



Villa Amenities & Services

Services Included in Monthly Fee:

- Four meals per month, per person in the Westhills Village Dining Room
- Monthly housekeeping
- Water/Garbage/Sewer
- Resident Check System
- Interior and exterior maintenance
- Use of recreational facilities
- Snow removal
- Groundskeeping
- Computer and email access
- Wellness programs
- Social, recreational & cultural programs

Services Available for a Nominal Fee:

- Additional dining in Dining Room
- Transportation to special events
- Transportation to appointments
- Guest meals
- Guest accommodations
- Personal care administered within your villa
- Additional maintenance & carpentry services
- Additional housekeeping
- Therapeutic massage
- Therapy
- Beauty Salon & Barber Shop
- W.E.C.A.R.E. emergency pendants

Community Amenities

- Gourmet Dining Room
- Full service banking
- Libraries
- Fitness Center
- Billiards Room
- Computer Center
- Chapel/Worship services
- Resident operated convenience store
- Postal center
- Fully equipped woodworking shop
- Craft Room
- Greenhouse & outdoor gardens
- Golf putting green
- Attractive community areas

- Lounges & party rooms
- Outdoor walking paths

Villa Features

- 24 Villas in duplex or triplex arrangements
- 2 and 3 bedroom/den floor plans
- Spacious open floor plans
- Large, walk-in closets
- Walk-out basements available
- Maintenance free exterior
- Beautifully landscaped yards & grounds
- Brand name appliances include:
 - Dishwasher
 - Garbage Disposal
 - Range with microwave
 - Refrigerator with icemaker and water dispenser
 - Full-size washer and dryer
- Smoke alarms & sprinkler systems
- Attached, double car garage
- Vaulted ceilings
- Private entry
- Private deck/patio
- Six panel interior doors
- 2 x 6 construction
- High efficiency furnace with air conditioner
- High speed internet access available

Benefits of a Continuing Care Community

- Security
- Independence
- Companionship
- Freedom
- Convenience
- Safety
- Dignity
- Comfort
- Peace of mind
- Availability of independent apartments
- Availability of assisted living facility
- Availability of home health care
- Availability of long-term health care
- Availability of therapy services

Villa Financial Information

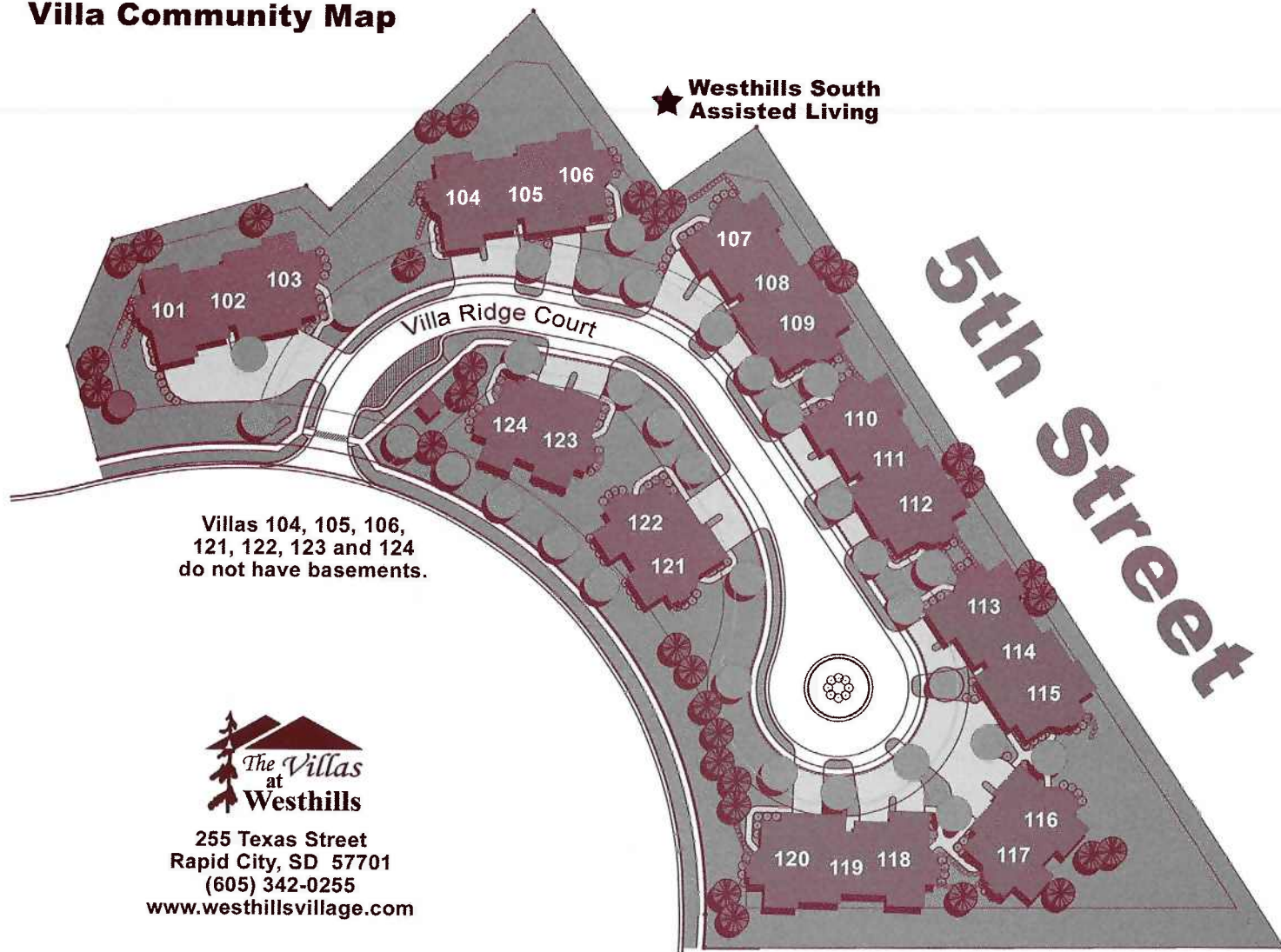
As of October 1, 2005*

| Villa Style | ORIGINAL PLAN | | RETURN OF INVESTMENT PLAN (75% Refundable Residence Fee ●●) | |
|-----------------------|------------------------------------|--------------------------------------|--|--------------------------------------|
| | Monthly Service Fee no basement | Monthly Service Fee with basement | Monthly Service Fee no basement | Monthly Service Fee with basement |
| Aspen (1288 sq. ft.) | *\$367.00 | *\$393.00 | *\$529.00 | *\$556.00 |
| Birch (1288 sq. ft.) | *\$367.00 | *\$393.00 | *\$529.00 | *\$556.00 |
| Oak (1360 sq. ft.) | *\$387.00 | *\$414.00 | *\$559.00 | *\$586.00 |
| Spruce (1630 sq. ft.) | *\$461.00 | *\$488.00 | *\$667.00 | *\$694.00 |
| Second Person Fee | *\$128.00 | *\$128.00 | *\$191.00 | *\$191.00 |

●● Residence Fees vary depending upon the Villa available due to individual modifications. An Application Fee of \$6,000.00 is required for the waiting list.

*All Fees Subject to Change Without Notice

Villa Community Map



WESTHILLS VILLAGE

MEET THE BOARD OF DIRECTORS

| | | |
|----------------------|------------------------------|--|
| PRESIDENT: | Bill Colson | COO, Children's Home Society |
| VICE PRESIDENT: | Ruth Samuelsen | Speech Pathologist and Audiologist Rapid City Regional Hospital |
| SECRETARY/TREASURER: | Dick Tobias | C.P.A. and Investor |
| | Frank Short | Retired C.P.A./Consultant |
| | Gene Lebrun | Attorney |
| | Debbie Mudge | Owner, RPM & Associates, Inc. |
| | Lloyd Sohl | President, Great Western Bank |
| | Deb Sloat | Director of Human Resources, South Dakota School of Mines & Technology |
| | Steve McCarthy | General Manager, McCarthy Properties, LLC |
| HONORARY MEMBERS: | Elizabeth Lockhart | Retired Nurse/South Dakota Department of Health |
| | Bob Martin | Retired Manager of Rushmore Electric Power Cooperative |
| | Dr. Reuben Bareis | Retired Internal Medicine Specialist |

Westhills Village Mission Statement

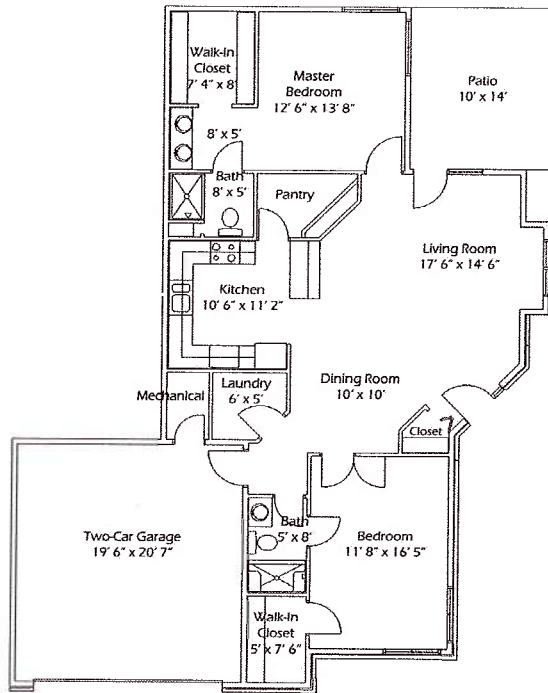
Westhills Village Retirement Community is a non-profit, ecumenical continuing care community, providing gracious and secure retirement living in a pleasant environment at a reasonable cost. Its purpose is to enable residents to use their gifts fully, live their lives richly and to make the best of the years that God has given them.

Westhills Village offers choices for independent senior living, assisted living and health care services. Being innovative and maintaining the highest standards encourages meaningful and comfortable living without forfeiting privacy and dignity. Westhills ministers to the physical, mental, social and spiritual requirements of each individual.

Westhills continues to take a leadership role in assessing the retirement and health care needs of the community at large. Responding to those needs enhances the status and image of Westhills while improving the community's quality of life.



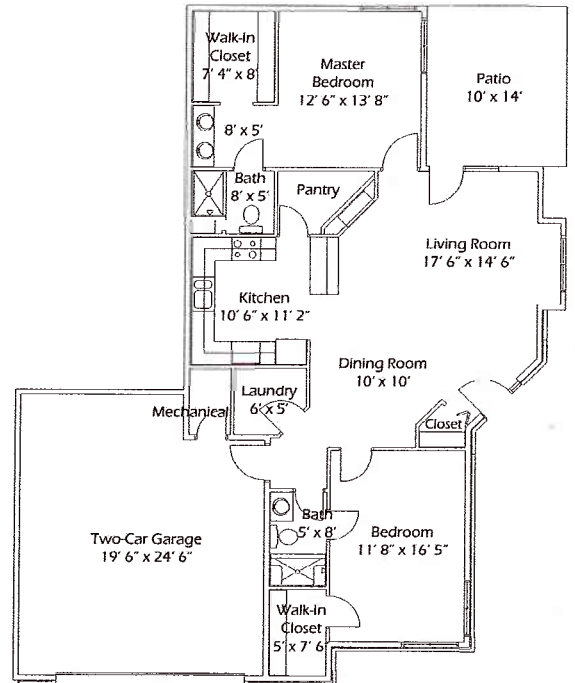
The Villas at Westhills Floorplans



Aspen

1288 sq feet

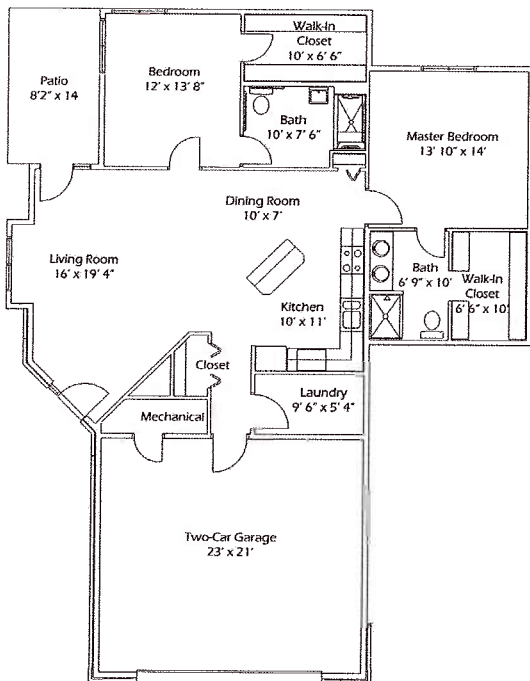
Villas 103, 106, 109, 112, 115, 120



Birch

1288 sq feet

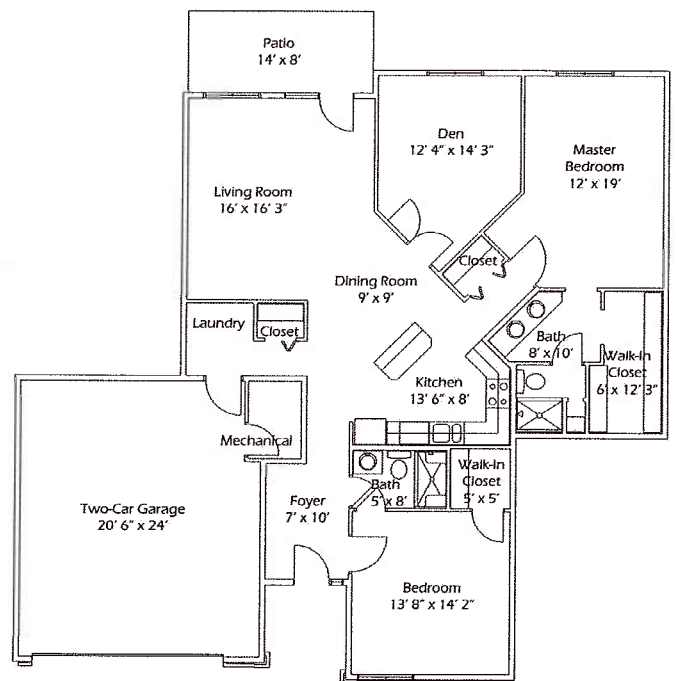
Villas 117, 122, 124



Oak

1360 sq feet

Villas 101, 104, 107, 110, 113, 116, 118, 121, 123



Spruce

1630 sq feet

Villas 102, 105, 108, 111, 114, 119

The Villas at Westhills

Admission Process

To be included on the Westhills Village Waiting List, interested applicants complete an Application for Residency and pay a 5% Application Fee, up to a maximum of \$6,000.00. One or both applicants must be at least 62 years of age. The Application Fee is completely refundable at any time prior to occupancy. Applicant(s) are considered for admission in the order in which payment is received.

Within 90 days prior to occupancy, a Physician Certification Form must be completed by a licensed physician, and each Applicant must be certified as being able to live independently and unassisted.

Applicant(s) may decline a type of residence when one becomes available and retain their position on the Waiting List. In the event the Applicant(s) is offered and accepts a residence, the full balance of the current Residence Fee is due within 60 days, or upon move-in, whichever occurs first.

The Applicant(s) understands that acceptance for residency is contingent upon the capability of the Applicant(s) to live independently, and to meet financial criteria.

Financial Options

Contract Options

Original Contract

With this option, a prorated portion of the Residence Fee is refundable should the resident(s) decide to terminate the Residence Contract within 60 months of the move-in date. In the event of death of all parties named on the contract within 60 months of the move-in date, a prorated portion of the Residence Fee is refundable to the resident's estate.

Return of Investment Contract

This option provides for maximum estate protection. A prorated portion of the Residence Fee is refundable should the resident(s) decide to terminate the Residence Contract within 60 months of the move-in date. In the event of death of all parties named on the contract, 75% of the Residence Fee, less any health care credits* used, is refundable to the resident's estate, regardless of how long resident(s) has lived at Westhills Village.

All refunds are less the 5% Application Deposit.

Health Care Credits*

As a life care community, Westhills Village offers peace of mind that health care needs will be met if and when they arise. A benefit of entering into a Residence Contract is the health care credit that is offered under either contract. If a resident moves permanently to the Assisted Living or Skilled Nursing Facility, a health care credit is applied each month, based upon the initial Residence Fee paid. There is no time limit on this credit. Please contact your marketing representative for more information about the health care credit.

