical Community College, are just 25 minutes away.





The Best in Community Services

Durham, known as the "City of Medicine," has excellent medical facilities that are comfortably close to The Hills at Southpoint. The City of Medicine was so named for its more than 300 medical and health-related companies and medical practitioners and for its universities with a medical and biotechnical focus.

Duke University and UNC Hospitals, both teaching and research hospitals, are only 10 minutes from your new home and offer a complete range of medical services. In addition, the hospitals and medical care facilities of the Raleigh metropolitan area, recognized worldwide for research and treatment, are very accessible.

Also serving the community of The Hills at Southpoint are houses of worship representing almost all faiths.



The Streets at Southpoint Mall

World-Class Shopping at Your Doorstep

The Hills at Southpoint is close to all types of shopping, from quaint antique and specialty boutiques to modern malls.

The award-winning Streets at Southpoint mall, a beautiful new indoor and outdoor shopping center anchored by Nordstrom, Macy's, Hudson Belk, Sears, and JC Penney, is less than 1 mile from The Hills at Southpoint.

The mall also has over 100 fine specialty shops, a movie theater, outdoor walkways and patios with fountains, and several wonderful restaurants. For convenient one-stop shopping, the Homestead Plaza is less than 3 minutes away. In charming Sutton Station, you will discover unique stores where you can count on receiving personal service from shopkeepers who remember you by name. Take a stroll through Brightleaf Square's courtyard of shops and restaurants within historic buildings. Enjoy shopping, fine dining, a Durham Bulls game, and more at the newly renovated American Tobacco Complex only 10 minutes away.

Neighborhood Fun for You and Your Family!

The Hills at Southpoint, offering you both an exclusive neighborhood and a comfortable lifestyle, is an ideal place for you and your family to make new friends. It is a tranquil place to live and offers a wide variety of activities – all within the community. The community clubhouse at The Hills at Southpoint is a hub for social gatherings, with activities for the whole family including pool parties and swim team practices at the community pool, as well as fun play dates for the younger children at the tot lot and multipurpose court.



A Cultural and Recreational Paradise

From The Hills at Southpoint, the cities that make up the Triangle region – Raleigh, Durham, and Chapel Hill are just minutes away.

This location in the heart of North Carolina – just a 2-hour drive east to the sparkling beaches of the North Carolina coast and 3 hours west to the majestic Blue Ridge Mountains – is part of what makes the Triangle region so desirable.

The Hills at Southpoint is bordered by the American Tobacco Trail, a 22+ mile trail, that is perfect for leisurely walks, horseback riding, or invigorating bike rides. Take a few minutes walk down the trail to the Herndon City Park, which adjoins the community, or take a short drive to Eno River State Park or Raleigh's William B. Umstead State Park. At these parks you and your family can enjoy playing sports, hiking, and picnicking. The beautiful Jordan Lake, a 43,000-acre wildlife preserve and reservoir, and its many recreation areas are located minutes away and offer boating, fishing, hiking, camping, and nature-watching. Several challenging private and semi-private golf courses and country clubs are nearby, including Brier Creek, Hope Valley, and

Chapel Hill Country Clubs. Scenic public golf courses, including Duke University Golf Course and UNC Finley Golf Course (home to the Tar Heels golf team), are within 10 minutes.

For indoor exercise, several fitness clubs are also within 5 minutes of your new home.

The Durham area offers a wealth of things to see and do. Durham is home to over 300 restaurants and numerous nationally acclaimed chefs. Enjoy a variety of concerts, shows, and plays at the culturally rich outdoor setting of the American Tobacco Campus amphitheatre, the historic B.N. Duke Auditorium, The Carolina Theatre, the new Durham Performing Arts Center, or the many other venues Durham has to offer.

The Triangle area offers a broad range of cultural diversions. You can discover history and art at the Ackland Art Museum in Chapel Hill, the North Carolina Museum of Art, the Museum of Life and Science, and the Natural History Museum in Raleigh. In downtown Raleigh, the Progress Energy Center for the Performing Arts, a theater and music hall complex, comprises five venues: Fletcher Opera Theater, Meymandi Concert Hall (home of the North Carolina Symphony), Kennedy Theater, Lichtin Plaza, and the Raleigh Memorial Auditorium. These theaters regularly feature music, dance, comedy, and Broadway touring productions. For more intimate plays and presentations, experience the quaint setting at the Keenan and Paul Green Theatres at UNC or the Raleigh Little Theatre. During the summer, delight in a show or concert under the stars at the Koka Booth Amphitheater at Regency Park in Cary, the outdoor amphitheater at the Raleigh Little Theatre, or Lichtin Plaza at the Progress Energy Center. For fine dining, excellent restaurants and country inns abound in the Triangle area.

Sports fans can cheer for professional teams, including the Stanley Cup champion, Carolina Hurricanes, the NFL's Carolina Panthers, and the famous Durham Bulls baseball team. College teams from the three major Atlantic Coast Conference universities in the Triangle - Duke

University, North Carolina State University, and UNC - are also local favorites!

In the Triangle 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.



An Area of Unequelled Beauty

In The Hills at Southpoint, 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 The Hills at Southpoint.





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. 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**. 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 program. The first orientation takes place five to seven days before settlement, utilizing Toll Brothers' detailed checklist as a guide. Then, once again prior to settlement, you'll review 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 500 company, Toll Brothers is currently building in 21 states and is a publicly owned company whose stock is listed on the New York Stock Exchange (NYSE:TOL).

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