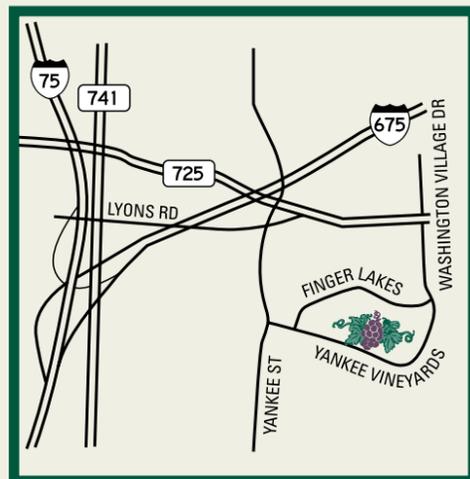


For gracious living, The Arbors offers an address of

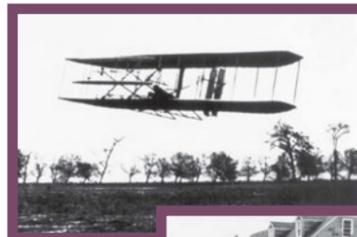
distinction where you will find a lifestyle of unparalleled comfort and convenience.

Situated in Washington Township, one of the most sought after locations, The Arbors is near all your important destinations...

including major highways, restaurants, entertainment and recreation, shopping, medical and office facilities, financial institutions, churches, and the Centerville School System.



SIMMS TRADITION



In 1903, the Wright Brothers practiced flying at Simms Station, the Simms' family farm. Since then, Dayton's history and the Simms name have been intertwined.



Alexander Simms, a major developer in the Dayton area, pioneered the Simms Tradition of "quality comes first". In a move ahead of the times, Alex's wife, Dorothy, ran the business for three years while he served as a fighter pilot in World War II.

In 1957, Charles V. Simms founded Charles V. Simms Development and continued the Simms Tradition in single family, condominium, and apartment development. Working with his son, Charles H. Simms, he provided innovative home designs in the most desirable locations. To keep the apartment communities up to the high standards with which he built them, Charles established Simms Management in 1988.



In 1995, in recognition of his exemplary work in the building industry, Charles won the coveted National Multi-Family Builder of the Year Award. Then in 1996, a new era began with Charles H. Simms carrying on the Simms Tradition by purchasing his father's development company. With a history of excellence behind them, both father and son look forward to a future that offers the same "quality comes first" philosophy that has made the Simms name the benchmark by which to measure homebuilding in the Miami Valley.

THE
ARBORS
OF YANKEE VINEYARDS



Community Plan

The Arbors is designed so every home has a spectacular lake view and easy access to all the amenities.

1500 Finger Lakes
Dayton, Ohio 45458
(937) 291-1990
Fax (937) 291-1965

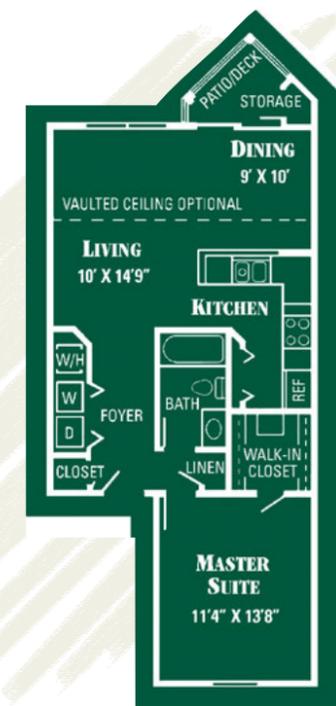
www.simmsmanagement.com

Like "The Arbors of Yankee Vineyards" on Facebook



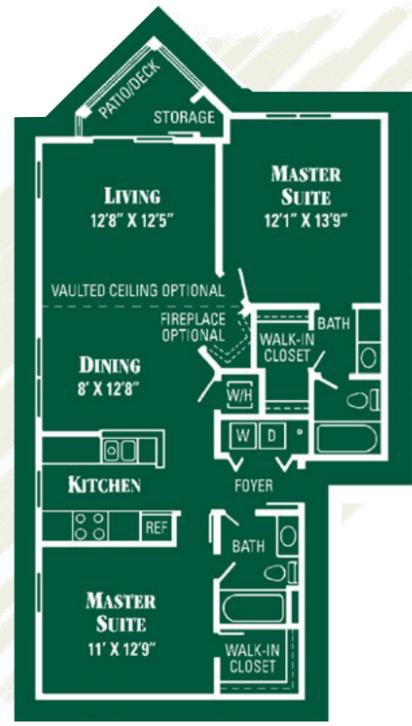
Venezia

732 Sq. Ft. \$ _____



Bordeaux

1008 Sq. Ft. \$ _____



The Arbors offers the finest vintage in apartment living with all the amenities you expect for today's lifestyle.

Situated in one of the most desirable areas of Washington Township, this beautiful community features one, two, and three bedroom homes with spacious rooms, architectural splendor, and panoramic lake views.

The host of amenities include: a spacious club house with social room, exercise and laundry facilities, tennis and volleyball courts, swimming pool, and an abundance of lakes for all to enjoy.

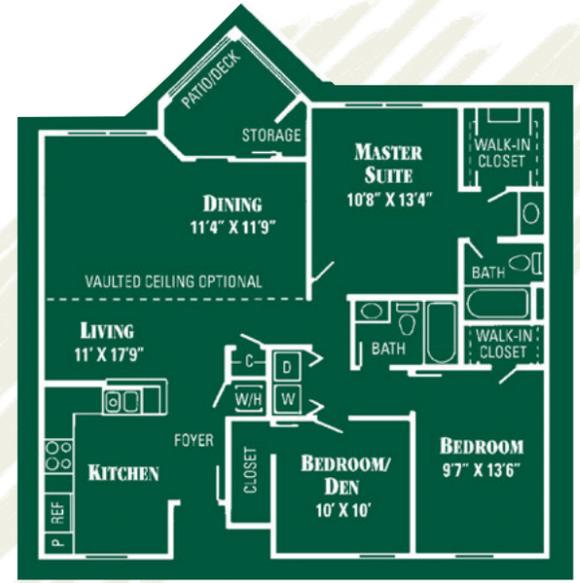
Tuscany

836-843 Sq. Ft. \$ _____



Mendecino

1202-1232 Sq. Ft. \$ _____



Quality Throughout

- Fabulous Clubhouse
- Lighted Tennis Court
- Lakeside Swimming Pool with Surround Sound
- Beach Sand Volleyball Court
- Cathedral or 9 Ft. Ceilings with Transom Windows
- Triangular Balconies & Patios - all with Views
- Washer/Dryer Hook-ups
- High Speed Broadband & DSL Available
- Cable & Fiber-Optic Multimedia Options
- Large, Open Floorplans
- Abundant Storage
- Mini & Vertical Blinds
- Fireplaces in Select Models
- Garages Available
- Private Entryways