



REGENCY
AT PROVIDENCE



Where the Good Times Begin ...



Enjoy the quality of life you deserve in a community filled with activities and new friends. Our Regency staff will mow your lawn, shovel the snow, and maintain the community; you will always be proud of where you live. The good life awaits you at Regency at Providence.

At Regency at Providence, you will enjoy a fun-filled, carefree lifestyle in a community with world-class amenities including a luxurious clubhouse that features a fitness center, activity rooms, indoor and outdoor swimming pools, and tennis courts. Meeting your neighbors will be easy as you stroll along the sidewalks and picturesque walking trails of this remarkable community.



Coming Home



Your new lifestyle begins at the entrance to Regency at Providence and never ends. Regency is a luxurious sanctuary offering resort-style living, and is backed by the nationally renowned Toll Brothers reputation as your guarantee of extraordinary quality. Regency at Providence is destined to become the most sought-after active-adult community in Montgomery County.



A World of Possibilities

Nestled in the rolling hills of Montgomery County, Regency offers almost endless entertainment possibilities. The community is centrally located, only 15 minutes to King of Prussia, 30 minutes to Philadelphia, and 45 minutes to the Philadelphia International Airport. For a day of culture or recreation, you can visit Center City Philadelphia and enjoy the Philadelphia Orchestra in the new Kimmel Center, as well as numerous theaters, museums, restaurants, historic sites, and the excitement of six professional sports teams.

This vibrant area is famous for its fabulous shopping, from quaint antique and specialty boutiques to modern malls. For convenient one-stop shopping, the Audubon Village and Collegeville Shopping Centers and The Marketplace at Oaks are less than 10 minutes away. In the charming towns of Malvern, Skippack, and Manayunk, you will discover unique stores where you can count on receiving personalized service from shopkeepers who remember you by name. The spectacular Court and Plaza at King of Prussia, with Neiman Marcus, Nordstrom, Bloomingdale's, and over 300 fine specialty shops, are just 15 minutes away.

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

Excellent medical facilities are also comfortably close to Regency. Within 20 minutes of your new home, the University of Pennsylvania's Phoenixville Hospital and Paoli Hospital, a Main Line Health hospital, offer a complete range of medical services. In addition, the medical care facilities of Philadelphia, acclaimed worldwide for research and treatment, are readily accessible from Regency at Providence.

Additionally, there are many houses of worship throughout the area representing most faiths.



enjoy the scenic trails of the Audubon Wildlife Sanctuary in nearby Lower Providence Township. The Audubon Sanctuary is the former home of the author and naturalist, John James Audubon. Located on a 175-acre sanctuary, the Sanctuary features many programs throughout the year including bird watching, nature walks, and seasonal festivities. There are also many special community events held throughout the year, including the popular equestrian shows at Radnor Hunt and Devon, professional golf tournaments at nearby courses, and seasonal festivals in Chadds Ford and at the Winterthur Museum and Longwood Gardens.

For the golf enthusiast, Regency at Providence is close to many private country clubs including RiverCrest, Spring Ford, Phoenixville, Jeffersonville, and Chester Valley Golf Clubs.

A number of challenging public courses, such as Bella Vista, Glen Mills, and Turtle Creek, are also nearby.

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



On the Go

If you enjoy the great outdoors, the surrounding area boasts a wide variety of things to do. 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 at Providence. You will also want to visit the spectacular floral and landscape displays at world-renowned Longwood Gardens, or



The Heart of the Community

Staying healthy and active is year-round fun with Regency's state-of-the-art fitness center, tennis courts, and indoor and outdoor swimming pools. You will find the clubhouse at Regency at Providence is a place to expand your mind, improve your body, or just enjoy time with friends. It is a hub of activity for the community and a great place to meet people who share your interests. Spend a rainy afternoon shooting billiards or playing bridge. In the evening, socialize with your friends, dance the night away in the clubhouse's great hall, or read a good book on the clubhouse deck.



Whether visiting with friends at the clubhouse, enjoying an afternoon swim, or taking an evening stroll through the community, the Regency at Providence lifestyle offers you a welcome feeling of privacy, luxury, and relaxation.



REGENCY AT PROVIDENCE

Regency at Providence is designed to take the concept of active-adult living to new heights.

You will live and entertain with pride at Regency at Providence, where the good times are just beginning.





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.

CONVENIENT HOME SERVICES FOR ONE-STOP SHOPPING!

The following Toll Brothers subsidiaries may offer services in your area. For more information, please ask your sales representative.

TBI Mortgage has an understanding of the home buying process that is second to none. TBI Mortgage has considerable access to a national marketplace for mortgage funds, and can provide flexible terms and alternatives not generally offered by other lenders. TBI Mortgage continuously monitors the mortgage market to ensure that the very best programs are available at preferred rates.

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.

Toll Landscape was formally established in 1993 to serve our home buyers. Our long-standing relationships with local growers and nurseries mean that we can provide you with outstanding selections, exceptional quality, competitive prices, and timely responses. And our commitment to quality and service ensures that your landscape enhancements will be a source of pride and enjoyment for years to come.

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.

Toll Brothers
America's Luxury Home Builder®

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

From the moment you move into your new home, your warranty 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 warranty 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
- Audubon International

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

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 Providence 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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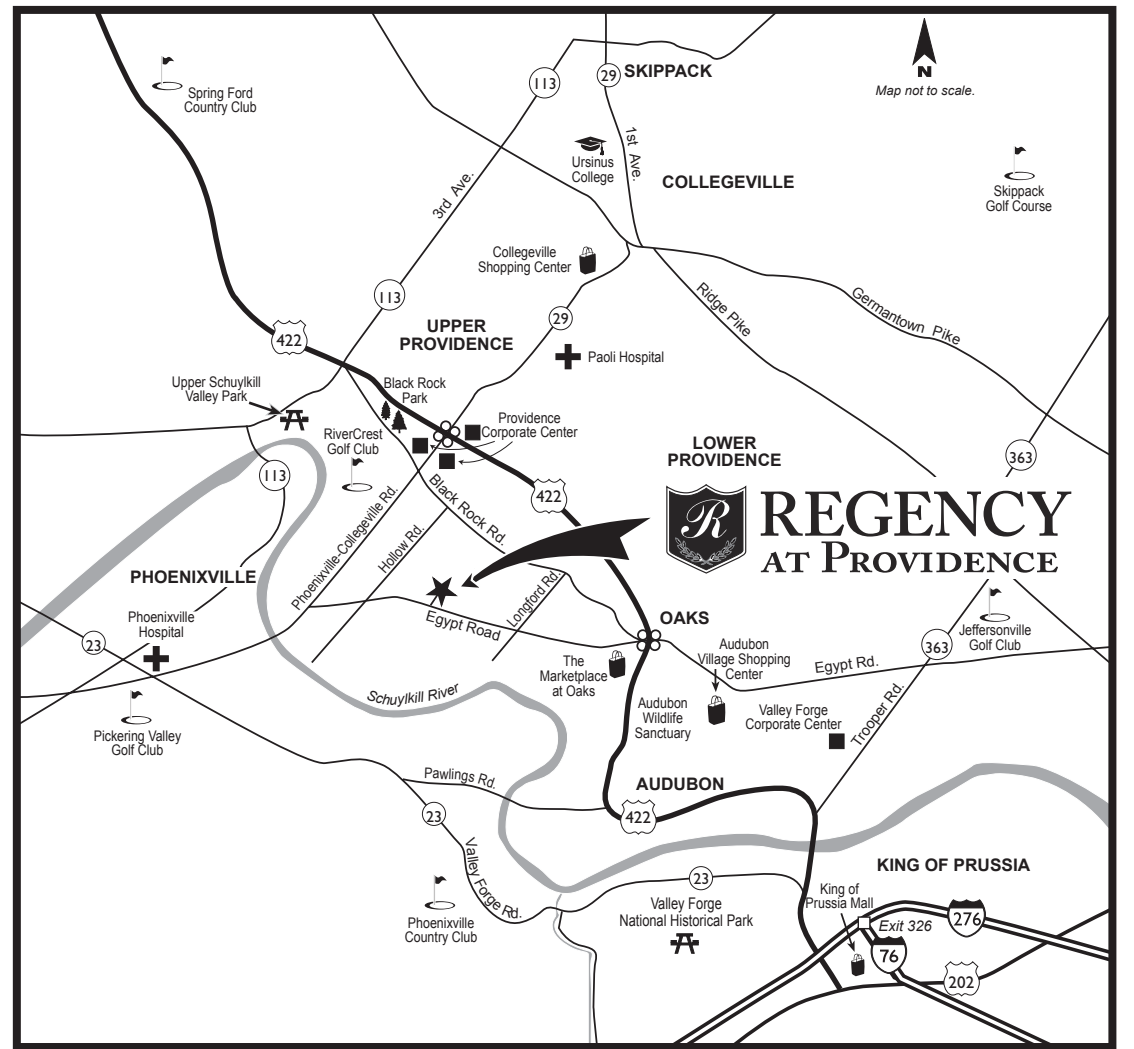
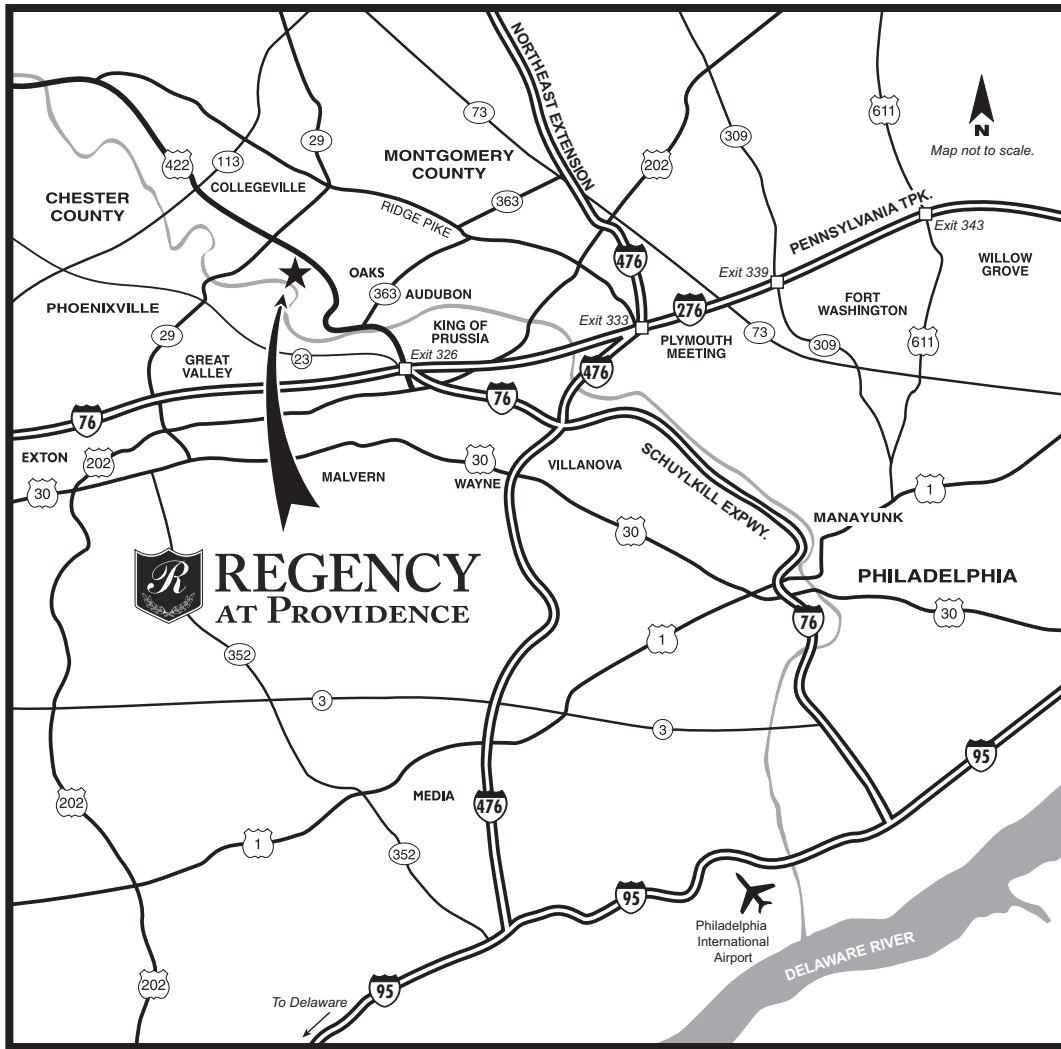


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Directions to Regency at Providence

From Route 202 in King of Prussia: Take Route 422 West for 6 miles and exit at Oaks. At the bottom of the ramp, turn left onto Egypt Road and proceed for 2 miles. Regency's main entrance will be on your right.



REGENCY AT PROVIDENCE

Egypt & Hollow Roads, Oaks, PA 19460 • 610-933-4600

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